

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
March 18, 2014**

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

Acting Chair Laurie Young called the meeting to order at 4:03pm

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 as significant and referred to public hearing:

**LaCoy, Donald & Loan, 306 Lake Elizabeth Drive, Centerville, Map 227, Parcel 050
Full demolition of single-family dwelling**

(Built mid-twentieth century – Inventoried)

Represented by Donald LaCoy

Mr. LaCoy stated that he would like to demolish the structure as it is in a deteriorated state. Nancy Shoemaker concurred and stated that she visited the site, saw that the house has been neglected and was happy to see that this dwelling is not located within the Christian Campgrounds. Ted Wurzburg also visited the site and noted that the house is in a dangerous condition and is very close to demolition by neglect.

Chair Young opened the discussion to public comment

James Peterson, a long time resident of Craigville Village, commented that this house should have come down 20 years ago and is glad the new owners are addressing this issue.

Mary Perdios, a direct abutter, stated that she is in favor of the demolition. For years, she has been taking care of the property's brush that has encroached on her property.

Stratis Straticos of Harbor Hill Road concurred with Mr. Peterson's comments that this building should have been taken down 20 years ago, as it is a danger to the neighborhood.

James Perdios, a direct abutter, also agreed the house should be demolished, but asked about the plans for a new structure. Currently, the house sits 23 inches away from his fence, and if a new house is going to be built, he would request that it be moved over on the lot.

Jo Anne Miller Buntich reported that this is not within this Commission's purview. If the new house meets the building codes, the process will proceed. If not, it may require a hearing of the Zoning Board of Appeals and, if so, abutters would be notified.

Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 306 Lake Elizabeth Drive, Centerville, that the structure to be demolished is not a preferably preserved significant building.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that, in accordance with Chapter 112F, the Historical Commission determines that the demolition of the structure located at 306 Lake Elizabeth Drive, Centerville, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Berkery, Andrew & Joan, 49 Lafayette Avenue, Hyannis Port, Map 287, parcel 047

Full demolition of cottage & partial demolition of single-family dwelling

(Built c.1920, Contributing Structure - Hyannis Port National Register Historic District, not Inventoried)

Represented by Mark Grenier, MG Design Build, Inc.

Jo Anne Miller Buntich reminded the Commission that due to the building's status as a Contributing Structure in a National Register District, they need to consider whether the changes represent a significant alteration that may involve referral to the Cape Cod Commission.

Chair Young confirmed that the term "alteration" refers only to the portion of the building that is to be demolished, not the proposed construction. Jo Anne Miller Buntich added that the cottage proposed for demolition does not seem to be rated as Contributing, so Commissioners should consider only the dwelling.

Mr. Grenier felt that the proposed changes would not affect the significance of the structure, but are in keeping with the neighborhood.

Nancy Shoemaker stated that the Commission should consider if the changes jeopardize the National Register listing of the structure.

George Jessop reviewed each of the elevations to determine if changes amount to a substantial alteration. The porch will be reconstructed in the same manner as the existing structure, and he does not believe it jeopardizes the front elevation. There is no change to the left elevation. The right elevation has a proposed addition, but there is no change to the profile of the 2nd floor and no change to the outline of the building. The 2nd floor windows, dormers and outline are unchanged. The rear elevation changes do not impact the height of the structure. In whole, he considered them minor in nature and not jeopardizing the historic structure.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that, in accordance with Enabling Regulations of the Code of the Cape Cod Commission Regulations, Chapter A, Section 1(c), Definition of Substantial Alteration, the Historical Commission does not find that the proposed demolition of the portions of the building located at 49 Lafayette Avenue, Hyannis Port, would constitute an alteration that jeopardizes its status as a Contributing Structure in a National Register Historic District.

AYE: Young, Fifield, Jessop, Gobeil, Wurzburg

ABSTAIN: Shoemaker

George Jessop then reviewed the proposed additions, saying this Commission likes to see a house expand in the same style of the existing structure, with any additions subservient to the original structure and the ridges lower. He felt this addition does just that. He also thought the cottage was an early summer cottage, most likely the caretaker's cottage. He inquired if it could be moved, and Mr. Grenier replied that there is no foundation, and the structural condition is poor. He noted that it appears it may have been a garage that was added onto over time.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 49 Lafayette Avenue, Hyannis, that the portions of the structure of the single-family dwelling and garage to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by MG Design Build, Inc. dated 2/18/2014.

AYE: Young, Fifield, Jessop, Gobeil, Wurzburg

ABSTAIN: Shoemaker

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that, in accordance with Chapter 112F, the Historical Commission determines that the proposed demolition of the portions of the single-family dwelling and garage located at 49 Lafayette Avenue, Hyannis, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

AYE: Young, Fifield, Jessop, Gobeil, Wurzburg

ABSTAIN: Shoemaker

NOTE: The following application was taken out of order on the Agenda

Hamblin, Seth, 611 Santuit-Newtown Road, Marstons Mills, Map 029, Parcel 007-001

Full demolition of entire single-family dwelling and detached barn

(Built 1836, Inventoried)

Represented by Attorney Ben Losordo and David Hamblin

Chair Young read into the record a letter of opposition to the demolition from the Marstons Mills Historical Society. Mr. Hamblin informed the Commission that he would like to preserve the land for open space and move the house down the road to his uncle's property, and he has received a quote from Bob Hayden regarding the move. Chair Young asked if this would include both the house and the barn, and Mr. Hamblin replied just the house, as the barn is in poor condition.

Jo Anne Miller Buntich noted that the Commission does not have this narrative in the file. George Jessop stated that the Commission has been given a proposal to save the house, and voting to impose the demolition delay could give the applicant time to explore options and come back to the Commission with a new application. Laurie Young added that a new application to relocate the building may allow the Commission to lift the demolition delay.

Mr. Hamblin stated that pieces of the existing house were moved here to form what is seen today, and he added that a potential buyer is interested in the land for grazing horses, but does not want the house.

Chair Young opened the discussion to public comment

Sue Davenport Johnson stated that she has lived in Marstons Mills for 30 years and presently works with CapeAbilities which owns a farm in the area and is working to restore its historic building there. She asked what will happen to the land and if a condition could be attached to prohibit any development there.

Laurie Young responded that this was not within the Commission's purview.

Bob Frazee of Marstons Mills noted that what the applicant is now proposing is preferable to demolition, however, he felt that a demolition delay should be imposed. As a fan of barns, he said he understands that they get neglected, but he hoped for a chance that the barn could be saved, and asked that the applicant look at it again.

Attorney Losordo pointed out that the owner is willing to work with any group that is interested in working with them, and they would talk with anyone interested in the barn. Doug Hamblin added that the property abuts conservation land, and if the Town is interested, he would welcome a conversation.

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition of single-family dwelling and barn proposed at 611 Santuit-Newtown Road, Marstons Mills, that the structures are preferably preserved significant buildings.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that, in accordance with Chapter 112G, the Historical Commission determines that the demolition of the single-family dwelling and barn would be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Guarco, Brian & Anne, 163 Estey Avenue, Hyannis, Map 306, Parcel 197

Full demolition of single-family dwelling & garage

(Built 1920, Not Inventoried)

Represented by Contractor Richard Avery and Brian & Michael Guarco

Mr. Avery stated that the original owner, Michael Guarco, is present and, according to his knowledge, the house was built in the 1940s. He felt the house has no significance, historical or architectural, nor is the existing structure in keeping with the neighborhood. Mr. Avery explained that the owner originally looked into renovating the house, but found this was not feasible.

Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 163 Estey Avenue, Hyannis, that the structures to be demolished are not preferably preserved significant buildings.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Nancy Shoemaker, that, in accordance with Chapter 112F, the Historical Commission determines that the demolition of the single-family dwelling and garage located at 163 Estey Avenue, Hyannis, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Curlet, Nigel & Margaret, 86 Longwood Avenue, Hyannis Port, Map 287, Parcel 090

Partial demolition & modifications of existing building

Built 1915, Not Inventoried, Contributing Structure in Hyannisport National Register Historic District)

Represented by Craig Ashworth, E.B. Norris, & Architect Ivan Bereznicki

Craig Ashworth reminded the Commission that the owners were before them recently, and there have been modifications to the original plans. Now they sought to alter the porch and add an exterior stairway. They also proposed adding ventilation to the roof that would be incorporated into a dormer.

Motion duly made by Nancy Shoemaker, seconded by George Jessop, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, Section 1(c) Definition of Substantial Alteration, that the Historical Commission does not find that the proposed demolition of the portions of the building located at 86 Longwood Avenue, Hyannis Port, would jeopardize its status as a Contributing Structure in a National Register Historic District.

So Voted Unanimously

Motion duly made by Len Gobeil, seconded by Ted Wurzburg, that the Historical Commission finds, after review and consideration of public testimony, application and record file for demolition proposed at 86 Longwood Avenue, Hyannis, that the portions of the structure of the single-family dwelling to be demolished are not preferably preserved significant portions of the building as identified on plans prepared by Ivan Bereznicki Associates, Inc. dated 2/24/2014.

So Voted Unanimously

Motion duly made by Nancy Shoemaker, seconded by Len Gobeil, that, in accordance with Chapter 112F, the Historical Commission determines that the proposed demolition of portions of the building located at 86 Longwood Avenue, Hyannis, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Update on Website – Jo Anne Miller Buntich

Jo Anne Miller Buntich reported that Laurie Young, Ted Wurzburg and she met with the web developer, and they believe they made a lot of progress, with further progress once the site is online. Laurie Young hoped Historical Commissioners could contribute “featured properties” and perhaps identify other properties across town that are important to preserve. Jo Anne Miller Buntich thought that Commissioners might choose one property for each of the seven villages to start, and then seek historical societies’ input once the website is up and running.

Approval of Minutes:

February 18, 2014

Continued to the April 15, 2014, hearing date.

Communications from Commissioners

CPC Update – Marilyn Fifield

Marilyn Fifield reported that the CPC has approved all of the historical applications before them, depleting the 10% historic preservation funding allocation. The last item approved was for the next phase of work needed to reduce moisture in the U.S. Custom House (Trayser Museum). She said DPW has applied for a State 50% reimbursement grant, with the grant amount to be returned to the CP fund, if awarded. She also reported that funds were approved for exterior stabilization work at the Paine-Black house, all subject to Town Council approval.

With no further business before this Commission, a motion was duly made by Len Gobeil, seconded by Nancy Shoemaker, to adjourn the meeting at 5:45pm.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary

and Historical Commission Clerk Marilyn Fifield