

MINUTES

**Barnstable Historical Commission
Town Hall / Selectmen's Conference Room
367 Main Street, Hyannis
April 19, 2016**

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Absent
Ted Wurzburg	Present
Elizabeth Mumford	Absent
Jo Anne Miller Buntich	Director, GMD
Marylou Fair	Admin Assistant, 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:

**Cotuit Federated Church, 18 High Street, Cotuit, Map 035, Parcel 049
Built, 1899, Inventoried, Not in a National Register Historic District**

Demolition of single-family dwelling and garage
Represented by Linda Harmon

Ms. Harmon explained that over the past couple of years the Church has been conducting an overview process to grow the Church, and they came to the conclusion that they would need to expand. She said the Church owns the abutting property where this house is located, and received unanimous approval from their Board this past January to take the house down. She added that alternate uses discussed were expanding the Office and adding meeting space or making an area for an outdoor labyrinth or mediation area, with the intent to make it a useful space and not just leave a hole in the ground. Chair Young explained that this Commission does not have purview over what would replace the historic home. Ted Wurzburg asked if other alternatives were explored, and Ms. Harmon replied that adding an additional story was considered.

The Chair then opened discussion up for Public Comment:

Anthony Pisani, a direct abutter, had no objection to the demolition of the dwelling, provided it does not have historical significance, but asked to be kept informed of possible future uses. He was confident that open communication could facilitate agreement on appropriate uses.

Charles Dings of Brandywyne Lane felt that a garden or other landscaping could replace a very ugly house that needs so much renovation. He called it an eyesore whose removal would improve the neighborhood.

Hearing no further public comment, the Chair then closed Public Comment.

Ted Wurzburg asked if a partial demolition of the dwelling and a full demolition of the garage would resolve the issue, while retaining part of the original structure, but Ms. Harmon felt the whole structure should come down. Nancy Clark also asked if they had considered the possibility, since the structure is clearly two houses with an addition to the main house, but Charles Dings said a partial demolition would not make it livable. Ms. Clark then asked if the structure could be used for office space, but Ms. Harmon noted that it would need an incredible amount of work, costing between \$250,000 and \$500,000. Also, she added that using it for an expansion of the church would require it to be handicap-accessible, and the current structure is not. Nancy Shoemaker noted that the dwelling is associated with many major people of history who have lived there, so she would be inclined to impose the demolition delay so that the public can be made aware. Ms. Harmon replied that the Church did send out letters informing the community of their intention. Pam Bodin, a member of the Church, added that there was discussion within the Church of offering the house for \$1.00, but Bob Hayden said it would not go through Cotuit without being cut in half.

Laurie Young explained the process of the 18-month demolition delay and the provision for returning to this Commission at a later date to review their efforts to save or move the house. She noted that this is not meant to be punitive, but to make sure the community is aware.

**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 the demolition of the dwelling and garage proposed at 18 High Street, Cotuit, that the Significant Building is a Preferably Preserved building.
So Voted Unanimously**

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, that, in accordance with Section 112-3 G, the Barnstable Historical Commission determines that the proposed demolition of the dwelling and garage located at 18 High Street, Cotuit, is detrimental to the historical, cultural or architectural heritage or resources of the Town.

So Voted Unanimously

NOTE: An 18-month demolition delay was imposed.

**Campo, John W. Jr. & Elizabeth, 31 Mount Vernon Avenue, Hyannis, Map 287, Parcel 098
Built 1895, Not Inventoried, Contributing Building in National Register Historic District**

Partial demolition of secondary structure

Represented by Steve Cook, Cotuit Bay Design

Steve Cook explained that the partial demolition is an outbuilding located on this lot, as the addition on the rear/side elevation is in tough shape, so it would be removed and replaced with a wider hip roof addition that would be a little longer, with a small bumpout on the garage. He said the foundation had been repaired previously, but is very moist, so the building would be kept in place, with digging underneath to try to correct it. He added that double-hung windows would be changed to awning windows because of the hip roof addition.

A motion was duly made by Nancy Shoemaker, seconded by Nancy Clark, that the Historical Commission finds and determines, after review and consideration of the file and hearing testimony for 31 Mount Vernon Avenue, Hyannis, that:

- **The property is outside a local historic district;**
- **The property is a Contributing Structure in a National Register Historic District and is individually eligible for listing on the National Register of Historic Places;**
- **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 BHC 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: None

NAY: So Voted Unanimously

Motion duly made by Nancy Shoemaker, seconded by Nancy Clark, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the partial demolition proposed at 31 Mount Vernon Avenue, Hyannis, that the Significant Building to be demolished is a Preferably Preserved, Significant building.

AYE: None

NAY: So Voted Unanimously

Motion duly made by Nancy Shoemaker, seconded by Nancy Clark, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed partial demolition of the building located at 31 Mount Vernon Avenue, Hyannis, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

Discussion

Old Selectmen's Building – Nancy Shoemaker

Nancy Shoemaker suggested that the Historical Commission send a letter to the Town and Mass. Historical Commission regarding the proposed siting of the Luke's Love Playground behind the Old Selectmen's Building. Although she said she is very much in favor of the playground, she expressed concern that the proposed reconfiguration of the West Barnstable Community Building parking area and improvements to the ballfield, will relocate the playground so that it may be visible behind the Old Selectmen's Building.

She explained that the setting of this historic building is very important, that it is often photographed, and she noted the history of the building and the recent celebration of its 125th anniversary. Ted Wurzburg noted that the playground appears to be set back a good distance, with the ground much lower where it will be sited, so he did not feel it would be visible. Nancy Clark suggested that a wooden picket fence and plantings could help screen the playground.

Approval of Minutes

January 19, 2016

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, to approve the Minutes of January 19, 2016, as submitted.

So Voted Unanimously

February 16, 2016

Motion duly made by Nancy Clark, seconded by Ted Wurzburg, to approve the Minutes of February 16, 2016, as submitted.

So Voted Unanimously

Other Business/Updates

Nancy Shoemaker announced a meeting of the West Barnstable Historical Society for the following Monday at the West Barnstable Fire Station with a speaker on the subject of Congregational Churches.

Also, she noted that the Cahoon Museum would have a grand opening on May 8, 2016, to highlight their recent renovations.

Marilyn Fifield reminded that May is National Historic Preservation Month.

With no further business before this Commission, a motion was duly made by Nancy Clark, seconded by Nancy Shoemaker, to adjourn the meeting at 5:11pm.

So Voted Unanimously

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