

MINUTES

Barnstable Historical Commission

This meeting was held remotely via Zoom on August 15, 2023 at 3:00 PM

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

Chair Nancy Clark 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

LaFrance, Ann– 170 Fifth Avenue, Hyannis, Map 245, Parcel 115, Built 1890

Full Demolition: Demolish the existing dwelling and rebuild gambrel style home within the existing footprint.

Steve Cook from Cotuit Bay Design and Ann LaFrance presented the plans.

Steve Cook cited the structural engineer’s report by Eric Cedarholm of Transition Engineering, reviewing the home’s condition and its issues, including a lot of rot, no second floor egress windows, low ceiling heights, sagging floors, little to no insulation, need for replacement windows, substandard framing, and concrete block foundation with minimal footings. He said the homeowner would like it to be a year-round home, but a lot of demolition would be required to bring the house up to standard, and not much could be salvaged. Ann LaFrance explained that she has lived in the house for the past few years and it was a reluctant decision to ask for a full demolition, although there is not much of an option.

Discussion: The Commissioners all expressed their reluctance to approve demolition and their disappointment to lose an 1890 building, but they understood the arguments and reasons for that decision. Marilyn Fifield asked if the house had been inventoried, but Steve Cook and Erica Brown confirmed that it had not been inventoried.

Approved 9/19/2023

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 170 Fifth Avenue, Hyannis, is a Preferably-preserved Significant Building. Marilyn seconded the motion.

So Voted:

Aye-

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

Abstain-

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 170 Fifth Avenue, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Marilyn seconded the motion.

So Voted:

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

Nay-

Abstain-

McConville, Owen & Merra, Katherine- 195 Crystal Lake Road, Osterville, Map 139, Parcel 055, Built 1930

Full Demolition of the existing ranch-style home to build a classic Cape-style home with an attached two-car garage.

Ron Welch from Kendall and Welch Construction explained that the home had a full renovation in 1975, and only three walls remain from the original home, plus the roof was replaced with a truss roof, and subsequent additions occurred in the '90s and 2000s, with only about 20% of the 1930s home remaining now. Also, it was reportedly never inventoried.

Public Comment: Katy Cook, an abutter, said she had no opposition to the demolition but wanted to ask if the demolition or new septic system would have any effect on the lake with its cyanobacteria issues. Ron replied that the house is being built beyond 100' from the water, and the septic will be relocated in front of the house, farther from the lake. Lisa, a neighbor, was pleased with that news, and asked if they will be increasing the footprint of the home. Ron answered that they would be turning the house a little and it will be bigger, increasing from its current 1900 sq. ft. to 3100 sq. ft. and a story and a half.

MOTION 1:

Nancy S. moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 195 Crystal Lake Road, Osterville, is a Preferably-preserved Significant Building.

Marilyn seconded the motion.

So Voted:

Aye-

Nay- Nancy S., Marilyn, Barbara, Nancy C.
Abstain-

Motion 2:

Nancy S. moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 195 Crystal Lake Road, Osterville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Marilyn seconded the motion.

So Voted:

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

Nay-

Abstain-

Kennedy, Kerry- 101 Edgehill Road, Hyannis, Map 287, Parcel 029, Built 1915

Partial Demolition to remove existing second-floor dormers and replace with new second-floor dormers.

Craig Ashworth and Matt McTernan from E.B. Norris presented the plans.

Craig reminded the Commission that this project came before the it in 2019 when a Demolition Delay was imposed, but they are now beginning the process again, hopeful to avoid another delay.

Discussion: Nancy C. clarified that it is the same project that was presented in 2019, with nothing changed from then to now. Nancy S. asked to see the proposed elevations. Craig pointed out the biggest change will be to the east elevation. Nancy S. asked if the roof line will be higher, but Craig answered that it will not be higher.

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 101 Edgehill Road, Hyannis, is a Preferably-preserved Significant Building.

Marilyn seconded the motion.

So Voted:

Aye-

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

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 101 Edgehill Road, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Barbara seconded the motion.

So Voted:

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

Nay-
Abstain-

Other:

- **Community Preservation Committee Update:** None, after reporting on both the previous regular and annual CPC meetings of July 17 at the previous Historical Commission meeting on July 18.
 - **Discussion of upcoming historical events open to the public:**
 1. West Barnstable Village Festival will be held August 19th and the Old Selectmen's Building will be open during the festival.
 2. Michael Kemp will be speaking at the Marstons Mills Historical Society at 2pm on September 12th and then he will be speaking at the 1717 Meetinghouse on September 15th at 7pm.
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Approval of Minutes

- June 20, 2023
*Marilyn moved to approve the minutes of June 20, 2023, as submitted.
Seconded by Nancy S.*

So Voted:

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

- July 18, 2023
*Marilyn moved to approve the minutes of July 18, 2023, as submitted.
Seconded by Nancy S.*

So Voted:

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

- Amend Approved minutes of February 21, 2023

Nancy C. suggested amending with "The award nominations will be reviewed by an appointed Barnstable Historical Commission sub-committee. The Barnstable Historical Commission will then review the sub-committee's recommendations and vote on them. Cheryl confirmed with the State Ethics Commission that each individual must decide whether or not it is appropriate for them to recuse."

Barbara asked to see the previous minutes, and Erica brought up the minutes on the screen, while Nancy C. repeated her suggestion so that everyone could review.

Nancy S. moved to accept the corrections made by Nancy C. to the amended minutes of February 21, 2023.

Seconded by Barbara.

So Voted:

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

Approved 9/19/2023

*Nancy C. moved to approve the amended minutes of February 21, 2023.
Seconded by Nancy S.*

So Voted:

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

Matters Not Reasonably Anticipated by the Chair

Nancy C. reported that MHC will be holding several online courses, and Erica noted that the courses are free and via Zoom, and anyone who would like to sign up can choose to sign up to participate via Zoom or to receive the recordings afterwards.

Barbara asked about the status of her appointment as a full Commissioner, and Erica replied that the letter of support went to the Appointments Committee on August 8th and that there would be a first reading by the Town Council on August 17th.

Next meeting will be September 19, 2023

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

Aye: Marilyn, Barbara, Nancy S., Nancy C.

Meeting adjourned at 3:48pm.

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