

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
July 30, 2012**

Members Present: Jessica Rapp Grassetti, Chair, Nancy Shoemaker, Marilyn Fifield,
Len Gobeil, George Jessop, Laurie Young

Members Absent: Nancy Clark

Staff: Marylou Fair, Administrative Assistant

Chairman Jessica Rapp Grassetti 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 application(s)*

Pursuant to Chapter 112, § 3D of the Town of Barnstable Code, it was determined that the structures listed below proposed for demolition are Significant Buildings in accordance with the definition set forth in Chapter 112, § 2, and Commissioners voted to hold a Public Hearing.

**Bruno, Gary A. 110 Ocean View Avenue, Cotuit, Map 034, Parcel 050
Built 1860, Inventoried, Contributing in a National Register Historic District**

Lift House & Install Foundation

Represented by Gary Bruno

NOTE: Staff informed the Commission that the legal notification was not properly advertised. The options at this time would be to withdraw the previous motion finding the structure significant or to continue the public hearing to allow for proper advertising.

Mr. Bruno noted that at the last meeting, some Commissioners said they would like to see a brick-faced foundation, although he would prefer concrete concealed with plantings and shrubs.

Jessica Rapp Grassetti asked if the building will be lifted in place and Mr. Bruno confirmed that it will be lifted five feet and a new foundation will be put in and the house placed back down. Chair Grassetti also inquired if Mr. Bruno was planning to document the work, and Mr. Bruno stated that he will be taking pictures throughout the process. Chair Grassetti asked if the owner was aware that if any artifacts are found during the process, work must stop and a report needs to be filed with the Mass. Historical Commission.

Motion duly made by Len Gobeil, seconded by Laurie Young, to withdraw the motion of July 11, 2012, on the matter of Gary Bruno at 110 Ocean View Avenue, Cotuit, finding that the building is a significant structure.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Laurie Young, that in accordance with Chapter 112 § 3D the Barnstable Historical Commission does not find that the portion of the building affected, specifically the foundation, is significant.

So Voted Unanimously

Segel, Robert, G. named Buyer in a Purchase & Sales Agreement with the property owner, Francis J. Russell, Trustee for the Red House & Barn Realty Trust for the property located at 1372 & 1376 Main Street, Cotuit, Map 033, Parcel 024 & 046

Built 1837-1845, Inventoried, Individually Eligible

Demolish Single-family Dwelling

Represented by Attorney Michael Ford & Architect Mark Hutker

Attorney Ford stated that when they were before the Commission previously, this Board made its initial determination that the building is significant. At that meeting, he indicated that the applicant is willing to

work with the Commission and have asked their architect, Mark Hutker for alternatives. Attorney Ford also wanted to note for the record that there was an on-site visit Friday, July 27, 2012, to view the property. Mark Hutker reviewed the site map and noted that the house currently sits in the middle of the lot. They worked with the owners and Craig Ashworth of A. B. Norris & Co. to see how they could work the property and preserve the structure. The house appears to have been added onto five times. The proposal is to keep the main portion of the house along with the porch on each side and restore. Bob Hayden was contacted and worked with Craig Ashworth to see where and how the house could be lifted and moved to a new foundation closer to the road where it would be more visible.

Attorney Ford also noted that the application should also include the demolition of small shed with a metal roof that they believe may be from a kit purchased at Sears.

George Jessop asked if there was any consideration to maintaining the porch to the north so that the structure would be symmetrical. Mark Hutker stated that they did discuss that and the concern was the amount of space it would take up at the new location. The porches will be difficult to move and those that are being considered to remain will need to be reconstructed.

Nancy Shoemaker wished to know if the support columns on the porches would also be reconstructed. Attorney Ford stated that he would look into this, but did not want to represent that they would until he has consulted his clients.

Chair Grassetti open the Meeting to Public Comment and noted that she received an e-mail from the current owners in support of the application to relocate the house and restore the original structure.

Claudia Mullaly asked what years the additions were built that are being proposed for demolition. Attorney Ford stated that there have been many additions over the years, with the most recent in 1950. Ms. Mullaly added that she believes it would be a good idea to find out as it has a very old dining room. "Bonnie Haven" as the house is also known, and other houses in the neighborhood take you back in time and this is a nice solution to try and save at least a portion of the house.

Jim Gould, Historical Society of Santuit & Cotuit, spoke next and asked the status of the barn. Attorney Ford stated that there are no changes proposed for the barn at this time. Jim Gould pointed out that the building should stay on its original foundation for possible National Register eligibility, although he appreciated the generous offer to move it, even if its historical significance is compromised.

Joyce Ginouves, Historical Society of Santuit & Cotuit, commended the potential buyers on the proposal; however, you do need to look at the historic nature of "Bonnie Haven". Every time you loose one of these houses, you loose a piece of Cotuit history.

Margaret Ryder Komblum stated that she is an owner of a home built in 1898 and understands the problems and ongoing projects. If you look throughout Cotuit, many houses have maintained the integrity of the character of the house. You can see the future generations in the additions that have been made. Seth Nickerson was also a very historic person in the community.

Rick Komblum wished to note that the house is significant for two reasons. Seth Nickerson and Lucy Morse, founder of the Cotuit Library. Even if you can not date the additions, he believes they may still have significance and hopes that the additions can be dated before it is demolished. He also wishes to know if the structure is moved to another location on the site, can they get some consideration as to maintenance.

Jessica Rapp Grassetti commented that additions to homes can be just as significant as they do tell the history of the generations. Seth Nickerson originally built it for his family to seek refuge from a poor section of town which kept flooding. They moved to this house on "high ground" to be away from hurricanes and flooding. In the book "The Cut of her Jib" the siting of this house was significant for the Captains returning from sea to view their house as they entered the harbor. She commends the potential owners for their proposal, but has a problem with demolition of any portion of the house and has seen where houses get moved, the character of the structure changes.

Attorney Ford understands that in moving the house from its current location may run afoul for listing on the National Register, but noted that it is not on the National Register nor is it contributing. It is subject to a six month demolition delay and after that time, they could remove it. His clients, due to public concerns, have tried to come up with a plan to preserve some of the house. He did not mean to imply that the additions are not old. The structure was reviewed by Bob Hayden and along with Craig Ashworth came up with the proposed plan based upon how the additions lined up and where it would fit on the property.

Laurie Young added that she understands the nature of Cotuit and it is a distinct Village with historical structures that are important to them. She believes that the owners will do everything to build a beautifully sited house and renovating the existing structure looks like a great solution to save at least a portion of the house.

George Jessop also agrees that maintaining at least a portion of the house is a good compromise. The style of the house and the point at which they propose to cut it will result in the appearance of a complete structure. He reiterated that he would like to see the porch continue around to the driveway side which will help preserve the house as well. Mark Hutker stated that there was a debate on keeping the porch on the north elevation and after hearing George Jessop speak of the porches, there has been a consensus to try and keep the porch and keep the structure symmetrical.

Jessica Rapp Grassetti noted that the foundation is probably granite from Maine or Rhode Island which was used a lot back in the day. She inquired if there was any plan to use the granite for the foundation in the new building. Attorney Ford stated that this has not been discussed at this time.

Len Gobeil stated that he believes the concept before them is a good one. The structure will be visible from the street and at least a portion of the structure will be saved.

Marilyn Fifield agrees that this does seem to be the best option, however, from a historic perspective; she always likes to see the structures remain on the original foundation. She would also like to make her usual plea to save the historic windows.

Attorney Ford requested a short continuance so that an amended application can be filed and have drawings made for this Commission's review.

Motion made by Len Gobeil, seconded by Nancy Shoemaker to continue the Public Hearing to Monday, August 6, 2012 at 3:30pm in the Selectmen's Conference Room, Town Hall, 367 Main Street, Hyannis. So Voted Unanimously

Revised August Meeting Date: Reschedule August 21, 2012 to August 14, 2012

Updates:

Marilyn Fifield - CPA Update

Commissioner Fifield stated that the CPC has not met since the Historical Commission's last meeting, however, reports that the new regulations have been accepted with regards that recreation and individuals can now apply. Chair Grassetti added that another change is that phasing can now be done on large projects.

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Laurie Young, to adjourn the meeting at 5:30pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary
Edited by Marilyn Fifield