

APPROVED MINUTES

**Barnstable Historical Commission**  
**Barnstable Town Hall, 367 Main Street, Hyannis**  
**Selectmen's Conference Room**  
**September 19, 2017**

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Absent
Marilyn Fifield, Clerk	Present
Nancy Shoemaker	Absent
George Jessop	Present
Elizabeth Mumford	Present
Jessica Rapp Grasseti, Town Council Liaison	Present

Chair Laurie Young called the meeting to order at **4:09pm**.

*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:*

**Applications:**

**Crocker, Susan, 51 Prince Avenue, Marstons Mills, Map 077, Parcel 002, built c.1800-1830, Inventoried (Exhibit A)**

Full demolition

Represented by: Steve Cook, Cotuit Bay Design & Scott Shields, Builder

Public comment: Jim Gould, former Chair of the Barnstable Historical Commission, and active member of Marstons Mills Historical Society; Bob Frazee, Member, Marstons Mills Historical Society, and former Barnstable Historical Commissioner

Steve Cook described the current owners' mobility issues that require changes in the home. Further, he said the walls are failing and the floors are also in poor condition, with no access to the second floor due to the steep stairs, and he said the lack of insulation makes the house difficult to heat and cool. He added that meeting current code requirements would leave only some studs and would be cost prohibitive.

Mr. Shields called the structure unsafe to work on and cost-prohibitive.

(Steve Cook passed around photos of the interior issues, see Exhibit A.)

Chair Young requested public comment, and Jim Gould, former Chairman of the Historical Commission and current Marstons Mills Historical Society member, reviewed the history of the property as home of the Crocker family and former County Sheriff Laughlan Crocker.

Chair Young asked Mr. Gould what he would like to see done with the property, and he replied that he would like to see the structure preserved.

Bob Frazee, former president of the Marstons Mills Historical Society and former Historical Commissioner, said that he believes in giving historic properties a chance, but does not believe in causing undue hardship for their occupants. He said he would like to see if the structure can be moved or possibly used in another way or at least the main portion of it preserved.

George Jessop wondered if the structure may be suitable for jacking, and Scott Shields felt that the structure of the chimney makes it unsuitable for jacking. Mr. Jessop noted that the structure would need a new foundation, and he preferred to see what Bob Hayden would say about the structure, adding that some features are turn-of-the-century.

Elizabeth Mumford preferred to avoid complete demolition of the structure, and Marilyn Fifield concurred with her assessment and Mr. Jessop's.

Chair Young said it is apparent that Commissioners would like to impose a delay to determine if the structure can be saved, and Elizabeth Mumford added that she would like Bob Hayden to look at the structure. Chair Young clarified, "or someone of that caliber" to determine if the structure can be moved or parts can be removed.

Mr. Jessop said that the current owners need a home with modern accessibility, suggesting a third option could be to rent the current structure and construct a new home on the property that will meet their needs.

Chair Young said that imposing a delay would allow time to explore moving or selling the structure or considering building a new home next to the existing home rather than demolishing it. Further, she said, if those options do not prove to be viable options, the Commission could review the application again.

1. Steve Cook summarized four options (1) total demolition, (2) moving the home, (3) leaving it as is and selling, (4) building on another site.

Jessica Rapp Grasseti added that the current structure could be incorporated into a new structure.

Chair Young suggested a demolition delay to reduce time pressure in considering options.

**Crocker, Susan, 51 Prince Avenue, Marstons Mills, Map 077, Parcel 002, Built c.1800-1830, Inventoried**  
Full demolition – demolish structure and replace with Cape-style, single-family home

#### **MOTION 1:**

Elizabeth Mumford moved, seconded by George Jessop, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at **51 Prince Avenue, Marstons Mills**, is a Preferably-preserved, Significant Building.

**VOTE: Aye, unanimous**

#### **MOTION 2:**

Elizabeth Mumford moved, seconded by George Jessop, that, in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the full demolition of the Preferably-preserved Significant Building located at **51 Prince Avenue, Marstons Mills**, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

**VOTE: Aye, Unanimous**

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#### **910 Main Street Nominee Trust, 910 Main Street, Cotuit, Map 035, Parcel 090 (Exhibit B)**

Remove: rear, three-season porch & deck; mudroom/laundry entry; front deck & stairs

Represented by: Peter Pometti

Peter Pometti described the project, saying the goal is to build a first-floor master bedroom.

Jessica Rapp Grasseti asked why they are removing the chimney, and Mr. Pometti replied that the fireplace is not aesthetically pleasing, and it blocks the view to the water. Elizabeth Mumford asked about the age of the chimney, and Mr. Pometti said the chimney is not original to the house.

All Commissioners felt the proposed project was acceptable.

**910 Main Street Nominee Trust, 910 Main Street, Cotuit, Map 035, Parcel 090 - Partial Demolition to remove rear, three-season porch & deck, mudroom/laundry entry, front door and stairs**



#### MOTION 1:

Elizabeth Mumford moved, seconded by Chair Laurie Young, that, after review and consideration of public testimony, the application, and associated materials, the Commission finds the Significant Building at 910 Main Street, Cotuit, is a Preferably-preserved, Significant Building.

VOTE: Nay, Unanimous

#### MOTION 2:

Elizabeth Mumford moved, seconded by Chair Laurie Young, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the proposed partial demolition of the building located at 910 Main Street, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

VOTE: Aye, Unanimous

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#### **1221 Main Street, Cotuit, Map 018, Parcel 061, built c.1845, Inventoried, Contributing Building in National Register Historic District (Exhibit C)**

Remove: three-season porch, kitchen, mudroom/laundry, and second floor master bedroom and bathroom

Represented by: Peter Pometti

Chair Young read the following disclosure pertaining to an advertising error: *The Barnstable Historical Commission would like to disclose that the property submitted as 1221 Main Street, Cotuit, Map 018, Parcel 061, was incorrectly advertised in the Barnstable Patriot as 1121 Main Street. All other address identifiers were printed correctly in the ad. The Commission will move forward and review this application unless anyone present wishes to object. There are no objections from the room.*

Mr. Pometti described the proposal as rebuilding the three-season porch with a new foundation, rather than removing it, saying it is literally sinking into the ground. He also noted that it is not part of the original structure.

George Jessop called the project worthwhile and appropriate and said he is in favor of the proposed changes.

Elizabeth Mumford and Marilyn Fifield said they were were also in favor of the proposed project.

Jessica Rapp-Grasetti reminded of the older Walcotts' contributions to the village historical society and said she is pleased that the family is holding on to and maintaining the property.

#### **1221 Main Street, LLC, 1221 Main Street, Cotuit, Map 018, Parcel 061, Built c.1845, Inventoried, Contributing Building in National Register Historic District**

Partial Demolition – Remove existing three-season porch, kitchen, mudroom/laundry, and second-floor master bedroom and bath

#### MOTION 1: <sup>1</sup>

George Jessop moved, seconded by Chair Laurie Young, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for 1221 Main Street, Cotuit, that:

- The property is outside a Local Historic District;
- The property is a Contributing Structure in a National Register Historic District
- 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 Barnstable Historical Commission 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.

VOTE: Nay, Unanimous

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<sup>1</sup> Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts, Chapter A, Section 2(a) (i)(a)

## **MOTION 2: Partial Demolition of Building**

George Jessop moved, seconded by Chair Laurie Young, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the proposed partial demolition proposed at **1221 Main Street, Cotuit**, that this Significant Building is a Preferably-preserved Significant Building.

**VOTE: Nay, unanimous**

## **IF MOTION 1 FAILS (NAY VOTE):**

George Jessop moved, seconded by Chair Laurie Young, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the proposed partial demolition of the building located at **1221 Main Street, Cotuit**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

**VOTE: Aye, Unanimous**

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## **Approval of Minutes**

George Jessop moved, seconded by Marilyn Fifield, to approve the August 15, 2017, minutes (**Exhibit D**), as edited.

## **Other**

Chair Young reported that the Sea Captains Row development proposal is still before the Planning Board and is going to be continued. She added that the proposed project on Pleasant and South Streets is within the Hyannis Main Street Waterfront Historic District, and that members of this Commission are welcome to comment as members of the public, but there may be future opportunities for the Historical Commission.

Marilyn Fifield objected to repeated news stories on the apartment development proposal that persist in reporting the erroneous claim that the historic sea captains' homes to be demolished are not on the National Register, when they have been Contributing Buildings in the National Register Historic District there for 30 years.

Chair Young referred to a book on Hyannis sea captains, perhaps with vintage photos of the sea captains' homes on Pleasant Street, and George Jessop noted the informal museum across Pleasant Street with other vintage photos of the homes, some also on file with the Hyannis Main Street Waterfront Historic District.

**Next meetings:** October 17, 2017  
November 14, 2017

**With no further business before this Commission, a motion was duly made by George Jessop and seconded by Chair Laurie Young to adjourn the meeting at 5:04pm**

Respectfully Submitted,  
Erin K. Logan, Recording Secretary  
and edited by Commission Clerk Marilyn Fifield

Exhibit A	Notice of Intent to Demolish	File 077/022
Exhibit B	Notice of Intent to Demolish	File 035/090
Exhibit C	Notice of Intent to Demolish	File 018/061
Exhibit D	Draft Meeting Minutes	August 15, 2017