

MINUTES

Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
October 16, 2013

Jessica Rapp Grassetti, Chair	Present
Laurie Young, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Clark	Absent
Nancy Shoemaker	Absent
George Jessop	Present
Len Gobeil	Present
Ted Wurzburg, Alternate	Present
Marylou Fair	Admin Assistant, GMD
Jo Anne Miller Buntich	Director, GMD

Chair Grassetti called the meeting to order at 4:02pm

Acting under the provisions of the Code of the Town of Barnstable, ss 112-1 through 112-7, the Historical Commission held a Hearing on the following applications:

NEW APPLICATIONS

Flynn, S. & Connaughton, C. Trustees, Arthur Flynn Irrevoc Trust, 32 Scudder Road, Osterville Map 140, Parcel 022

Built 1930, Inventoried, Not in a National Register Historic District
Demolition of Garage, Partial Demolition of House to Construct Addition
Represented by Joe Nomejko, KSA Design

Mr. Nomejko stated that the applicant is requesting to demolish the existing garage to allow for a new addition, and minimal demolition on the single-family dwelling would include one window that would be removed and shingled over, while a door would replace the second window on the east elevation. Photographs of the east elevation indicating the windows were distributed for review (Exhibit A, B). Mr. Nomejko also submitted an enlarged site plan which highlighted the garage proposed for demolition (Exhibit C).

George Jessop did not feel that the demolition of the garage would be a problem, but he asked that more detailed photographs of the structure be submitted for the file. He also asked that the garage doors be recycled.

Motion duly made by George Jessop, seconded by Ted Wurzburg, for the purpose of discussion, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Finds that the building to be demolished, i.e. the garage and the windows on the east elevation at 32 Scudder Road, Osterville, is a Significant Building in accordance with the Definition in Chapter 112 § 2B.

Discussion:

George Jessop stated that the significance is in the details of the building, and perhaps recycling of the significant portions of the building, such as the garage doors, could be required.

Len Gobeil felt a Public Hearing would not be needed. In the past, if portions of the building were found not to be significant, the applicant could proceed with the project, and applicants were urged to recycle any architectural features, such as the doors.

George Jessop then withdrew his motion.

Motion duly made by Laurie Young, seconded by Len Gobeil, that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find that the building to be demolished, i.e., the garage and the windows on the east elevation at 32 Scudder Road, Osterville, is a Significant Building in accordance with the Definition in Chapter 112 § 2B.

So Voted Unanimously

941 Sea View, LLC c/o Jeffery Barber, 941 Sea View Avenue, Osterville, Map 090, Parcel 006

Built 1915, Not Inventoried, Not in a National Register District

Partial Demolition to Construct Additions

Represented by David Dankens, M.F. Reynolds, Inc and Diane Lim, Lim Design Studio, Inc.

Ms. Lim explained that the project includes enlarging the kitchen and mudroom on the left elevation with an addition to both the front and rear portion. The front wall would be pulled out approximately 6 feet, keeping the features of the second floor and continuing the detail of the cornice on the addition. Jessica Rapp Grasseti asked if the railings are decorative only, and Ms. Lim indicated they were. Chair Grasseti then asked if the windows on the second floor would be changed as indicated on the plans submitted, and Ms. Lim stated that they would remain the same and not be changed. Chair Grasseti asked that a revised set of plans be submitted for the file, indicating that the windows will remain unchanged. Commissioners reviewed the drawings and the floor plans which were highlighted to detail the areas to be demolished, as presented by the representatives (Exhibit D).

Motion duly made by Len Gobeil, seconded by Laurie Young, to find that, in accordance with Chapter 112 § 3D, the Barnstable Historical Commission Does Not Find that the portions of the building to be demolished, i.e. the south and north elevations of the kitchen/mudroom wing and the first floor of the east elevation at 941 Sea View Ave, Osterville, represent a Significant Building in accordance with the Definition in Chapter 112 § 2B.

So Voted Unanimously

Discussion

Historical Commission Website Update – Jo Anne Miller Buntich

Jo Anne Miller Buntich reported that she has chosen a contractor and will need to meet with them to discuss prioritization of the website. Once that has been accomplished, she will report back to the Commission.

Application Submission Materials – Jo Anne Miller Buntich

Ms. Buntich said that communications with the Building Department need to be clearer in delineating the exact extent of partial demolitions. Going forward, it would be helpful if applicants are required to submit floor plans clearly highlighting which areas are to be demolished.

In addition, the Town Attorney has been reviewing the enforcement aspect of the ordinance, which relies on this Commission finding the building significant, referring the demolition application to a Public Hearing, and then determining which portions of the building could be demolished. For any demolition beyond what was approved, enforcement would apply.

Jessica Rapp Grasseti suggested that drawings of the existing building for comparison with what is proposed should be included in the material submission, and she also wanted to see photographs of all elevations submitted with the application.

MHC Planning & Survey Grant – Marilyn Fifield

Marilyn Fifield expressed concern for implementing recommendations of the 2010 Historic Preservation Plan, noting the November deadline for State Survey and Planning Grants. Chair Grasseti asked if she could detail possible projects, and Fifield suggested pursuing recommendations for National Register nomination, as some of these buildings, e.g., the railroad roundhouse, are slated for redevelopment that could jeopardize their listing. Jo Anne Miller Buntich stated that the Town is very protective of the roundhouse, and this property would certainly come to this Commission if any work is to be proposed. She also noted that the preapplication stage only requires a letter of intent for MHC consideration, and then asked if Fifield would write a description and estimate a cost for the letter to be sent on behalf of the Commission.

Approval of Minutes:

August 20, 2013

Motion duly made by Len Gobeil, seconded by Laurie Young, to approve the Minutes of August 20, 2013 as Submitted.

So Voted Unanimously

September 17, 2013

Motion duly made by Len Gobeil, seconded by Laurie Young, to approve the Minutes of September 17, 2013 as Submitted.

So Voted Unanimously

Communications from Commissioners

CPC Update – Marilyn Fifield

Marilyn Fifield reported that there had been no CPC meeting, but she was still concerned about the Paine Black house. Jo Anne Miller Buntich stated that the DPW is preparing to do some stabilization there, and she would check on the status. Fifield noted that CPC authorized its historic preservation consultant Jim Hadley to update his previous report on the house, and Jo Anne Miller Buntich said she would look into this, as well, and report back to the Commission.

**Having no further business before this Commission, a motion was duly made by Len Gobeil, seconded by Laurie Young, to adjourn the Meeting at 5:37pm.
So Voted Unanimously**

Respectfully submitted,
Marylou Fair, Recording Secretary
and Commission Clerk Marilyn Fifield

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

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