

APPROVED MINUTES

**Barnstable Historical Commission
Barnstable Town Hall
367 Main Street, Hyannis
Selectmen's Conference Room
August 15, 2017**

BARNSTABLE TOWN CLERK
2017 SEP 21 PM 12:17

Laurie Young, Chair	Present
Nancy Clark, Vice Chair	Absent
Marilyn Fifield, Clerk	Present (from 4:12pm, during application for 56 High Street)
Nancy Shoemaker	Present
George Jessop	Present
Elizabeth Mumford	Present
Jessica Rapp Grassetti, Town Council Liaison	Present (from 4:26pm, at end of application for 56 High Street)

Chair Laurie Young 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:

Applications:

Cotuit Fire District, 56 High Street, Cotuit, Map 035, Parcel 045 (4:03pm)

Full Demolition (Exhibit B)

Represented by Frances (Fran) Parks, Chairperson of the Prudential Committee

Abutters: (1) Bob Macdonald & Sharon Macdonald of 48 High Street, Cotuit.

(2) Laurie Hadley, 55 High Street, Cotuit

Fran Parks explained that the Cotuit Fire District plans to construct office space for the District Clerk on the site, eventually.

Bob Macdonald, the abutter at 48 High Street, Cotuit, expressed concern with the potential impact on the neighborhood if the structure is demolished and replaced by something more obtrusive.

Chair Laurie Young reminded that new construction is beyond the Commission's purview, which concerns the historical relevance of the structure and if demolition is warranted.

Fran Parks felt this structure was not historically relevant, while Nancy Shoemaker noted its Greek Revival style.

Laurie Hadley said she lives across the street at 55 High Street, Cotuit, and remembers it was a plumbing shop as far back as the 1930s. As a former member of the Prudential Committee, she said the Cotuit Fire District needs office space.

Chair Laurie Young asked about plans to replace the structure, and Fran Parks replied that there is no plan at present, but a space-needs study would follow the demolition, with a subsequent structure likely to be a small Cape-style building.

Sharon Macdonald of 48 High Street said she would like to move the structure to her property and inquired about the procedure.

George Jessop noted that an 18-month delay would provide time for the neighbor (Sharon Macdonald) to look into moving the structure, and Nancy Shoemaker added that the delay could be shortened if this proves to be infeasible and all other options are exhausted, after a final review by the Commission.

Marilyn Fifield and Elizabeth Mumford agreed that the 18-month delay seemed appropriate.

MOTION 1:

George Jessop moved, seconded by Elizabeth Mumford, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at 56 High Street, Cotuit, is a Preferably-preserved Significant Building.

Vote: Aye, Unanimous

MOTION 2:

George Jessop moved, seconded by Chair Laurie Young, that, in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the demolition of the Preferably-preserved Significant Building located at 56 High Street, Cotuit, is detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote would impose an 18-month demolition delay.

Vote: Aye, Unanimous

After the vote, Chair Laurie Young advised Fran Parks that the determination will be valid for 24 months and if the building is not demolished before the expiration, Cotuit Fire District would need to file a new application.

Fran Parks asked if she should advertise the structure's availability for moving, but Nancy Shoemaker, Laurie Young and George Jessop felt that moving options might be limited to working with the Macdonalds at 48 High Street.

Nancy Shoemaker added that, if moving the structure is determined to be infeasible during the 18-month delay, the Cotuit Fire District can come back to the Commission to seek to reduce the delay. It was agreed that the Cotuit Fire District would not need to reapply, nor pay an additional filing fee, although the review would need to be put on the agenda, and an advertising fee would apply. This was confirmed by Councilor Jessica Rapp Grassetti.

Gerardin, Robert & Marie, 23 Laurel Avenue, Centerville, Map 266, Parcel 077, Built c.1939, Inventoried, National Register Historic District

Partial Demolition – Replace windows, replace siding, raise house & replace foundation, construct enclosed patio, and new deck (Exhibit A)

Represented by Marie Gerardin

Marie Gerardin said the home will be raised about 13 feet (or whatever regulations require) because it is in a flood zone. She added that it will conform to the height of neighboring houses that are all at higher elevations.

Nancy Shoemaker summarized the project as removing and replacing windows and shingles and demolishing and replacing one wall and the foundation.

MOTION 1: Referral to the Cape Cod Commission

Nancy Shoemaker moved, seconded by George Jessop, that the Barnstable Historical Commission finds and determines after review and consideration of the file and hearing testimony for 23 Laurel Avenue, Centerville, 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

MOTION 2: Partial Demolition of Building

Nancy Shoemaker moved, seconded by George Jessop, that the Barnstable Historical Commission finds, after review and consideration of public testimony, the application, and record file for the partial demolition proposed at 23 Laurel Avenue, Centerville, that this Significant Building is a Preferably-preserved Significant Building.

Vote: Nay, Unanimous

Nancy Shoemaker moved, seconded by Elizabeth Mumford, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 23 Laurel Avenue, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote determines that the partial demolition IS NOT detrimental, and no demolition delay is imposed.

Vote: Aye, Unanimous

Beyer, Eric & Patricia, 418 South Main Street, Centerville, Map 207, Parcel 008, Built c.1890, Inventoried, National Register of Historic Places

Partial Demolition – Remove shed, construct addition at rear of home (Exhibit C)

Represented by Ivan Bereznicki

Mr. Bereznicki described the proposed project that would remove a small shed, and he asked if the barn on the property could also be demolished.

He assured Nancy Shoemaker that the front of the home will not change, and he confirmed to Chair Young that both chimneys would be removed and only one replaced.

MOTION 1: Referral to the Cape Cod Commission¹

Nancy Shoemaker moved, seconded by George Jessop, that the Barnstable Historical Commission finds and determines, after review and consideration of the file and hearing testimony for **418 South Main Street, Centerville**, 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

MOTION 2: Partial Demolition of Building

Nancy Shoemaker 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 partial demolition proposed at **418 South Main Street, Centerville**, that this Significant Building is a Preferably-preserved Significant Building.

Vote: Nay, Unanimous

Nancy Shoemaker moved, seconded by George Jessop, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at **418 South Main Street, Centerville**, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

An AYE vote determines that the partial demolition IS NOT detrimental and no demolition delay is imposed.

Vote: Aye, Unanimous

Approval of Minutes
July 18, 2017 (Exhibit D)

Historical Commissioners voted unanimously to approve the Minutes of July 18, 2017, as edited and moved by Marilyn Fifield and seconded by Laurie Young.

Other

Marilyn Fifield reported that the Community Preservation Committee voted at its July meeting to approve the Barnstable Land Trust application seeking CP funds to purchase the property including the Charles Marston House, 3600 Falmouth Road, Marstons Mills, Map 077, Parcel 005, built c.1821 and Inventoried by Prof. James Gould and Holly Hobart. She said the property would ultimately be transferred to Town ownership and the Charles Marston House and adjacent cottage would be demolished. Ms. Fifield noted that the Community Preservation Act requires a Historic Preservation Restriction to accompany acquisition of historic buildings, but she said this building is not considered historic according to the CPA definition because it is not listed on the State Register of Historic Places. She reminded that the State Register encompasses properties listed on the National Register as well as Contributing Structures in both National Register and Local Historic Districts, plus properties with Historic Preservation Restrictions. Since the CPA also provides for properties to be deemed historic by Historical Commission vote, Ms. Fifield felt that perhaps the Commission should consider voting that it considers all Inventoried properties to be significant to the community and, thus, historic per CPA definition.

Chair Laurie Young questioned whether the Commission could take a blanket vote to call all Inventoried properties significant, noting that each Inventoried property would still need to be addressed on a case-by-case basis, but she said it could be discussed further at the next meeting.

Councilor Jessica Rapp Grasseti added that the proposal for the Charles Marston property is known as Mill Pond Overlook, with the main house and a smaller cottage next to it both vacant and neglected in recent years.

Chair Laurie Young asked Marilyn Fifield to keep the Historical Commission advised of any updates on this property.

Elizabeth Mumford presented old plans of the Holbrook House, among other vintage architectural plans and pencil sketches she had acquired, recommending their preservation in the archives.

Nancy Shoemaker announced upcoming historical programs in West Barnstable.

Next meetings: September 19, 2017 & October 17, 2017

With no further business before this Commission, a motion was duly made by George Jessop and seconded by Nancy Shoemaker to adjourn the meeting at 5:12pm. So voted unanimously.

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

Exhibit A	Notice of Intent to Demolish	File 035/045
Exhibit B	Notice of Intent to Demolish	File 266/077
Exhibit C	Notice of Intent to Demolish	File 207/008
Exhibit D	Draft Meeting Minutes	July 18, 2017