

MINUTES

**Barnstable Historical Commission
Town Hall / Selectmen's Conference Room
367 Main Street, Hyannis
March 15, 2016**

Laurie Young, Chair	Absent
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Present
Ted Wurzburg	Present
Elizabeth Mumford	Present
Jo Anne Miller Buntich	Director, GMD
Marylou Fair	Admin Assistant, GMD

Vice Chair Nancy Clark 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 applications previously determined significant and referred to Public Hearing:

**Kariotis, Michael & Mary, 65 Pirates Cove, Osterville, Map 051, Parcel 007-001
Built 1930, Not Inventoried, Not in a National Register Historic District**

Full demolition of single-family dwelling

Represented by Gary Souza, Rogers & Marney

Mr. Souza stated that they considered renovation, which his company prefers, but found too many defects and little left to save. He said it's barely habitable inside, with no heat or air conditioning, and he added that the house itself is tucked away and not visible from the street, but visible from the water. He said the owners have contracted with the Patrick Ahearn Company for the new design, and George Jessop noted nice architectural features that he hoped the Ahearn Company would incorporate. Nancy Shoemaker noted the wonderful foundation and added that she would rather not see it torn down, while still understanding why the homeowners would.

Nancy Clark asked for Public Comment and, hearing none, asked for a vote.

Motion duly made by George Jessop, seconded by Ted Wurzburg, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for the full demolition proposed at 65 Pirates Cove, Osterville, that the Significant Building to be demolished is a Preferably Preserved, Significant building.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Ted Wurzburg, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed full demolition of the building located at 65 Pirates Cove, Osterville, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

Norwood, Guy, 54 Laurel Avenue, Centerville, Map 226, Parcel 089
Built 1930, Inventoried, Contributing Building in a National Register Historic District
Partial demolition of single-family dwelling

NOTE: This application was taken out of order and heard first

Represented by Guy Norwood

A motion was duly made by George Jessop, seconded by Ted Wurzburg, that the Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for 54 Laurel Avenue, Centerville, that:

- **The property is outside a local historic district;**
- **The property is a Contributing Structure in a National Register Historic District and is individually eligible for listing on the National Register of Historic Places;**
- **The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a Contributing Structure in a National Register Historic District as defined in § 3 of the Cape Cod Commission Development of Regional Impact Review Threshold;**

The BHC further finds and determines that in exceeding these threshold criteria the project is subject to a mandatory referral to the Cape Cod Commission as a Development of Regional Impact.

Discussion:

Mr. Norwood explained that the house is a 1930s structure, and the 2nd-floor access is 6 feet high at the ridge and only 16" at the exterior walls and, thus, not usable space. He said the roof needs replacing, so he would like to remove it and construct new knee walls that go up 4', while keeping the same ridge line. George Jessop noted that the front elevation is somewhere between a Cape and a Tidewater style, with a very shallow roof pitch. Nancy Shoemaker asked if he could step it back, and Mr. Norwood replied that he is stepping it back from the front two feet to keep the historic style of the house. Mr. Jessop suggested stepping it back to the second rafter, also noting that any windows added should be higher for egress.

Nancy Clark asked for Public Comment and, hearing none, asked for a vote.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Ted Wurzburg, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for partial demolition proposed at 54 Laurel Avenue, Centerville, that the parts of the Significant Building to be demolished are detrimental to the historical, cultural, or architectural heritage or resources of the Town. The Barnstable Historical Commission further finds that the parts of the Significant Building to be retained are Preferably Preserved and shall not be demolished.

AYE: None

NAY: So Voted Unanimously

Motion duly made by George Jessop, seconded by Ted Wurzburg, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed partial demolition of the building located at 54 Laurel Avenue, Centerville, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: So Voted Unanimously

LaPoint, William, J. Jr., 980 Main Street, Cotuit, Map 034, Parcel 033
Built c.1870, Inventoried, Not in a National Register Historic District

Full demolition of single-family dwelling

Represented by Rob Bramhall, Architect

Mr. Bramhall stated that a full demolition is sought in order to build a new house on the same footprint. It is tucked back off Main Street, and there have been a couple of additions to the original house. He said an access driveway off the lot will also be eliminated. His application included a rendering of the proposed property in which he attempted to capture the view from the water and show that it would not be altered much. Nancy Shoemaker felt that the proposed design would hide the steeple behind the house quite a bit. Mr. Bramhall explained that this was the only photograph he could get, as there was a very heavy wind that day and he could not take one from the water.

He said the homeowners did investigate renovating the house, but found many issues, including the heating system that does not allow them to live there year-round, as well as an addition that was constructed over an existing addition that blocked the original gable, causing notorious leaks in that area. He said the owners would eventually like to live there year-round and have informed the neighbors of what is proposed.

Nancy Shoemaker felt that the design is nice and in keeping with the neighborhood, but thought the proposed dwelling does change the view from the water, and the existing house has quite a bit of history. Mr. Bramhill stated that they did try to keep the roof line down as much as possible and pointed out that it is a smaller house than some in the neighborhood. Ted Wurzburg noted that the pitch of the roof on the water side is more traditional, and Nancy Shoemaker asked if anything inside the dwelling could be saved. Mr. Bramhill assured the Commission that if there were, he would re-use it.

Hearing no further comments from Commissioners, Laurie Young asked for a vote to open Public Comment.

Motion duly made by George Jessop, seconded by Ted Wurzburg, to open Public Comment. So Voted Unanimously.

Town Council Liaison Jessica Rapp Grassetti noted incorrect labeling of the elevations on the drawings, as the plan that indicates north is actually west and the west elevation is actually south. She also stated that she was contacted by the Prudential Committee that owns Freedom Hall next door, as the existing garage door now opens facing Freedom Hall and they would like to see the opening faced toward the owner's lot. She said they also requested that no construction vehicles be on their property. As a final note, she said she is also a sailor and that the church steeple is a navigational aid for many sailors, so she appreciated the fact that they are not raising the roof so high.

Motion duly made by George Jessop, seconded by Ted Wurzburg, to close Public Comment. So Voted Unanimously.

Motion duly made by George Jessop, seconded by Ted Wurzburg, that the Barnstable Historical Commission finds after review and consideration of public testimony, application, and record file for demolition proposed at 980 Main Street, Cotuit, that demolition of the Significant Building will not be detrimental to the historical, cultural, or architectural heritage or resources of the Town.

AYE: Clark, Fifield, Jessop, Wurzburg, Mumford

ABSTAIN: Shoemaker

Motion duly made by George Jessop, seconded by Ted Wurzburg, that, in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the proposed demolition of the building located at 980 Main Street, Cotuit, is not detrimental to the historical, cultural or architectural heritage or resources of the Town.

AYE: Clark, Fifield, Jessop, Wurzburg, Mumford

ABSTAIN: Shoemaker

**Moran, Robert, 52 Bridge Street, Osterville, Map 116, Parcel 004
Built 1897, Inventoried, Not in a National Register Historic District**

Request to review decision to impose 18-month Demolition Delay on single-family dwelling

Represented by Attorney Stuart Rapp

Attorney Rapp stated that he was present to represent Mr. Moran, who is now the owner. He said a three-page summary included with the new application outlines the actions they have taken since assuming ownership to try and find a new site for the dwelling. He said they received several inquiries, one of which came before this Commission seeking to relocate the house and was approved, but the moving cost was prohibitive. Next, he said, they advertised the property availability in the *Cape Cod Times* and *The Barnstable Patriot*, as well as on Craig's List, receiving many inquiries. One that seemed promising, he said, was from a family in Osterville who really wanted to move the house to a lot on Parker Road, but the cost would have been over \$100,000 to simply move it a few miles. He said the home's balloon construction seems to be the problem, and moving companies that have looked into relocating the house feel it would need to be cut into at least three pieces.

Attorney Rapp said there was also an inquiry to move it to Woods Hole and another to Provincetown by barge, and he learned just that morning that the house was being advertised on another venue called *Free House News*.

Nancy Shoemaker commented that this applicant has certainly done more than any other applicant to try and move the house, and she asked if it was possible to allow a few more months, perhaps until the end of summer. Ted Wurzburg wondered if there was any likelihood that more time would help, saying he felt the applicant has met the criteria for this review. Nancy Clark concurred, emphasizing that this has been widely advertised and questioning if deferring until the end of summer would make any difference. Marilyn Fifield preferred to see it advertised further during the summer, noting that prior advertising in Dec. may have missed summer residents and visitors who could be interested.

Attorney Rapp felt that no one could be found to bear the cost of moving it, even in the full 18 months of the demolition delay. George Jessop said it is possible to move balloon-framed housing, but it would most likely need to be cut into 5 pieces, and that would be very costly versus what the house is worth. Nancy Clark asked if it would be possible to photograph the house, inside and outside, for the record file, before it is demolished.

Motion duly made by Nancy Shoemaker, seconded by George Jessop, that in accordance with Section 112-3-I(2) the Commission is satisfied that the owner has made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful, and therefore directs the Chair to send a letter to the Building Commissioner authorizing him to issue a demolition permit for this Preferably Preserved, Significant Building after June 1, 2016.

AYE: Clark, Jessop, Shoemaker, Wurzburg, Mumford

NAY: Fifield

Other Business/Updates

Nancy Shoemaker announced that retired Judge Greg Williams would give a talk about the Case of Lizzie Borden on Friday, March 18, 2016, at the 1717 Meetinghouse in West Barnstable, with a talk about Mercy Otis Warren scheduled for March 28, 2016, in the same building,

**With no further business before this Commission, a motion was duly made by Ted Wurzburg, seconded by George Jessop, to adjourn the meeting at 5:26pm.
So Voted Unanimously**

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