

APPROVED MINUTES

Barnstable Historical Commission

To avoid group congregation, as a result of the COVID-19 State of Emergency,
this meeting was held remotely via Zoom Meetings
February 16, 2021

15 JUL '21 PM2:53
BARNSTABLE TOWN CLERK

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
George Jessop	Absent
Cheryl Powell	Present
Frances Park	Present
Jack Kay, Alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Absent
Kate Maldonado, Planning & Development Staff	Present
Erin Logan, Planning & Development Staff	Present
Elizabeth Jenkins, 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:

CONTINUED APPLICATIONS

Falkson, Shannon, 27 Parker Road, Osterville, Map 117, Parcel 162, Captain Alexander Bacon House, built 1842, Inventoried Full demolition (Exhibit A)

Chair Clark advised that she had received a request to withdraw this application and asked for a motion to accept the withdrawal.

Motion

Powell moved, seconded by Parks, to accept the request to withdraw.

So voted:

Aye – Clark, Fifield, Powell, Parks, Kay

Nay – 0

Abstain - 0

APPLICATIONS

Stone, Robert & Lorraine, 195 Pond Street, Osterville, Map 118, Parcel 039/000, Willis Crocker House, built 1912, Inventoried; Partial demolition – demolish rear kitchen structure and replace with family room, rear entrance, and master bedroom (Exhibit B)

Represented by: Bob & Lorraine Stone

Public Comment: None

Stone proposed to demolish the rear kitchen addition and replace with a new addition of roughly 1300 sq. ft. in keeping with the existing materials.

Kay confirmed with Stone that there is no fireplace associated with the chimney.

Motion I

Powell moved, seconded by Parks, that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 195 Pond Street, Osterville, is a Preferably-preserved Significant Building.

So voted Motion I:

Aye – 0

Nay – Clark, Fifield, Kay, Powell

Abstained – 0

Motion II

Powell moved, seconded by Parks, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 195 Pond Street, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town

So voted Motion II:

Aye – Fifield, Powell, Parks, Kay, Clark

Nay – 0

Abstain – 0

Ropes Farm, LLC, 135 Putnam Avenue, Cotuit, Map 036, Parcel 040/001, Captain Benjamin Small House, built c.1820, Inventoried; Full demolition of the single-family structure (Exhibit C)

Represented by: Attorney Michael Gill

Public Comment: none

Gill described the history of the structure and noted that the property was no longer inhabitable as of 2000 and had been boarded up. He added that the beams are rotting, there is mold, and the roof has holes. Given the extent of the damage, he said it is not feasible to preserve the structure. The owners looked into having the structure moved, but an engineer concluded that it would not withstand the move.

Parks confirmed with Gill that a moving company was consulted but an auditor surmised that the structure could not be moved.

Kay preferred retaining usable materials, and Gill responded that his client would be happy to share usable materials.

With no further comments made by Commissioners, Chair Clark called for a motion.

Motion I

Powell moved, seconded by Parks, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at 135 Putnam Avenue, Osterville, is a Preferably-preserved Significant Building.

So voted Motion I:

Aye – Clark

Nay – Fifield, Powell, Kay, Parks

Abstained – 0

Motion II

Powell moved, seconded by Parks, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 135 Putnam Avenue, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town

So voted Motion II

Aye – Clark, Fifield, Powell, Kay, Parks

Nay – 0

Abstained -

McWilliams, Dean & Andrea, 153 Sea View Avenue, Osterville, Map 162, Parcel 023/000, Edward W. Gould House, built 1906, Contributing Structure in the Wianno National Register Historic District; Full demolition of the shed structure; Partial demolition of the easterly elevation to allow for an addition (Exhibit D)

Represented by: Michael Schulz; Eddie Gaffney builder

Public Comment: None

Schulz felt the shed had no significance and was shown on a plan from 1930. He then described the partial demolition, noting the removal of portions of the east elevation to accept an addition.

Chair Clark read a letter of support from the Wianno Club.

Chair Clark confirmed with Gaffney that the addition would be utilizing the footprint of a deck/screened-in porch area as well as the sheds mentioned previously by Schulz. Gaffney confirmed the roof line will be a continuation of the existing gambrel.

Kay asked about the large windows with no mullions, and Gaffney confirmed that they are existing sliding doors.

Gaffney confirmed with Chair Clark that the transoms above the sliders will be included. Schulz clarified that the addition is mentioned on the application.

Powell clarified the motion will include the east elevation changes.

With no further comments by Commissioners, Chair Clark called for a motion.

Motion I

Parks moved, seconded by Powell, that the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact

So voted Motion I:

Aye – 0

Nay – Clark, Fifield, Powell, Parks, Kay

Abstain – 0

Motion II

Parkes moved, seconded by Powell, that, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 153 Sea View Avenue, Osterville, this Significant Building is a Preferably-preserved Significant Building.

So voted Motion II:

Aye – 0

Nay – Clark, Fifield, Powell, Parks, Kay

Abstain- 0

Motion III

Parks moved, seconded by Powell, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 153 Sea View Avenue, Osterville, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

So voted Motion III:

Aye – Clark, Fifield, Powell, Parks, Kay

Nay – 0

Abstain - 0

Gould, Robert & Shelley, 67 Long Beach Road, Centerville, Map 206, Parcel 019/000, built 1930

Partial demolition to include relocating the front door, including replacement of windows and some changes to fenestration (Exhibit E)

Represented by: Michael Schulz

Public comment: None

Schulz described the project as moving the front door from the left of the front elevation to the center.

Chair Clark questioned if the applicant would consider moving a porch across the front and keeping the door where it is. Chair Clark expressed her approval with most of the changes, with the exception of the front door.

Adding a window back to the front elevation to balance the new front door was discussed as something that the Commissioners would like to see.

Chair Clark asked if the homeowner would be amenable to adding a window to the left of the new front door to add balance.

With no further comments by Commissioners, Chair Clark called for a motion.

Motion I

Powell moved, seconded by Parks, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at 67 Long Beach Road, Centerville, is a Preferably-preserved Significant Building.

So voted Motion I

Aye – 0

Nay – Parks, Kay, Powell, Fifield, Clark

Abstain – 0

Motion II

Powell moved, seconded by Parks, that the Barnstable Historical Commission determines that the partial demolition of the building located at 67 Long Beach Road, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

So voted Motion II

Aye – Kay, Powell, Fifield, Parks, Clark

Nay – 0

Abstain – 0

Dunbar Point, LLC, 697 Scudder Avenue, Hyannis, Map 287, Parcel 062/000, Captain Peleg Nye House, built c.1860, Contributing Structure in the Hyannis Port National Register Historic District

Partial demolition of the guest house structure, built 1900, to include removal of one chimney, removal and reconstruction of the second story, including the addition of a second-story balcony/deck, with change of fenestration &/or replacement of windows and doors on all elevations (Exhibit F)

Represented by: Brian O’Neil, owner

Public Comment: Farley Lewis

O’Neil noted that the guest house was a former garage and guest house that he proposes to renovate, while the Captain Nye House is the primary dwelling, not the structure listed. He added that there was substantial water damage in the house and removal of interior walls exposed rot in the foundation.

Chair Clark noted that the new structure will be two stories and clarified with O’Neil that the right side of the structure is existing.

O’Neil advised that the front of the building will be about one foot higher than existing.

Kay sought clarification regarding the dormer over the new windows.

In discussing the roof lines as well as the high roof, Kay noted that there are multiple roof pitches.

Farley Lewis spoke as an abutter in opposing the design, considering the back side much too large and massive.

Logan suggested that O’Neil may want to continue review of this application to the next meeting when he may the opportunity to have an architect present. O’Neil was amenable to this suggestion, as were several Commissioners.

Chair Clark called for a motion to continue.

Motion

Powell moved, seconded by Parks, to continue review of this application to the March 2021 hearing.

So voted to continue

Aye – Clark, Fifield, Parks, Powell, Kay

Nay – 0

Abstain – 0

Ropes Farm, LLC, 135 Putnam Avenue, Cotuit, Map 036, Parcel 040/001, Captain Benjamin Small House, built c.1820, Inventoried;
Full demolition of the single-family structure (Exhibit C)

Town Planning & Development Director Elizabeth Jenkins joined the meeting to discuss the previous motions and the vote for 135 Putnam Avenue.

Jenkins advised that there was confusion with the original motion. She noted that the first motion failed, as the building was not found to be Preferably-preserved.

Chair Clark sought clarification from Jenkins regarding the vote count. Jenkins clarified that there were not four votes to move the motion, so the motion failed.

Chair Clark sought clarification from the Town Attorney.

Jenkins advised that Chair Clark could reopen the application for the purpose of reconsidering the motion.

Chair Clark moved, seconded by Parks, to reopen the application for the purpose of reconsideration of the motions for reconsideration at the next meeting.

Chair Clark asked Gill if he would be amenable to continuing this application to the March meeting to reconsider the motion.

Motion I

Chair Clark moved, seconded by Parks, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at 135 Putnam Avenue, Osterville, is a Preferably-preserved Significant Building.

So voted Motion I:

Aye – Clark, Parks, Kay, Fifield

Nay – 0

Abstained – Powell

Motion II

Chair Clark moved, seconded by Parks, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 135 Putnam Avenue, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town

So voted Motion II

Aye – Clark, Fifield, Powell, Kay, Parks

Nay – 0

Abstained – Powell

OTHER

Fifield reported that CPC considered the Cape Playhouse again and is aware of the Historical Commission's opposition to Barnstable CPA funding for it. She said Sturgis Library's Letter of Intent for repairs, with possible Mass. Cultural Facilities funding was also reviewed, and CPC unanimously approved its advance to the Application phase. CPC also reviewed the Town's recreation facilities report.

APPROVAL OF MINUTES

Fifield moved, seconded by Powell, to approve the January 19, 2021, Minutes. (Exhibit G)

So voted to approve the minutes:

Aye – Clark, Fifield, Parks, Kay

Nay – 0

Abstain - Powell

With no further business before this Commission, a motion was duly made by Powell, and seconded by Parks, to adjourn the meeting at 5:54pm.

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

EXHIBIT A	Notice of Intent to Demolish	117/162/000
EXHIBIT B	Notice of Intent to Demolish	117/162/000
EXHIBIT C	Notice of Intent to Demolish	117/162/000
EXHIBIT D	Notice of Intent to Demolish	117/162/000
EXHIBIT E	Notice of Intent to Demolish	117/162/000
EXHIBIT F	Notice of Intent to Demolish	117/162/000
EXHIBIT H	Draft Meeting Minutes	January 19, 2021