

**MINUTES**

**Barnstable Historical Commission**

**This meeting was held by remote participation via Zoom Meetings**

**March 21, 2023 at 3:00 PM**

Fran Parks, Chair	Present
Nancy Shoemaker, Vice Chair	Present; Technical Issues
Marilyn Fifield, Clerk	Present
George Jessop	Absent
Cheryl Powell	Present
Nancy Clark	Present
Jack Kay	Present; Late Arrival
Barbara DeBiase, Alternate	Present
Jessica Rapp Grasseti, Town Council Liaison	Present
Elizabeth Jenkins, Planning & Development Staff, Director	Present
Erica Brown, Administrative Assistant	Present

Chair Fran Parks 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:*

**CONTINUED APPLICATIONS**

**None**

**Applications**

**Morin, Nile - 50 Main Street, Hyannis, Map 342, Parcel 026, Built 1880, Inventoried Full Demolition of existing structure.**

Owner Nile Morin presented his plan to fully demolish the structure to build residential apartments, providing a structural engineer's report and a home inspector's report.

**Discussion:** The Chair asked that the photos be shown from both reports, and she recapped the reports, noting that the structure has mold and is unsound. Nancy C was concerned with losing such an old structure downtown. Nile Morin wanted to provide more information and tried to get reports from professionals who work with antique homes, besides reaching out to recycle materials from the structure.

*Approved 5/16/2023*

**Public Comment: None**

**MOTION 1:**

*Cheryl moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 50 Main Street, Hyannis, is a Preferably-preserved Significant Building. Nancy C seconded the motion.*

**So Voted:**

*Aye-*

*Nay- Cheryl, Nancy C, Barbara, Marilyn, Fran*

*Abstain-*

**Motion 2:**

*Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 50 Main Street, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.*

*Nancy C. seconded the motion.*

**So Voted:**

*Aye- Marilyn, Cheryl, Nancy C, Fran*

*Nay-Barbara*

*Abstain-*

**Simpson, Terry L. Trust – 525 South Main Street, Centerville, Map 206, Parcel 068, Built 1770,**

*Partial Demolition: Remove sections of home to return to original Cape style. Raise and relocate structure approximately 30' NE and replace foundation, with new windows, roofing, and sidewalk to match existing.*

Attorney Theodore (Ted) Schilling and contractor Ronald Welch were present, with Gordon Clark of Northside Design presenting the proposal.

Of the existing elevations facing Main Street, Gordon said they want to keep the ¾ Cape in the front and use as much of the back section as possible, while demolishing the back portion of the house. He said the addition was built in the 1950s. Further, he said they want to bring the house and the new additions forward on the lot, as the house is sited very close to the rear and side lot lines. He added that they want to move it closer to the driveway to allow for the garage under the building, all in the same style as the existing structure, with a retaining wall at the grade drop. He said the dormer on the back of the house would remain, although widened a little. On the other

side of the house, he said they are proposing a screened porch with trim in keeping with the style of the house.

**Discussion:** Nancy Clark was concerned about the dormer because the plans omit a window there, but Gordon said that the proposed second-floor plan shows that windows are supposed to be there. He said they would be limited to a transom window on either side of the ridge, with the roof pitch the same.

*Nancy C. moved to continue the Notice of Intent Application for Simpson, Terry L Trust – 525 South Main Street, Centerville, Map 206, Parcel 068, Built 1770, to the Tuesday April 18, 2023, meeting. Cheryl seconded.*

**So Voted:**

*Aye- Marilyn, Cheryl, Nancy C, Jack, Barbara, Fran*

*Nay-*

*Abstain- Nancy S*

**Vilsaint, Corrie L & Kevin Y- 358 Flint Street, Marstons Mills, Map 101, Parcel 121, Built 1800**

*Partial Demolition to remove and rebuild existing foundation.*

Matt York was present to represent the applicant.

Mr. York explained that there are several additions in the back of the house, but their goal is to save the front historic structure by picking it up and adding a poured foundation beneath it, with brick veneer.

**Discussion:** Fran asked if that was all that was planned for the project, as she thought she saw more work being done. Matt said there will be a garage and additions but the only project involving the main structure is the foundation. Cheryl pointed out the application was for the foundation and asked if the additions were previously approved. Matt replied that he believed so and that the additions are set back and tied into the previous additions to the house done between 2000 and 2010. Erica referred to what had been approved in 2021 and what is proposed now, noting that the scope of demolition stays the same, but the design has changed. The Commissioners agreed that the new designs need to be applied for and presented to the Commission. The Commissioners agreed to continue the application with the understanding that the applicant will amend the NOI application, with abutters notified, and the application to be re-advertised.

*Cheryl moved to continue the application for Vilsaint, Corrie L & Kevin Y- 358 Flint Street, Marstons Mills, Map 101, Parcel 121, Built 1800, to the Tuesday April 18, 2023, meeting. Nancy S seconded.*

**So Voted:**

*Aye- Nancy S, Marilyn, Cheryl, Nancy C, Jack, Barbara, Fran*

*Nay-*

*Abstain-*

**O’Sullivan, Michael – 110 Irving Avenue, Hyannis Port, Map 287, Parcel 138, Built 1880**

*Partial Demolition: Remove NE utility chimney. Rebuild center chimney to match original.*

*Remove south and north-facing second-story dormers and rebuild enlarged dormers, with windows, doors, trim, siding, and decking to be replaced.*

Representative Craig Ashworth explained that they want to eliminate the unstable chimney on the right-hand side while rebuilding the other chimney that is also not stable, also increasing the dormers on the front and changing the windows from 2 over 2 to a more traditional 6 over 6. He said plans call for no change to the mass of the house other than the dormers, which would be red cedar and woven at the corners like the house. He pointed out that they will be taking out a window and an old electric panel to change them for a pair of French doors, with a single French door replacing the window on the lower left corner.

**Discussion:** Cheryl said she liked the presentation. Nancy C. asked if the flat roof with the railings is an outside porch, and Craig Ashworth pointed out that there is a door there now, and they would like to complete the roof-top deck.

**Public Comment: None**

**MOTION 1:**

*Nancy S moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 110 Irving Avenue, Hyannis Port, is a Preferably-preserved Significant Building.*

*Nancy C seconded the motion.*

*Aye-*

*Nay- Nancy S, Marilyn, Cheryl, Nancy C, Jack, Fran*

*Abstain-*

**Motion 2:**

*Nancy S moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 110 Irving Avenue, Hyannis Port, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.*

*Nancy C seconded the motion.*

*Aye- Nancy S, Marilyn, Cheryl, Nancy C, Jack, Fran  
Nay-  
Abstain-*

**Other:**

- **Community Preservation Committee Update:** No applications were received or considered at the most recent meeting.
- **Discussion of upcoming historical events open to the public:** Nancy S reported 1) March 28<sup>th</sup> at Hyannis Library there will be a presentation on historic Hyannis where the public is invited to bring their photos, as well, and 2) the West Barnstable Historical Society will be having March 29<sup>th</sup> fundraiser at Wimpy's.
- **Update of Remote Meeting Extensions:** With the allowance for remote meetings expiring at the end of the month, the April meeting will have to be advertised as an in-person meeting.

**Approval of Minutes:**

**Nancy C moved to approve the minutes from March 15, 2022, and February 21, 2023.**

**Nancy S seconded the motion.**

**Aye- Nancy S, Marilyn, George, Nancy C, Jack, Fran**

**Next meeting will be April 18, 2023.**

**With no further business before this Commission, a motion was duly made by Commissioner Shoemaker and seconded by Commissioner Clark to adjourn the meeting.**

Aye: Nancy S, Nancy C, Cheryl, Jack, Marilyn, Fran

Meeting adjourned at 4:14pm.

Respectfully Submitted,

Erica Brown, Administrative Assistant

and edited by Commission Clerk Marilyn Fifield

*Approved 5/16/2023*