

MINUTES

**Barnstable Historical Commission
Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
December 16, 2014**

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

Chair Laurie Young called the meeting to order at 4:05pm

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:

**David, Stephen, Trustee, Magnolia Ave Realty Trust, 38 Magnolia Avenue, Centerville,
Map 225, Parcel 013**

(Built 1890, Not Inventoried, Not in National Register District)

Full Demolition of Existing Dwelling

Represented by Attorney Michael Ford

Attorney Ford stated that the homeowner, Wayne Kurker, was before this Commission approximately 15 months ago to request the demolition of the foundation and relocation of the dwelling on the lot. It was his intention to reconstruct the house with a small addition. This property is not inventoried, nor is it on the National Register. Philbrook Engineering in Dennis conducted an extensive report which was filed with this application. Attorney Ford did not suggest that the structure is unsound; but the changes that the homeowner wants would require replacing virtually everything that exists. After consideration of all facts, the homeowners have concluded that demolition is the better option.

Ted Wurzburg asked if the new structure will be placed on the new foundation and Attorney Ford confirmed that it would be.

George Jessop stated that he has been to the site and, from what he could see, the framing of the first floor appeared to be a combination of new and antique, and the second-floor framing appeared to be overstressed, and utilizing it in future framing would not meet code. The rest of the first floor is cut up, as noted in the Philbrick report, and the heights of the ceilings were built for short people, as was the case 100 years ago. The trend in this neighborhood is new construction, so he felt a request to demolish was not inappropriate.

Len Gobeil asked Commissioner Jessop if he viewed any elements that could be saved, but Jessop replied that there was nothing architecturally significant.

Chair Young opened Public Comment

Lisa Falkenham, an abutter, read a statement into the record. (Exhibit A)

She asked that the Commission consider the demolition delay, as the property is rented for next summer and she understands the new house exceeds the current foundation. Chair Young thanked Ms. Falkenham for her comments

and relayed that this Commission's jurisdiction is to consider the historical or architectural nature of the structure. Ted Wurzburg addressed concern for the new house and asked if there are plans available for review. Attorney Ford responded that there are no plans yet.

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 38 Magnolia Avenue, 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 38 Magnolia Avenue, Centerville, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So voted unanimously

Hutchens, James & Lorene, 69 Longwood Avenue, Hyannis, Map 287, Par 042

(Built circa 1907, Inventoried, Contributing Building in Hyannis Port National Register Historic District
Partial Demolition for Addition & Alteration

Represented by Adam Moring, AMA Architects and Homeowners, James & Lorene Hutchens

Chair Young explained that this building is a Contributing Building in a National Register Historic District and therefore will require a determination if this is a significant alteration to trigger a Cape Cod Commission referral. Mr. Moring detailed the alterations proposed, including a small portion of the roof on the front left elevation, the removal of far right roof & walls on front right elevation, and a 10' x 11' addition on the rear elevation.

George Jessop stated that except for the changes on the right hand side of the front elevation, approximately 90% of the structure remains. On the rear elevation, three quarters of the elevation will remain original.

Motion duly made by Nancy Clark, seconded by George Jessop, that, in accordance with Chapter A, Enabling Regulations of the Code of the Cape Cod Commission Regulations, 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 69 Longwood Avenue, Hyannis, would constitute an alteration that jeopardizes its status as a Contributing Structure in a National Register Historic District.

So Voted Unanimously

Laurie Young offered the suggestion that the second chimney be retained or, if necessary, replaced by a faux chimney, as she considered it a character-defining feature of the house, and Nancy Clark agreed. George Jessop questioned the location of the bulkhead below the windows on the front elevation. Adam Moring said he would look at both suggestions, agreeing regarding the location of the bulkhead but seeing few options to relocate it. The homeowners added that they will look at keeping the second chimney, as suggested.

Motion duly made by Nancy Clark, seconded by Len Gobeil, that the Historical Commission finds, after review and consideration of public testimony, application and record file for partial demolition proposed at 69 Longwood Avenue, Hyannis, that the portions of the structure to be demolished are not preferably preserved, per the plans submitted by AAM Architecture & Design dated 11/18/2014, but would recommend the second chimney be preserved.

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 proposed partial demolition of portions of the structure located at 69 Longwood Avenue, Hyannis, would not be detrimental to the historical, cultural or architectural heritage or resource of the Town.

So Voted Unanimously

Town Council Liaison Jessica Rapp Grassetti was present and gave an update on the Cahoon Museum, reporting that the renovations are beginning and the Museum is currently working on an exhibit featuring its own history, along with surrounding buildings.

Communications from Commissioners

CPC Update – Marilyn Fifield

Marilyn Fifield reported that the CPC met the day before and there is a new project for the Old Town Hall/JFK Museum for lintel and exterior masonry repair work. . Also, to correct longstanding water intrusion at the Custom House, the Town seeks to retain the 50% State reimbursement grant that was to be returned to the Community Preservation Fund. A third new project proposed for Community Preservation funding involves restoration of the JFK Memorial on Ocean Street in preparation for its 50th anniversary.

With no further business before this Commission, a motion was duly made by Nancy Clark, seconded by Len Gobeil, to adjourn the meeting at 5:10pm.

So Voted Unanimously

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