

**APPROVED MINUTES**

BARNSTABLE  
TOWN CLERK

**Barnstable Historical Commission  
Barnstable Town Hall, 367 Main Street, Hyannis  
Selectmen’s Conference Room  
April 16, 2019**

19 MAY 30 P12:47

Nancy Clark, Chair	Present
Nancy Shoemaker, Vice Chair	Present at 4:06pm
Marilyn Fifield, Clerk	Present at 4:19pm
George Jessop	Present
Elizabeth Mumford	Present
Cheryl Powell	Present
Frances Parks	Present until 6:25pm
Jessica Rapp Grasseti, Town Council Liaison	Absent
Paul Wackrow, Planning & Development Staff	Present at 4:07pm

Chair Nancy Clark called the meeting to order at 4:04 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**

**Barnstable Land Trust, 995 Route 149, Marstons Mills, Map 103, Parcel 001, Ansel Fuller Homestead, built 1870, Inventoried - Full demolition of the single-family homestead, barn, and outhouse**

Represented by: Janet Milkman, Director, Barnstable Land Trust (BLT); Karen Halesian, BLT Board Member and Attorney

Public Comment: David Martin, Bob Frazee, Alex Frazee

Janet Milkman read a statement into the record (see Exhibit A).

Chair Clark opened the hearing to public comment, and David Martin, President of the Marstons Mills Historical Society, asked the Commission to consider a public announcement seeking someone to repair and/or save the building.

Bob Frazee, Vice President of the Marstons Mills Historical Society and former member of the Barnstable Historical Commission, also opposed the demolition, saying he felt that much of the deterioration has occurred under the ownership of the Barnstable Land Trust. He said he would have liked BLT to seek Community Preservation funding for this project. He argued that a farm/agricultural use is not possible without a structure to support it, and he felt this farmhouse is significant, adding that at one point Bob Hayden thought it could be saved. He hoped that a Demolition Delay would be imposed.

Alex Frazee pointed out that the restrictions did allow for someone to live there to farm, and she also favored a delay.

George Jessop asked Bob Frazee to clarify the foundation construction, and Mr. Frazee replied that in some places it was loose stone, with mushrooming cedar posts elsewhere and a root cellar and concrete under the kitchen to the north. Mr. Jessop wondered about the possibility of moving this structure to the corner of the property, and Mr. Frazee recalled that there was talk of using the foundation of the barn and silo as a new building for BLT.

Chair Clark asked if there is an alarm system, and Ms. Milkman advised there was a working alarm system but there is no electricity, so it is not working now.

Cheryl Powell commented that this has been advertised in *The Barnstable Patriot* and asked if anything came of that. Ms. Milkman replied that an abutter, Cindy Thew, who lived there most of her life, and her father, are both fond of the property and hope for photos of the property if it is to be demolished. Ms. Powell asked if anyone has come forward looking to help restore the structures, and Ms. Milkman replied that there was one interested couple, but they concluded that it was too much of a challenge.

Frances Parks called this farm a Marstons Mills landmark, adding that she would like to try to preserve the structures.

Karen Halesian commented that a great deal of time and resources have been used on this project.

Cheryl Powell asked about the possibility of obtaining funds for repairs, noting that there is a house, barn and outhouse and asking if they could be separated into different decisions.

George Jessop asked if BLT can sell a portion of the property, and Atty. Halesian replied that BLT had asked if they could purchase just the land and separate the house, but deed restrictions prevented that.

Nancy Shoemaker said she would favor demolishing the outhouse and barn, although she felt that the loss of this property would impact Marstons Mills.

Commissioners discussed the deed restrictions as well as potential uses for the land.

Nancy Shoemaker thought that Atty. Halesian feels they have done everything they can and does not believe it is likely that someone will purchase and restore the farm. She noted that the Town's 18-month Demolition Delay allows the applicant to return to show that a good-will effort has been made, and Atty. Halesian countered that there has already been a goodwill effort.

George Jessop said that a fence around the home may keep people out, and Cheryl Powell asked if they could fence off just the house and use the remaining land. Chair Clark commented that she has not seen any work on the structures.

George Jessop asked if BLT can initiate a change in the trust.

Atty. Halesian felt it would be a liability and uninsurable to have a person living there.

**House**

**Motion I:** George Jessop moved, seconded by Frances Parks - *the proposed demolition is detrimental.*

**Aye:** Unanimous

**Motion II:** George Jessop moved, seconded by Frances Parks - *the 18-month Demolition Delay is imposed.*

**Aye:** Unanimous

**Barn**

**Motion I:** George Jessop moved, seconded by Frances Parks - *the proposed demolition is not detrimental.*

**Aye:** 1, Marilyn Fifield

**Nay:** 5

**Abstain:** 1, Nancy Clark

**Motion II:** George Jessop moved, seconded by Cheryl Powell - *no Demolition Delay is imposed.*

**Aye:** 5

**Nay:** 1, Marilyn Fifield

**Abstain:** 1, Nancy Clark

**Outhouse**

**Motion I:** George Jessop moved, seconded Parks - *the proposed demolition is not detrimental.*

**Aye:** 2, Marilyn Fifield & George Jessop

**Nay:** 5

**Motion II:** Jessop moved, seconded by Parks - *no Demolition Delay is imposed.*

**Aye:** 5

**Nay:** 2, Marilyn Fifield & George Jessop

Janet Milkman asked what she is required to do, and Nancy Shoemaker replied that they may find someone else to purchase. Chair Clark suggested placing an ad to try to sell the property, and George Jessop suggested attempting to separate the house out on the deed. Marilyn Fifield reminded that this farm could be eligible for Community Preservation funding.

### **Applications**

**Everett, Jane, 209 Bay Street, Osterville, Map 117, Parcel 158, Oliver Hinckley House, built 1821, Inventoried - Full demolition of the single-family home, barn and guesthouse/workshop**

**Represented by:** Steven Everett and Judy Balzarini; owners

**Public Comment:** Phyllis Cole, 180 Bay Street; Paul Chesbro, 119 Scudder Road

Chair Clark opened the hearing to public comment, and Phyllis Cole asked if there is a buyer for the property at this time. Mr. Everett replied there are no buyers at this time. Ms. Cole then shared photographs of the neighborhood and described its historic character. She said she could accept demolishing the barn and additions but would like to see the core structure remain.

Paul Chesbro also opposed demolition of the home but could accept demolishing the additions.

George Jessop inquired why the owners wish to demolish, and Steven Everett replied that they currently have a failed septic system, and its replacement would be challenging, due to nearby wetlands. Mr. Jessop noted that much of the property is unbuildable.

Frances Parks inquired if there is enough upland to construct an addition, and Mr. Everett was unsure.

After discussing why they cannot sell the property as is, Mr. Everett added that the foundation is crumbling and there is interior water damage.

Frances Parks commented that the house looks in good repair from the outside.

Marilyn Fifield noted that the property is considered eligible for National Register listing, per its Inventory form.

### **Home**

**Motion I:** Cheryl Powell moved, seconded by Frances Parks – *proposed demolition is detrimental.*

**Aye:** unanimous

**Motion II:** Cheryl Powell moved, seconded by Frances Parks – *the 18-month Demolition Delay is imposed.*

**Aye:** unanimous

### **Barn**

**Motion I:** Cheryl Powell moved, seconded by Frances Parks – *proposed demolition is detrimental.*

**Aye:** Unanimous

**Motion II:** Cheryl Powell moved, seconded by Frances Parks – *the 18-month Demolition Delay is imposed.*

**Aye:** Unanimous

### **Guesthouse**

**Motion I:** Cheryl Powell moved, seconded by Frances Parks – *proposed demolition is detrimental.*

**Aye:** 6

**Nay:** 1, Nancy Shoemaker

**Motion II:** Cheryl Powell moved, seconded by Frances Parks – *the 18-month Demolition Delay is imposed.*

**Aye:** 6

**Nay:** 1, Nancy Shoemaker

**Workshop**

**Motion I:** Cheryl Powell moved, seconded by Frances Parks – *proposed demolition is detrimental.*

**Aye:** 4

**Nay:** 3 – George Jessop, Elizabeth Mumford, Nancy Shoemaker

**Motion II:** Cheryl Powell moved, seconded by Frances Parks – *the 18-month Demolition Delay is imposed.*

**Aye:** 4

**Nay:** 3, George Jessop, Elizabeth Mumford, & Nancy Shoemaker

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**O’Neil, Sean P. & Catherine L., 44 Irving Avenue, Hyannis Port, Map 287, Parcel 002, David Scudder House – Red Cottage, built 1780-1783, Contributing Structure in the Hyannis Port National Register Historic District - Partial demolition of the single-family home, including the front door area and roof structure as well as partial demolition of the existing garage**

Represented by: Sean & Catherine O’Neil

Public Comment: none present

Mr. O’Neil proposed to modify parts of the structure that were built in 1998, and Elizabeth Mumford confirmed that the original home will not be touched.

George Jessop did not feel that the addition is out of scale with the existing structure.

Marilyn Fifield confirmed with Mr. O’Neil that the cupola will not have interior access, and Mr. O’Neil added that it is the peak of the family room.

**Motion I:** Cheryl Powell moved, seconded by Frances Parks - *no referral to the Cape Cod Commission.*

**So Voted:** Nay, unanimous

**Motion II:** Cheryl Powell moved, seconded by Frances Parks - *the building is not preferably preserved.*

**So Voted:** Nay, unanimous

**Motion III:** Cheryl Powell moved, seconded by Frances Parks – *no demolition delay is imposed.*

**So Voted:** Aye, unanimous

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**Kenna, Christopher & Cynthia, 58 Poponessett Road, Cotuit, Map 035, Parcel 004, Robert T. Fowler House, built 1926, Inventoried - Partial demolition of the single-family home and garage to include a second-floor addition and new sunroom roof on the single-family home, with dormers added to the detached garage structure.**

Represented by: Steve Cook

Public Comment: none present

Steve Cook pointed out that the Inventory form shows the garage as being built in the 1950s, and he described the project.

Nancy Shoemaker commented that the project is an improvement to both structures, and Frances Parks felt the neighbors would be happy with the improvements.

**Single family**

**Motion I:** Cheryl Powell moved, seconded by Frances Parks - *the building is not preferably preserved.*

**So Voted:** Nay, unanimous

**Motion II:** Cheryl Powell moved, seconded by Frances Parks – *no demolition delay is imposed.*

**So Voted:** Aye, unanimous

## Garage

**Motion I:** Cheryl Powell moved, seconded by Frances Parks - *the building is not preferably preserved.*

**So Voted:** Nay, unanimous

**Motion II:** Cheryl Powell moved, seconded by Frances Parks - *no demolition delay is imposed.*

**So Voted:** Aye, unanimous

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## **Trust of Lisa N. Mingolla, 1462 Main Street, Cotuit, Map 017, Parcel 013, Built 1944, Inventoried**

Partial demolition - move all non-basement floors of existing building to the abutting property located at 1443 Main Street, Cotuit; remove existing foundation

Represented by: Jeff Vogel

Public Comment: none present

Jeff Vogel proposed to move the upper level of this structure to 1443 Main Street, keeping the building on the Wesson estate. He explained that they would not be able to retain the foundation, and the lower-level bedroom would be demolished, with just the top level retained. He said the deck would also be removed, but the existing stair and retaining wall will remain.

George Jessop spoke in favor of moving the structure and maintaining the visible portion of the house, but Frances Parks was concerned that it would no longer be visible from the street, if moved. Mr. Vogel replied that some of the vegetation will be removed so that the house will be visible.

**Motion I:** Cheryl Powell moved, seconded by Frances Parks - *the building is not preferably preserved.*

Aye: 1, Frances Parks

Nay: 6

**Motion II:** Cheryl Powell moved, seconded by Frances Parks - *no demolition delay is imposed.*

Aye: 6

Nay: 1, Frances Parks

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## **Other**

- May is National Historic Preservation Month - possible nominees for recognition
  - Chair Clark commented that it is too late for this year but asked Commissioners to start thinking about nominees for future recognition.
  - Nancy Shoemaker nominated the owners of the Hamblin House
- Update regarding the Historical Commissioners Roundtable meeting hosted by Cape Cod Commission
  - *Update deferred to May hearing*
- Letter - Alliance to Protect Nantucket Sound
  - *Deferred to the May hearing for 48-hour notice - Nantucket Sound Project*
- Community Preservation Committee Update
  - Marilyn Fifield: Barnstable Historical Society Application is still under consideration
- Discussion of upcoming historical events open to the public
  - Shoemaker announced upcoming events.

## **Approval of Minutes**

Cheryl Powell moved, seconded by Marilyn Fifield, to approve the March 22, 2019, Minutes as edited. So Voted: Aye, unanimous

## **Matters not reasonably anticipated by Chair**

Cheryl Powell provided an update regarding needed cemetery repairs, with the next meeting planned for May 3<sup>rd</sup> at 367 Main Street, Hyannis, at 11am.

Paul Wackrow gave an update on the Inventory project.

## **Adjournment**

**Next Meeting Dates: May 21, 2019 & June 18, 2019**

**With no further business before this Commission, a motion was duly made by Nancy Shoemaker and seconded by Elizabeth Mumford to adjourn the meeting at 6:35pm, following unanimous vote.**

Respectfully Submitted,

Erin K. Logan, Recording Secretary

and edited by Commission Clerk Marilyn Fifield

Exhibit A	Notice of Intent to Demolish	File	103/001/000
Exhibit B	Notice of Intent to Demolish	File	117/158/000
Exhibit C	Notice of Intent to Demolish	File	287/002/000
Exhibit D	Notice of Intent to Demolish	File	035/004/000
Exhibit E	Notice of Intent to Demolish	File	017/013/000
Exhibit F	Meeting Minutes	Dated	March 22, 2019