

DRAFT MINUTES
Barnstable Historical Commission
This meeting was held by remote participation via Zoom Meetings
May 31, 2022 at 3:00 PM

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
George Jessop	Absent
Cheryl Powell	Present
Frances Park	Present
Jack Kay	Present
Barbara DeBiase, alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Present
Kate Maldonado, Planning & Development Staff, Assistant Director	Present
Grayce Rogers, Administrative Assistant	Present

Chair, Nancy Clark called the meeting to order at 3:00 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

Bishop, Kristen, 139 Regency Drive, Marstons Mills, Map 063 Parcel 073/000, Built c. 1030

Partial Demolition: The removal of the existing stairway and windows on the left side elevation and to construct an addition directly to the left side elevation of cottage.

The Notice of Intent was represented by Kristen Bishop, the homeowner.

There was no public comment.

Issues Discussed:

- New dormers will be constructed
- The portico will be reconstructed because it is rotted.
- The east elevation foundation is in poor condition.
- The east elevation windows will be different dimensions from the existing structure.
- The floor plan design was discussed.

MOTION 1:

There was a motion made by Fran Parks to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 139 Regency Drive, Marstons Mills is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Kay.

So voted:
Aye: 0
Nay: Fifield, Parks, Kay, Clark
Abstain:

MOTION II

There was a motion made by Commissioner Parks to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 139 Regency Drive, Marstons Mills **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

This motion was seconded by Commissioner Kay.

So voted:
Aye: Fifield, Parks, Kay, Clark
Nay: 0
Abstain: 0

Rafla, Akrah & Marta, 108 Little River Road, Cotuit, Map 054 Parcel 020/000, Built c. 1879.

Partial Demolition: To remove four feet of rotten walls at the base of the barn; to remove windows and doors and alter roof and siding.

This application was represented by Timothy Luff.

Public Comment:

Tracy Brochu is concerned with the changed in the architecture on the side facing Old Post Road. The proposed changes on the elevation will change the architecture from looking like a historic barn.

Ken Alsmann is concerned that the work reflects a renovation not a preservation of a historic structure. The windows do not seem to be appropriate for a restoration process. The basic form of the barn will be preserved. He encourages the Commission to discuss the architecture. He has lived here for a few years, but knows that the barn is an important element.

Akram Rafla, the homeowner of 108 Little River Road, Cotuit, commented that this has been a frustrating process. He responded to Alsmann public comment letter. He chose certain design elements because the barn was not known to be historic during the selection process. He feels as those the selected element was suitable for to the barn. The barn was used for storage.

Issues Discussed:

- This property is listed on the Massachusetts Register of Historic Places.
- Luff explained that the project was approved a building permit due to a filing issue due to an address change over time that was not documented properly.
- The exterior work was stopped until this meeting to have the project reviewed.
- The structural integrity of the barn was discussed. The barn doors will be built to match the existing; a replication.
- The client would be willing to maintain the Old Post Road and Little River Side as existing.
- A concrete slab has been poured on the interior of the barn.
- There was a recommendation to install the French doors and keep the sliding barn door over them.
- This is the last antique barn on Old Post Road.
- The fenestration was discussed. The new windows are proposed to be installed to allow more natural light inside of the barn.

MOTION I:

There was a motion by Commissioner Powell to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 108 Little River Road, Cotuit is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Parks.

So Voted:

Aye:

Nay: Fifield, Powell, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Powell to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 108 Little River Road, Cotuit **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town also noting the comments made by Mr. Luff the two sides mention will be remaining the same.

The motion was seconded by Commissioner Parks.

So Voted:

Aye: Fifield, Powell, Parks, Kay, Clark

Nay:

Abstain: 0

Cape Cod Hospital, 74 Park Street, Hyannis, Map 327 Parcel 205/000, Built c. 1850.

Partial Demolition: The removal of windows, doors, and decking.

Commissioner Powell recused herself from this item on the agenda.

The application was represented by Greg Siroonian.

There was no public comment.

Issues Discussed:

- There was discussion about the treatment of the stain glass window. A new window will be installed behind it. The stain glass window will be superimposed on the outside. It will not have protection from the elements.

MOTION I:

There was a motion made by Commissioner Parks to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 74 Park Street, Hyannis is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Kay.

So Voted:

Aye:

Nay: Fifield, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Parks to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 74 Park Street, Hyannis **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town. The Commission recommends that the applicants looks into a less destructive method of pulling the paint off of the corbels rather than sand blasting and also the owners looks into encasing the stain glass windows rather than removing them and replacing over the modern window.

The motion was seconded by Commissioner Kay.

So Voted:

Aye: Fifield, Parks, Kay, Clark

Nay:

Abstain: 0

Newberg, Jennifer, 1187 Craigville Beach Road, Centerville, Map 206 Parcel 050/000, Built 1923.

Partial Demolition: The expansion of a window opening; one exterior door entry with a partial roof, and the construction of a 5'x5' infill addition with one window and the expansion of an exterior door.

The application was represented by Treff LeFleche.

There was no public comment.

Issues Discussed:

- This property is listed on the Massachusetts Register of Historic Places.
- The Commission commented that the proposed changes were appropriate.

MOTION I:

There was a motion made by Commissioner Powell to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 1187 Craigville Beach Road, Centerville is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Parks.

So Voted:

Aye:

Nay: Fifield, Powell, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Powell to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 1187 Craigville Beach Road, Centerville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Parks.

So Voted:

Aye: Fifield, Powell, Parks, Kay, Clark

Nay:

Abstain: 0

Donahue, James, 56 Harrison Road, Centerville, Map 229 Parcel 075/000, Built c. 1945.

Partial Demolition: There will be structural alterations to the front elevation gable, the addition of a dormer to the front and rear elevations, and the addition of a dormer to the front windows.

The application was represented by Marshall Works of K. Marshall Works Design.

There was no public comment.

Issues discussed:

- There was discussion about the sliding glass doors. There was concern that there were no Mullins.
- There was concern for the loss of the chimney and its structural integrity.

MOTION 1:

There was a motion made by Commissioner Powell to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 56 Harrison Road, Centerville is a Preferably Preserved Significant Building. Adding in that the grids are to be added as mentioned.

The motion was seconded by Commissioner Parks.

So Voted:

Aye:

Nay: Fifield, Powell, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Powell to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 56 Harrison Road, Centerville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town. Adding in that the grids are to be added as mentioned.

The motion was seconded by Commissioner Parks.

So Voted:

Aye: Fifield, Powell, Parks, Kay, Clark

Nay:

Abstain: 0

Crosby, Edward, 214 Bridge Street, Osterville, Map 093 Parcel 024/000, Built c. 1947.

Partial Demolition: The removal of the existing 12’x20’ single car garage and to build over the existing 10’x19’ existing breezeway and a 30’x32’ addition.

The application was represented by Scott Peacock.

There was no public comment.

Steve Cook of Cotuit Bay Design spoke about the addition that was built previously as he was the designer.

Issues discussed:

- The new door designed was discussed. The doors cannot be seen from the street.
- The square footage of the addition was discussed.

MOTION 1:

There was a motion made by Commissioner Powell to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 214 Bridge Street, Osterville is a Preferably Preserved Significant Building. Adding full mullins on the right side of sliders

The motion was seconded by Commissioner

So Voted:

Aye:

Nay: Fifield, Powell, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Powell to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 214 Bridge Street, Osterville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town. Adding full mullins on the right side of sliders.

The motion was seconded by Commissioner Parks.

So Voted:

Aye: Fifield, Powell, Parks, Kay, Clark

Nay:

Abstain: 0

Wyatt, Sarah, 41 First Avenue, Osterville, Map 116 Parcel 049/000, Built c. 1810.

Partial Demolition: The removal of the existing 2 car 22'x27' garage and to construct a new 34'x31' new garage. (Click [HERE](#) for meeting materials)

The application was represented by Scott Peacock.

There was no public comment.

Issues discussed:

- The property is listed on the Massachusetts Register of Historic Places.
- The pitch of the roof will be reversed.
- The scale and slope was discussed in regards to the massing of the proposed garage.

MOTION 1:

There was a motion made by Commissioner Powell to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 41 First Avenue, Osterville, is a Preferably Preserved Significant Building.

The motion was seconded by Commissioner Parks.

So Voted:

Aye:

Nay: Fifield, Powell, Parks, Kay, Clark

Abstain: 0

MOTION II:

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 41 First Avenue, Osterville, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

The motion was seconded by Commissioner Parks.

So Voted:

Aye: Fifield, Powell, Parks, Kay, Clark

Nay:

Abstain: 0

Commissioner Powell left the meeting at 4:42 pm.

Centerville Public Library, 585 Main Street, Centerville, Map 207 Parcel 054/000, Built c. 1956. A contributing structure within the Centerville National Registered Historic District.

Partial Demolition: The construction of a new 24'x11' covered porch.

The application was represented by Steve Cook of Cotuit Bay Design.

There was no public comment.

Issues discussed:

- The color of the metal roof was discussed; a dark gray.
- The fascia was discussed. It will be lowered than the existing and designed for rainwater runoff.

MOTION 1:

There was a motion made by Commissioner Parks to move that after review and consideration of public testimony, the application, and associated materials, the Significant Building at, 585 Main Street, Centerville is a Preferably Preserved Significant Building with the addition of a standing seam standard roof and arches to remain the same.

The motion was seconded by Chair Clark.

So Voted:

Aye:

Nay: Fifield, Parks, Kay, Clark

Abstain: 0

MOTION II:

There was a motion made by Commissioner Parks to move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the (partial demolition) of the building located at 585 Main Street, Centerville, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town with the addition of a standing seam metal roof porch cover with no changes to the arches of the building.

The motion was seconded by Commissioner Kay.

So Voted:

Aye: Fifield, Parks, Kay, Clark

Nay:

Abstain: 0

Other

Trayser Artifacts Update:

Assistant Director Maldonado updated the Commission that town staff is working with local preservationist to professional catalog and archivist.

Preservation Awards:

Grayce Rogers reports that she has received two nominations for the service awards.

Community Preservation Committee Updates:

Marilyn Fifield reports that have no applications to consider and have received to Letters of Intent, one from the Unitarian Church and one from Tales of Cape Cod.

APPROVAL OF MINUTES

None

Next meeting: June 21, 2022 at 3:00 PM.

With no further business before this Commission, a motion was duly made by Chair Clark and seconded by Commissioner Parks to adjourn the meeting. All in favor, aye.

Respectfully Submitted,

Grayce Rogers, Administrative Assistant