

## MINUTES

**Barnstable Historical Commission  
Town Hall  
367 Main Street, Hyannis  
Selectmen's Conference Room  
March 21, 2017**

Laurie Young, Chair	Absent
Nancy Clark, Vice Chair	Present
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Present
George Jessop	Present
Ted Wurzburg	Absent
Elizabeth Mumford	Present
Jessica Rapp Grassetti	Present
Stacey Hurwitz	Admin Assistant, GMD

Acting Chair, Nancy Clark called the meeting to order at 4:00 pm

*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:*

**Continued Applications:**

**CAJ, Inc., 136 Seapuit River Road, Osterville, MA, Map 070 Parcel 003. Built in 1929. Not inventoried, Not in a National Register Historic District.**

Demolish existing dwelling and construct new 4,000 Square foot Single family dwelling with detached 2 car garage. Represented by Michael Schulz and Mark Curley (owner's Representative)

Continued from February 21, 2017.

Attorney Schulz brings attention to the email from Mike Egan to Anna Brigham. Atty. Schulz states there is no form B on the property, it is not inventoried or on the National Register. Acting Chair, Nancy Clark reads the email from Mike Egan of 195 Seapuit River Road into record. Mike Egan owns 195 Seapuit River Rd., 534 Grand Island Drive, 172 Seapuit River Rd., 556 Grand Island Drive, 217 Seapuit River Rd. and 162 Seapuit River Rd. states he is in support of CAJ, Inc. to demolish and rebuild.

Nancy Clark asks for public comment: None

Jessop: Looking at the rear elevation, it struck me, the building, the way it is assembled looks like something you would find in Amish country. The massing struck him that way. He likes the fact that it is a series of structures. He believes someone put time into the articulation and thinks it will be beneficial to the neighborhood.

Clark is not crazy about the massing but our purview is over whether the structure can be demolished.

Shoemaker states she would hate to see it torn down.

Jessica Rapp Grassetti arrives as liaison.

Motion duly made by George Jessop and seconded by Elizabeth Mumford that the Barnstable Historical Commission find after review and consideration of public testimony, application, and record file for the full demolition proposed at 136 Seapuit River Road, Osterville, that the Significant Building is a Preferably Preserved Significant Building.

**VOTE: Aye: None**

**Nay: Jessop, Fifield and Mumford**

**Abstain: Nancy Shoemaker**

Motion duly made by George Jessop and seconded by Elizabeth Mumford that in accordance with Section 112-3 F, the Barnstable Historical Commission determines that the full demolition of the Building located at 136 Seapuit River Road, Osterville **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

**Aye: Jessop, Fifield and Mumford**

**Nay: None**

**Abstain: Shoemaker**

Demolition delay is not imposed.

**Informal Discussion Item:**

**Ralph Cataldo 1376 Main Street, Cotuit. Representing the owners.** There are 3 structures on the property. The owners, who live in Florida, have a teenage son and would like to do something with the barn. We looked at the barn structurally, all kinds of things are broken. The barn is completely empty, half of the building runs down 6 inches. The other building was in pretty good shape and we put it together and it looks identical. I don't know what the options are for us.

Shoemaker asks part of the building is on the ground on a stone/mortar foundation and some is on cedar posts? Cataldo confirms this to be the case. Cataldo states you walk in the building and everything runs down the hill. In order to straighten it out, I don't know if we can. Cataldo states he is here because we don't know what the options are.

Nancy Shoemaker thinks the structure in question is from about 1860.

Cataldo says we matched the shingles.

Jessop: suggests Cataldo have Bob Hayden look at it, he will know what needs to be done to the foundation. If you want to save it, he is the best source (to tell you what you can do to lift it & level it). He can give you a reasonable price to restore it to a living structure as opposed to a storage structure and the owners can decide from there. The condition of it, as a storage structure can be less stringent than a habitable structure. You want to see if you can level it.

Cataldo expands on the proposed use of the structure. He states it would house a pool table, a tv. Cataldo goes on to state they may have to insulate it, because they want to use it 3 seasons. It will be all open. We are going to try to save old rafters and incorporate them into the new construction.

Jessica Rapp-Grassetti: I was chair of the Commission when it came before us. It's effectually known as Bonnie Haven and the barn has historical significance. I will say the owners/builders of the property have done a great job preserving the integrity of the house. It really is beautiful. I would caution the Commission to take a look of the listing with regard to the barn because of the activities that took place in this barn. It was a theater mecca and performances held there with some pretty notable people of Cotuit. Be aware of that. I know myself and my constituents would like to see as much of the original preserved as possible, if that can be achieved.

Clark states it is also possible that the structure is preserved as is, if the proper steps are taken. Without the actual file here it is tough to give proper advice, but this isn't a hearing it is just a discussion. Clark thanks Jessica Rapp Grassetti for reminding the group of the historic nature of the structure. That would definitely affect any decision we would make as a body.

Cataldo states he will definitely consult Bob Hayden and see what he says about this. If worse case and he says it's just not worth it, what happens then?

Clark advises Cataldo that he would then have to file an application and come before the Commission.

Jessop: I would like to know from Bob Hayden. If you will have structural damage, if you try to level it out. It has settled over time. It would have to be raised over time. The floor system is moving away, the door looks further away at the bottom as it does at the top.

Cataldo: Ideally if you want to put a one zone air conditioner or heating we would have to insulate it.

Jessop: If it is going to be a play room and not sleep in it, a lot of your code issues would be avoided. Jessop discusses one he did in Harwich. With no overnight provisions you can still put a half bath or a partial kitchen and wet bar in there but you can't put in sleeping facilities.

Shoemaker asks if this is an original building/location? The consensus of the BHC is that it is original in the same location.

Pictures of the current structure are presented by Ralph Cataldo and are reviewed by the BHC (Exhibit )

Shoemaker asks if underneath is cedar posts? Cataldo is not positive but believes it is a hodge podge. He guesses it is cedar posts but has not crawled underneath.

### **Other**

#### **Correspondence Distributed:**

- Announcement of Round 23 of Massachusetts Preservation Projects Fund (MPPF) grant program
- Letter from Sarah Korjeff, Preservation Specialist with the Cape Cod Commission, regarding 554 Wianno Avenue, Osterville
- Notice from MHC 1/31/2017, Re: Baxter Grist Mill Dam Rehabilitation, West Yarmouth
- Tales from Cape Cod Letter of Support, Cultural Cities Grant

BHC requests if there are agenda items up for discussion, the BHC would like to receive any copies of files /paperwork/background information or history on the address, ahead of time.

### **Approval of Minutes**

**December 20, 2016**

**Motion duly made by Marilyn Fifield, seconded by Elizabeth Mumford, to approve the Minutes of December 20, 2016, as amended.**

**AYE: All – So voted unanimously**

The Minutes from February 21, 2017 are tabled until next month

### **BHC Discussion:**

**Address: Longwood Ave (Corner of), Hyannis Port**

Jessop states that he was asked to go out and give an opinion on a property under construction in Hyannisport which is right next to the Post Office. Total tear down and reconstructed, it's framed up now. They want to get rid of the cupola.

Mumford: A little portion of it is preserved in the middle.

Jessop: They are asking if they can put a gable to the top most dormer to create an access to a deck. The reason for the gable is to give them head room for a door. It is not an egress door.

Clark asks isn't that a change to the plans that they brought before us?

Jessop: That's one of the reasons I was asked to look at it. I went out and I looked at it and I wrote a letter to the Commission, to Laurie that I objected to one part of it. The letter went to Laurie for a determination to see if the change was significant enough to go to the Commission. I had a problem with one portion, I object to a frame to a gable that projects above the dormer and it is damn noticeable. It really stands out, where everywhere else it blends.

Shoemaker: Isn't it is a change from their building permit? Unfortunately it's been demolished so it's not under our purview.

Clark: The letter that you wrote should be going to them, not us.

Jessop: I wrote a letter to Laurie Young to do with what she saw fit, as the Chair. Laurie asked what would you like to do with it and Jessop stated he would like to get an opinion from Sarah Korjeff at the Cape Cod Commission. He believes it was sent there.

Clark: This is not a Cape Cod Commission issue, it is not under us either. It is the building department (it is a change of plans).

Shoemaker: Because they are changing the new piece of the building to be something that is not in the plans.

Jessop believes the plans went in front of the Cape Cod Commission and they waited and required a delay period so they were allowed to do what they wanted to but because we referred it to the Cape Cod Commission there was some plan control by the Cape Cod Commission.

Clark: It's conceivable that they changed the plan when they filed.

Jessop: It wasn't. It was changed when the neighbors objected to the cupola.

Mumford: I always thought that the residential areas are supposed to only be 2 stories in Barnstable?

Jessop clarifies that it is 40 ft to the top most plate and you can build a plate above that.

Building height is discussed by the BHC.

Mumford: People in HYP are going up and up and people that used to have views of the ocean, now they don't.

The BHC members agree that George's email/memo should be sent to the Building Commissioner and a copy to Sarah Korjeff at the Cape Cod Commission. Jessop made two proposals; 1) Recess the door 2) Because it is a deck it's not fire egress it doesn't have to comply with dimension requirements. It can be made smaller.

Other:

- West Barnstable Brick Factory (1778-1933) will be discussed at the West Barnstable Historical Society meeting at the West Barnstable Fire Station, Monday the 27<sup>th</sup> at 7:00 pm.
- Kevin Foster is retiring from the I.T. Department at the end of this month. The BHC wishes him luck on his retirement.

Next meeting: April 18, 2017 4:00 pm

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker, seconded by Elizabeth Mumford, to adjourn the meeting at 4:46 pm. So Voted Unanimously.**

Respectfully Submitted,  
Stacey Hurwitz, Recording Secretary

Exhibit A Agenda dated March 21, 2017

Exhibit B Email from Mike Egan regarding 136 Seapuit River Rd., Osterville

Exhibit C Structural Photos of the Barn at Bonnie Haven, 1376 Main Street, Cotuit

Exhibit D: Announcement of Round 23 of Massachusetts Preservation Projects Fund (MPPF) grant program

Exhibit E: Letter from Sarah Korjeff, Cape Cod Commission, regarding 554 Wianno Avenue, Osterville

Exhibit F: Notice from MHC 1/31/2017, Re: Baxter Grist Mill Dam Rehabilitation, West Yarmouth

Exhibit G: Letter of Support for Tales from Cape Cod.