

# Barnstable Historical Commission

## MINUTES March 8, 2010

Meeting called to order at 4:00pm

Members Present: Barbara Flinn, Len Gobeil, Nancy Clark, George Jessop, Marilyn Fifield

Members Absent: Jessica Rapp Grassetti, Nancy Shoemaker

Staff Present: Jackie Etsten, Growth Management Department

Jo Anne Miller Buntich, Director Growth Management Department

Also Present: Julie Larry and Geoffrey Melhuish - TTL Architects; Patti Kelleher – Community Opportunities Group, Inc.

Chair Flinn informs attendees and public that this is a joint public meeting, with discussion of 408 Wianno Avenue prior to hearing from the consultants

Shakeab Alshabkhoun Tr., Estate Nominee Trust of 2003 for demolition of a historic building located on Assessors' Map 140 Parcel 154-002, **408 Wianno Avenue, Osterville.**

Demolition Form filed for Alterations and Additions

Shawn Gilfoy, representing the building, for the owner

- Seeking to demo the structure and rebuild new
- Full set of plans not available yet
- Will be adding architectural elements, possibly a tower; building barely visible from East Bay Road and not visible from Wianno Avenue
- States building is in very poor condition
- Copy of inventory with history of house received; building is eligible for the National Register of Historic Places (NR) but is not on it

Questions / Comments from the board

- Letter was sent to the owner ensuring that the building was safe and secure
- Building not boarded up yet – Mr. Gilfoy states that it will be done tomorrow morning
- Section between tower (middle) is clearly in deteriorated condition; suggests that the two end pieces of the building be saved / preserved; Mr. Gilfoy states that the top section of the tower is not accessible but will convey the proposal to the owner; possibly incorporate a new tower with historic perspectives
- Photos of proposed style submitted into record
- Plans would have been appreciated by the board members to better render a decision
- To preserve architectural elegance, charm and history, Historical Commissioners respectfully request that applicants try to preserve historic elements
- Discouraged that the property was purchased seven years ago and neglected since then
- Building appears to be eligible for the NR and contributes to the historic neighborhood
- At the very least, a replication of house in that style is requested
- Alternative uses for the tower suggested; using the tower would allow for similar heights for the building
- Options available: approve demolition, delay for 6 months or refer it to the Cape Cod Commission

**Motion duly made by Nancy Shoemaker, seconded by Nancy Clark, to refer the application for demolition to the Cape Cod Commission**

**VOTE: So voted unanimously**

*Discussion*

- Marilyn Fifield questions the need for another vote per the ordinance to proceed with demolition delay

**Motion duly made by Nancy Shoemaker, seconded by Jessica Rapp Grasseti, to impose the demolition delay**

**VOTE: So voted unanimously**

**Motion duly made by Len Gobeil, seconded by Jessica Rapp Grasseti, to close the public hearing on 408 Wianno Avenue, Osterville**

**VOTE: So voted unanimously**

### **Formal demolition application review**

**80 Wachusett Avenue, Hyannis, Map 287, Parcel 083 (1880 – NR District, Contributing)**

**(continued from February 16, 2010)**

- As previously requested, calculation of actual square footage provided
- Review of updated plans, reflecting previous requests from Historical Commissioners
- Percent of change proposed is 24%; no referral to the Cape Cod Commission required
- Towers will be removed, replaced and enlarged

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker to allow the application for demolition to move forward, allowing the demolition as cited on the application, with changes that improve the building and take it back to its original state.**

*Discussion:*

- Need further discussion on the garage
- Vote will be for the main building

**VOTE: Aye: Flinn, Gobeil, Shoemaker, Clark, Grasseti,**

**Nay: Fifield**

Garage:

- Jessop speaks to concerns surrounding access to the apartment; needs to be moved and window(s) added; door with overhang to be added for access and minimal weather protection

**Motion duly made by Nancy Clark, seconded by Len Gobeil, to approve the application for demolition of the garage with the recommendations of George Jessop for the changes in the garage, roof line and dormers**

**VOTE: So voted unanimously**

### **INFORMAL REVIEW**

**329 South Main Street, Centerville, Map 207, Parcel 082 (1805 – Not Inventoried)**

Remove Fire Damaged Portion of House and Construct Addition

Represented by: Paul Crossin and Frank Donovan

- Proposing restoration of a fire-damaged property; proposed renovations submitted
- Brief details of project reviewed; applicant seeking to maintain historical significance
- Proposed site plan reviewed
- Existing brick faced foundation will remain
- Application for demolition needs to be filed

**Motion duly made by Nancy Clark, seconded by Nancy Shoemaker. to approve the request for demolition**

**VOTE: So voted unanimously**

\* Submission of approved plan requested for file

**58 First Avenue, Hyannis, Map 267, Parcel 028 (1870 – Not Inventoried)**

Exterior Alterations – Enlarge Windows, Enlarge Dormer

Represented by: Curtis Frazetti for Brian and Eva Bethune and AVL and Co. Construction

- Proposal reviewed
- Proper egress does not exist or conform to fire code; applicant states proposal to eliminate hip roof will provide proper space for required egress
- Installing 2 larger windows will conform to code; visual changes reviewed
- Addition consists of 8'x12' bathroom; not visible from roads; not intrusive to building
- Alternate dormer installation solutions discussed; Historical Commissioners request Mr. Frazetti to discuss alternatives with applicant
- No photographs of existing house available for review
- Request for applicant to formally file an application for demolition including photos and detailed plans

### **OTHER BUSINESS**

Update from George Jessop on 1230 Craigville Beach Road and revised plans on roof line  
Correspondence received Mass. Historical Commission (MHC) re: Cape Wind Energy Project

- Jessop updates Historical Commission on the dormer issues and lattice work around stairs
- Changes acceptable

Correspondence

- Re. letter received regarding Cape Wind from MHC Executive Director Brona Simon, Fifield suggests submitting a BHC response for the imminent Cape public hearing of the Advisory Council on Historic Preservation
- Buntich states that all comments from the Town are being compiled by Assistant Town Attorney Charles McLaughlin, and any BHC comments should be submitted to him as well
- Fifield to draft and submit letter by March 19, 2010, deadline for comments

**Motion duly made by Len Gobeil, seconded by Jessica Rapp-Grasseti, to approve the minutes of December 15, 2009**

**VOTE: So voted unanimously**

**Motion duly made by Len Gobeil, seconded by Nancy Clark, to approve the minutes of January 19, 2010**

**VOTE: So voted unanimously**

Plaques

Nancy Clark offered to revise 'package' for correct pricing, etc.; will also review plaques as they come in and then place in respective files

West Barnstable Historical Society

- Meetings resume on the 4<sup>th</sup> Thursday of each month at 7:00pm; first one will be March 25, 2010, at the West Barnstable Fire Station

**Motion to adjourn duly made by Nancy Shoemaker, seconded by Nancy Clark.**

Meeting adjourned at 7:50pm

Next Meeting March 15, 2010, to finalize comments on the draft Preservation Plan update.

\*\* Further detail may be obtained by viewing the video via Channel 18 or on demand at <http://www.town.barnstable.ma.us> \*\*

Respectfully submitted by Theresa M. Santos

Growth Management Department