

MINUTES

Barnstable Historical Commission

**This meeting was held in person within the Selectmen’s Conference Room at Town Hall,
367 Main Street, Hyannis on April 18, 2023 at 3:00 PM**

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

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:

CONTINUED APPLICATIONS

Simpson, Terry L Trust – 525 South Main Street, Centerville, Map 206, Parcel 068, Built 1770

Partial Demolition: Remove sections of home to return to original Cape style. Raise and relocate structure approximately 30’ NE and replace foundation, also adding new windows, roofing, and sidewall to match existing.

Ron Welch, general contractor for the project, was present along with Ted Schilling.

Ron referred to the two transom windows on the rear dormer of the house in the updated drawings.

Discussion: George asked the function of the room inside and if there is a window on the side of the dormer, as well. Ron answered that the room is a bedroom, and there is no window on the side of the dormer, but there are windows on each side of the gable ends. George suggested the option of raising the dormer height to allow taller windows. Ron showed on the renderings that

the windows reach the ceiling line, adding that they are trying to work with what is there and what the original dormer had.

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 525 South Main Street, Centerville, is a Preferably-preserved Significant Building. George Jessop seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Barbara, Fran

Abstain-

Motion 2:

Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 525 South Main Street, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

George Jessop seconded the motion.

So Voted:

Aye-Nancy S, George, Barbara, Fran

Nay-

Abstain-

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

Partial Demolition to replace foundation and alter additions to the left rear of the house with new deck and attached two-car garage.

Jean Bowden, representative for York Building, submitted a new site plan and reminded that the crumbling foundation was the only part of the main historic house to be worked on, with the additions to the rear updated since their approval in 2021, and the additions on the sides are newer updated projects to additions that had happened between 2000 and 2010.

Discussion: George asked if the original submission in 2021 included the gables on the dormer, and Jean replied that she believed so but wasn't sure. George felt that a shed dormer would be more appropriate and add less clutter. Jean pointed out that the drawings make it seem like the additions are more forward, but they are set back to emphasize the original dwelling.

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. George seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Barbara, Fran

Abstain- Cheryl

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.

George seconded the motion.

So Voted:

Aye-Nancy S, George, Barbara, Fran

Nay-

Abstain- Cheryl

Applications

Scudder, Richard & Joan- 171 South Main Street, Centerville, Map 208, Parcel 081/001, Built 1930

Partial Demolition: Construct 18x18 second-floor addition to be built over the side entrance which was constructed during the 1994 re-roofing.

Larry Nikulas and Steve Cook, designer, were present to represent the applicants.

Larry explained that the proposed 18 x18 addition to the existing house would be going over a bedroom wing that was added in 1994. Nancy S asked about the lower level, as the plans state “new,” but Larry clarified that only the siding would be new on the lower level.

Discussion: George thought the addition appears awkward, suggesting carrying the roof line up perhaps ninety degrees to continue the existing roof on the left-hand side. Larry pointed to the south elevation to explain that their plan is intended to admit more light. George replied that a skylight could fix that, but Larry noted that there is a shallow pitch below that, and Steve Cook pointed out they are matching the main roof line, and moving it would leave the two gables lined

Approved 5/16/2023

up on top of each other. He said that they wanted to break it up to avoid three big gables together. Cheryl said she liked what they have done in trying to maintain the character by balancing the gables. Nancy S stated she would have liked the peaks to be the same height. Larry said there's about a 12" difference.

Public Comment: None

MOTION 1:

Cheryl moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 171 South Main Street, Centerville, is a Preferably-preserved Significant Building. Nancy S seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Cheryl, Barbara, Fran

Abstain-

Motion 2:

Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 171 South Main Street, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy S seconded the motion.

So Voted:

Aye- Nancy S, George, Cheryl, Barbara, Fran

Nay-

Abstain-

Braunstein, Michael-132 Point of Pines Avenue, Centerville, Map 230, Parcel 064, Built 1940

Full Demolition of entire structure including foundation.

James Bustamante of Longfellow Design Build explained that the 1940 structure has vinyl clapboard on the front and vinyl windows, and a structural engineer reported that significant work would be needed in order to bring everything up to code.

Discussion: Fran noted that it is a ¾ Cape, and George said that it appears no older Cape cottages seem to exist in that neighborhood anymore.

Public Comment: None

MOTION 1:

Cheryl moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 132 Point of Pines Avenue, Centerville, is a Preferably-preserved Significant Building. Nancy S seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Cheryl, Barbara, Fran

Abstain-

Motion 2:

Cheryl moved that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the full demolition of the building located at 132 Point of Pines Avenue, Centerville, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy S seconded the motion.

So Voted:

Aye- Nancy S, George, Cheryl, Barbara, Fran

Nay-

Abstain-

Blocker, Hilary- 53 Maple Avenue, Hyannis, Map 307, Parcel 086, Built 1920

Partial Demolition: Remove 22' from existing kitchen and garage/shed to expand existing kitchen, including new mud room and garage.

Homeowner/applicant Hilary Blocker presented existing photos of the house, including the detached vinyl garage. She pointed out where the kitchen begins and ends in order to show where the addition would be, also noting that the garage has mold and the roof leaks. She said the entire garage would be demolished along with one wall of the main house to accommodate the proposed addition, with the whole wall to be pushed out to avoid a dormer. She said she would like the addition to look like a barn to keep in character with the house.

Discussion: George said the barn should appear as from the same period as the home or newer. Fran asked if there were three doors on the connector, and Hilary answered that, yes; one into the kitchen, one into the mudroom, and one into the garage. George asked if the center door is taller than the other two, and Hilary answered yes, in order to break it up so it is more attractive. Cheryl said that she liked the presentation and that the barn does look like it belongs.

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 53 Maple Avenue, Hyannis, is a Preferably-preserved Significant Building. Cheryl seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Cheryl, 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 53 Maple Avenue, Hyannis, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Cheryl seconded the motion.

So Voted:

Aye- Nancy S, George, Cheryl, Barbara, Fran

Nay-

Abstain-

Lozada, Jennifer- 451 Main Street, Cotuit, Map 022, Parcel 023, Built 1895

Partial Demolition to remove existing porch and construct a screened porch.

Cheryl recused herself.

Contractor Peter Vollmer and designer Steve Cook were present to represent the applicant.

Peter said the intention is to remove the existing sundeck that is in disrepair and replace it with a screened porch. He presented an older photo of the dwelling to show that it used to have a screened porch at one point, and he explained that the proposed porch would have a gable roof instead of the shed roof, with trim, siding, and roof to match what exists, replicating what was there previously as shown in the photo.

Discussion: George asked about the screens, and Peter said that they will be panels that are removable for repair only. He added that they may have to add a mid-rail to the panels for stability in the wind, but otherwise they will be a full screen with a horizontal bar all the way around to carry the symmetry throughout. Steve Cook noted that the design measurements needed a flip and that was sent in. It was noted for the record that they were received. Steve Cook said that the doors will stay the same, with no demolition to the house other than the deck itself. Nancy S referenced the photo that was handed out, noting that returning the shutters would also enhance the historic look of the home, although they would have no function.

Public Comment: None

MOTION 1:

Barbara moved that after review and consideration of public testimony, the application, and associated materials, the Significant Building at 451 Main Street, Cotuit, is a Preferably-preserved Significant Building. Nancy S seconded the motion.

So Voted:

Aye-

Nay- Nancy S, George, Barbara, Fran

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 451 Main Street, Cotuit, is not detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Nancy S seconded the motion.

So Voted:

Aye- Nancy S, George, Barbara, Fran

Nay-

Abstain-

Other:

- **Community Preservation Committee Update:** No update available.
- **Discussion of upcoming historical events open to the public:** May 2nd - Coast Guard Heritage Museum will be opening; May 13th - Barnstable Historical Society will host a jazz quartet; May 19th - the 1717 Meetinghouse will feature a presentation on Emmanuel Snow.
- **Update of Remote Meeting Extensions:** The Governor signed the bill to extend remote meetings until March 30, 2025, and the Historical Commission preferred to remain remote.

Approval of Minutes:

Approval of minutes was continued until the next meeting.

Next meeting will be May 16, 2023

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

Approved 5/16/2023

Aye: Nancy S, George, Cheryl, Barbara, Fran

Meeting adjourned at 4:03pm.

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

Approved 5/16/2023