

Barnstable Historical Commission

Minutes

This meeting was held remotely via Zoom on June 20, 2023 at 3:00 PM

Fran Parks, Chair	Present
Nancy Shoemaker, Vice Chair	Present
Marilyn Fifield, Clerk	Present; late arrival
George Jessop	Absent
Cheryl Powell	Present
Nancy Clark	Present
Jack Kay	Absent
Barbara DeBiase, Alternate	Present
Jessica Rapp Grassetti, Town Council Liaison	Present
Elizabeth Jenkins, Planning & Development Director	Present
Erica Brown, Administrative Assistant	Present

Chair Fran Parks called the meeting to order at 3:00 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

Welch, Pamela & Christopher – 340 Seapuit Road, Osterville, Map 095, Parcel 010, Built 1700

Partial demolition: Gutting kitchen and changing roofline for kitchen renovation within existing footprint.

Pamela and Christopher Welch were present, and Pamela explained that they would like to put in a new kitchen within the existing footprint, and the kitchen is not located in the antique part of the house which she pointed out as the left side of the home. She also pointed out the smaller shed roof that connects the two homes, where a gable roof is proposed. Christopher said the interim section where the work is proposed seems to have been a breezeway that connected the two homes. They said the windows will match the historic part of the home, and the plan is to open up the home by changing the roofline.

Discussion: Nancy S. asked for clarification on what part of the original 1700s home will be demolished. The applicants answered that the only change in the exterior of the antique part will be the window to be replaced by a square window to mimic the antique part of the home. Barbara asked if the new roofline will be parallel to the old section of the house, and the reply was that the roofline will be shorter. Nancy C. asked if a window will need to be removed from the antique part of the home in order to accommodate the new gable roof, and Pamela answered that there is no need, as the proposed work is all within the existing footprint.

Approved 8/15/2023

Public Comment: None

MOTION 1:

Barbara moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 340 Seapuit Road, Osterville, is a Preferably-preserved Significant Building.

Cheryl seconded the motion.

So Voted:

Aye-

Nay- Marilyn, Cheryl, Nancy S, Nancy C, Barbara

Abstain-

Motion 2:

Barbara moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 340 Seapuit Road, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Cheryl seconded the motion.

So Voted:

Aye- Marilyn, Cheryl, Nancy C, Fran, Nancy S, Barbara

Nay-

Abstain-

Vilsaint, Kevin & Corrie – 358 Flint Street, Marstons Mills, Map 101, Parcel 121, Built 1800

Partial demolition of accessory dwelling (guest house): demolish and rebuild a portion of the existing guest house to remodel and restore what was the original barn.

Jean Bowden was in attendance on behalf of the Vilsaints, along with Matt York from York Building.

Jean explained that they had come before the Historical Commission for the main house and are now coming for the guest house which was originally a barn. She said they would like to restore the barn and rebuild the 1950s addition.

Discussion: Nancy S. clarified that the only part of the original barn that will be demolished already has been from the addition in the 1950s. Fran asked if the door in the elevations is the proposed door, and Jean answered that yes, it is a craftsman door. Nancy C. commented that the door doesn't seem to fit the design at all. Nancy S. stated that the door seems to fit, but the pediment above the door does not. Nancy C. suggested a shed roof instead of what is there over the doorway. The Commissioners agreed to allow the representative to reach out to the architect and homeowners to receive permission for the suggested change. Jean conferred and reported that they have agreed with the shed roof with a six pitch.

Public Comment: None

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 358 Flint Street, Marstons Mills, is a Preferably-preserved Significant Building.

Cheryl seconded the motion.

So Voted:

Aye-

Nay- Marilyn, Cheryl, Nancy C, Nancy S., Barbara, Fran

Abstain-

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 358 Flint Street, Marstons Mills, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Cheryl seconded the motion.

So Voted:

Aye- Marilyn, Cheryl, Nancy C, Barbara, Fran, Nancy S.

Nay-

Abstain-

Johnson, Beth & David – 5 Putnam Avenue, Cotuit, Map 036. Parcel 034, Built 1852

Partial demolition to construct two-story addition for garage/family room with connection to existing house corner. This will cover two existing windows and existing bulkhead.

Steve Devlin from Central Cape Construction pointed out the existing front elevation of the home as the original building built in 1852, with an addition built in 1986 in which construction of a new attached garage is proposed. He said the new addition will be covering two windows: one on the far left of the left side elevation and one window at the rear of the home, along with the bulkhead at the rear of the existing home, with roofing, siding, and trim all matching the home's existing materials. He added that the two six-over-one windows from the home will be re-used, and the new windows will match.

Discussion: Nancy C. commented that the peak of the new garage appears to be almost in line with the height of the house, and Steve answered that it is close but will be lower. Nancy C. asked about how much square footage will be added, and Steve answered that it will be 672 sq. ft., with the house at about 2500 sq. ft. Fran asked how far from the property line it will sit, and Steve replied that it is fifteen and a half feet and within the setbacks by about half a foot.

Public Comment: A direct abutter commented that she is in favor of this project.

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 5 Putnam Avenue, Cotuit, is a Preferably-preserved Significant Building.

Cheryl seconded the motion.

So Voted:

Aye-

Nay- Marilyn, Cheryl, Nancy S., Nancy C, Barbara, Fran

Abstain-

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 5 Putnam Avenue, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Cheryl seconded the motion.

So Voted:

Aye- Marilyn, Cheryl, Barbara, Fran, Nancy S., Nancy C.

Nay-

Abstain-

Other:

- **Community Preservation Committee Update:** Marilyn reported that the next meeting is next week.
- **Discussion of upcoming historical events open to the public:** Nancy S. announced that -
 1. A book highlighting the 250th anniversary of the American Revolution on the Cape is to be published in 2026 by the Cape and Islands Historical Association.
 2. There will be a celebration of Protect Our Past from 5-8pm on June 24th
 3. Whelden Memorial Library will host a July 1st lecture on the Otis family at 2pm, with a walk to follow by the graveyard where some of the Otis family members are buried.

Approval of Minutes

- **May 16, 2023**

Nancy S. moved to continue the minutes of May 16, 2023, to the July 18th meeting. Cheryl seconded.

So voted:

Aye- Cheryl, Jack, Marilyn, Nancy S, Fran

- **Amend approved February 21, 2023 Minutes**

Nancy S. moved to continue the February 21, 2023, minutes to the July 18th meeting. Cheryl seconded.

So voted:

Aye- Cheryl, Jack, Marilyn, Nancy S, Fran

Matters Not Reasonably Anticipated by the Chair

- Fran noted that the Preservation Award guidelines have not returned to the Commission for review again.

Approved 8/15/2023

- Fran shared a request from the Cotuit Historical Society regarding a bottle found at Point Isabella over the winter that contained names and addresses of German POWs that were held at Camp Edwards. The Society sought Historical Commission support for its preservation as a historically-significant artifact.
- Cheryl asked Councilor Jessica Rapp Grasseti about information regarding the Section 106 meeting, but Councilor Grasseti had no information to share. Cheryl asked Erica about the email containing the presentation and if that could be sent out. Erica replied that she would reach out for a pdf version of the presentation, as it was too large a file to send out, and she would send it out to the Commission, along with any details of the meeting, once obtained.
- Nancy C. inquired if this was Fran's last meeting with the Historical Commission, and Fran confirmed. Nancy C. expressed her gratitude for Fran's service and wished her well in her future endeavors. Cheryl also wished Fran well, and Nancy S. expressed her sadness that Fran is leaving. Councilor Jessica Rapp Grasseti also regretted that the Commission would lose a valuable member, and she said she deplored the genesis of Fran's decision to not seek reappointment.

Next meeting will be July 18, 2023

With no further business before this Commission, a motion was duly made by Commissioner Powell and seconded by Commissioner Fifield to adjourn the meeting.

Aye: Cheryl, Marilyn, Nancy C, Nancy S, Barbara, Fran

Meeting adjourned at 4:13pm.

Respectfully Submitted,
Erica Brown, Administrative Assistant
and edited by Commission Clerk Marilyn Fifield

Approved 8/15/2023