

BARNSTABLE HISTORICAL COMMISSION

December 15, 2020 @ 4:00pm

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For questions, please contact Erin Logan, Administrative Assistant
erin.logan@town.barnstable.ma.us or by telephone at 508.862.4787



Town of Barnstable

Barnstable Historical Commission

www.town.barnstable.ma.us/historicalcommission

Commission Members

Nancy Clark – Chair • Nancy Shoemaker – Vice Chair • Marilyn Fifield – Clerk
George Jessop, AIA • Cheryl Powell • Frances Parks • Jack Kay, Alternate

Administrative Assistant

Erin K. Logan, erin.logan@town.barnstable.ma.us

AMENDED AGENDA

Tuesday, December 15, 2020, 4:00PM

Call to Order

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 and public participation is available through this link <https://zoom.us/j/96156555714> or by dialing 888-475-4499 – Meeting ID: 96156555714 must inquire whether anyone is taping this meeting and to please make their presence known.

The Barnstable Historical Commission Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts.

Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Barnstable Historical Commission meeting and public comment can be addressed by utilizing the Zoom link or telephone number and Meeting ID provided below:

Link: <https://zoom.us/j/96156555714>

Telephone Number: 888 475 4499 **Meeting ID:** 96156555714

3. Applicants, their representatives and individuals required or entitled to appear before the Barnstable Historical Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to erin.logan@town.barnstable.ma.us, so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling 508-862-4787 or emailing erin.logan@town.barnstable.ma.us

Acting under the provisions of the Code of the Town of Barnstable, §112-1 through §112-7, the Historical Commission will hold a Public Hearing on the following applications. The following Applications have been determined significant and were referred to a Public Hearing:

Applications

Pozen, Daniel & Garni, Heather, Trustees, 960 Main Street, Cotuit, Map 035, Parcel 095, Hervey Fisher Barn, built 1860, Contributing structure in the Cotuit Historic District

Partial Demolition – construct a 12'X12' 2nd story addition over the existing screened in porch

Withdrawals

Request to withdraw without prejudice the application received on February 2, 2020, for **Kelley, Matthew & Laurie, 554 Wianno Avenue, Osterville, Map 162, Parcel 013/000, George H. Phelps House, built 1882, Contributing structure in the Wianno Historic District** for the Partial demolition – demolish portions of the structure and relocate remaining structure to 58 Wianno Avenue, Osterville. This application had been referred to the Cape Cod Commission at the September 15, 2020, meeting.

Other

- Sturgis Library – Vote to draft a letter of support for proposed restoration project
- 2021 Preservation Awards – Discussion; set deadlines
- Update – Community Preservation Committee
- Historic events open to the public

Approval of Minutes

October 20, 2020

November 17, 2020

Matters not reasonably anticipated by Chair

Adjournment

Next Meeting Date: January 19, 2021 & February 16, 2021

Please Note:

The list of matters, are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.

MOTIONS & FINDINGS

Pozen, Daniel & Garni, Heather, Trustees, 960 Main Street, Cotuit, Map 035, Parcel 095, Hervey Fisher Barn, built 1860, Contributing structure in the Cotuit Historic District

Partial Demolition – construct a 12'X12' 2nd story addition over the existing screened in porch

MOTION 1: Referral to the Cape Cod Commission¹

I move that the Barnstable Historical Commission finds and determines that, after review and consideration of the file and hearing testimony for **960 Main Street, Cotuit**, that:

- The property is outside a local historic district;
- The property is a contributing structure in a National Register District
- The actions proposed constitute a substantial alteration that would jeopardize the historic structure's status as a contributing structure in a National Register 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.

Second the motion

Vote AYE or NAY:

- An **AYE** Vote will refer the application to the Cape Cod Commission
 - A **NAY** Vote will keep the application before and requires the following two motions
- If Motion 1 passes: We are finished
If Motion 1 fails: Move to Motion 2

MOTION 2: Partial Demolition of Building

I move that the Barnstable Historical Commission find, after review and consideration of public testimony, the application, and record file for the **partial** demolition proposed at **960 Main Street, Cotuit**, this Significant Building is a Preferably Preserved Significant Building.

Second the motion

Vote AYE or NAY:

- **AYE will impose 18 month delay**
- **NAY will not impose 18 month delay**

NEXT CHOOSE ONLY ONE OF THE FOLLOWING VOTES: (CONTINUE TO NEXT PAGE)

¹ Initial vote required to determine the applicability of Cape Cod Commission Development of Regional Impact Threshold pursuant to Cape Cod Commission Act Section 12 (c) (1) and CCC Enabling Regulations Governing the Review of Developments of Regional Impacts Chapter A, Section 2(a) (i)(a)

MOTION 3:

IF MOTION 2 PASSES (AYE VOTE):

I move that in accordance with Section 112-3(G), the Barnstable Historical Commission determines that the **partial** demolition of the Preferably Preserved Significant Building located at **960 Main Street, Cotuit, is** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the **partial demolition IS detrimental - demolition delay is imposed**

IF MOTION 2 FAILS (NAY VOTE):

I move that in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the **partial** demolition of the building located at **960 Main Street, Cotuit, is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

Second the motion

An AYE vote determines that the **partial demolition IS NOT detrimental - no demolition delay imposed**

Parcel: 035-095

Location: 960 MAIN STREET (COTUIT), Cotuit

Owner: POZEN, DANIEL J & GARNI, HEATHER P TRS



Parcel
035-095

Location
960 MAIN STREET (COTUIT)

Village
Cotuit

Town sewer account
No

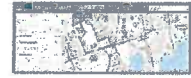
Developer lot:
PARCEL 1

Road index
0951

Fire district
Cotuit

Secondary road

[Interactive map](#)



Asbuilt septic scan
[035095_1](#)

Owner: POZEN, DANIEL J & GARNI, HEATHER P TRS

Owner
POZEN, DANIEL J & GARNI, HEATHER P TRS

Street1
37 CROTON STREET

City
WELLESLEY

Co-Owner
960 MAIN TRUST

Street2

State Zip Country
MA 02481

Book page
29521/ 132

Land

| | | | |
|---|---|--|-----------------------------|
| Acres 0.48 | Use Single Fam M-01 | Zoning RF | Neighborhood 0122 |
| Topography Level | Street factor Paved | Town Zone of Contribution AP (Aquifer Protection Overlay District) | |
| Utilities Public Water,Gas,Septic | Location factor Waterfront,Excel View | State Zone of Contribution OUT | |

Construction

Building 1 of 1

| | | |
|------------------------------|--------------------------------------|------------------------------------|
| Year built 1890 | Roof structure Gable/Hip | Heat type Hot Water |
| Living area 3585 | Roof cover Asph/F Gls/Cmp | Heat fuel Gas |
| Gross area 6088 | Exterior wall Wood Shingle | AC type Central |
| Style Conventional | Interior wall Drywall | Bedrooms 5 Bedrooms |
| Model Residential | Interior floor Hardwood | Bath rooms 5 Full-1 Half |
| Grade Luxury | Foundation Stone Walls | Total rooms 10 Rooms |
| Stories 2 Stories | | |



Permit History

| Issue Date | Purpose | Permit Number | Amount | InspectionDate | Comments |
|------------|------------------|---------------|-----------|----------------|---|
| 10/19/2017 | Sheet Metal | 17-2468 | \$0 | 05/11/2018 | installation of hvac systems fro basement, first fl, 3 zones and a second system for second fl system 2nd floor 2 zones. all unico high velocity equipment. |
| 08/08/2017 | Addn Alt-Res | 17-2472 | \$0 | 05/11/2018 | PERMIT CHANGE PERMIT B-17-602 5 BEDROOM SECOND FLOOR NOW 4 BEDROOM. FIRST FLOOR STUDY NOW GUEST RM. BASEMENT ADD EXERCISER ROOM MOVE SCREEN PORCH TO SIDE DECK |
| 03/15/2017 | Addn Alt-Res | 17-602 | \$525,000 | 05/11/2018 | change floor plain to include : remove 2 bedroom from 1st fl. add to sec. floor. total 5 bedroom. Reconfigure all interior partition, .Front farmers porch. All new windows, door, roofing and siding |
| 10/19/2016 | Alt-Int work-Res | 16-3081 | \$18,000 | 06/07/2017 | Interior demo dry wall, all finishes, hardwood floor insulation due to smoke damage. |
| 08/18/2016 | Alt-Int work- | 16-2207 | \$36,000 | 06/07/2017 | remove sheetrock, flooring and insulation in entire house due to fire/water damage - no structural removal |

| | | | | | |
|------------|-------------|---------------|-----------|----------------|-----------|
| Issue Date | Res Purpose | Permit Number | Amount | InspectionDate | Comments |
| 01/01/1988 | Addition | B31560 | \$150,000 | 01/15/1989 | CO REMOD' |

▼ Sale History

| Line | Sale Date | Owner | Book/Page | Sale Price |
|------|------------|--|------------|-------------|
| 1 | 03/21/2016 | POZEN, DANIEL J & GARNI, HEATHER P TRS | 29521/ 132 | \$2,075,000 |
| 2 | 11/29/2000 | EVANS, PETER W & DOREEN W TRS | 13391/ 323 | \$1 |
| 3 | 05/15/1982 | EVANS, PETER W & DOREEN W | 3481/ 167 | \$240,000 |

▼ Assessment History

| Save # | Year | Building Value | XF Value | OB Value | Land Value | Total Parcel Value |
|--------|------|----------------|-----------|----------|-------------|--------------------|
| 1 | 2020 | \$801,300 | \$98,000 | \$4,200 | \$1,238,300 | \$2,141,800 |
| 2 | 2019 | \$662,600 | \$100,000 | \$4,600 | \$1,285,700 | \$2,052,900 |
| 3 | 2018 | \$248,200 | \$18,200 | \$5,500 | \$1,353,400 | \$1,625,300 |
| 4 | 2017 | \$492,900 | \$55,700 | \$8,800 | \$1,353,400 | \$1,910,800 |
| 5 | 2016 | \$247,600 | \$39,400 | \$8,800 | \$1,360,300 | \$1,656,100 |
| 6 | 2015 | \$295,700 | \$42,500 | \$12,100 | \$1,329,700 | \$1,680,000 |
| 7 | 2014 | \$295,700 | \$42,500 | \$12,400 | \$1,329,700 | \$1,680,300 |
| 8 | 2013 | \$288,700 | \$42,400 | \$11,000 | \$1,329,700 | \$1,671,800 |
| 9 | 2012 | \$285,500 | \$42,800 | \$8,600 | \$1,280,600 | \$1,617,500 |
| 10 | 2011 | \$350,700 | \$7,000 | \$0 | \$1,280,600 | \$1,638,300 |
| 11 | 2010 | \$350,700 | \$7,000 | \$0 | \$1,280,600 | \$1,638,300 |
| 12 | 2009 | \$501,600 | \$7,200 | \$0 | \$1,445,300 | \$1,954,100 |
| 13 | 2008 | \$450,600 | \$7,200 | \$0 | \$1,506,100 | \$1,963,900 |
| 15 | 2007 | \$448,900 | \$7,200 | \$0 | \$1,506,100 | \$1,962,200 |
| 16 | 2006 | \$446,800 | \$7,200 | \$0 | \$1,415,100 | \$1,869,100 |
| 17 | 2005 | \$340,500 | \$6,400 | \$0 | \$1,414,000 | \$1,760,900 |
| 18 | 2004 | \$287,200 | \$6,400 | \$0 | \$1,285,400 | \$1,579,000 |
| 19 | 2003 | \$170,200 | \$6,400 | \$0 | \$1,027,600 | \$1,204,200 |
| 20 | 2002 | \$170,200 | \$6,400 | \$0 | \$1,027,600 | \$1,204,200 |
| 21 | 2001 | \$170,200 | \$6,600 | \$0 | \$1,027,600 | \$1,204,400 |
| 22 | 2000 | \$150,800 | \$6,000 | \$0 | \$436,100 | \$592,900 |
| 23 | 1999 | \$150,800 | \$6,000 | \$0 | \$436,100 | \$592,900 |
| 24 | 1998 | \$150,800 | \$6,900 | \$0 | \$436,100 | \$593,800 |
| 25 | 1997 | \$217,900 | \$0 | \$0 | \$436,100 | \$654,000 |
| 26 | 1996 | \$217,900 | \$0 | \$0 | \$436,100 | \$654,000 |
| 27 | 1995 | \$217,900 | \$0 | \$0 | \$436,100 | \$654,000 |
| 28 | 1994 | \$190,100 | \$0 | \$0 | \$425,200 | \$615,300 |
| 29 | 1993 | \$190,100 | \$0 | \$0 | \$425,200 | \$615,300 |
| 30 | 1992 | \$216,700 | \$0 | \$0 | \$472,400 | \$689,100 |
| 31 | 1991 | \$240,400 | \$0 | \$0 | \$545,100 | \$785,500 |
| 32 | 1990 | \$240,400 | \$0 | \$0 | \$545,100 | \$785,500 |
| 33 | 1989 | \$202,400 | \$0 | \$0 | \$545,100 | \$747,500 |
| 34 | 1988 | \$140,900 | \$0 | \$0 | \$302,200 | \$443,100 |
| 35 | 1987 | \$95,000 | \$0 | \$0 | \$302,200 | \$397,200 |
| 36 | 1986 | \$95,000 | \$0 | \$0 | \$302,200 | \$397,200 |











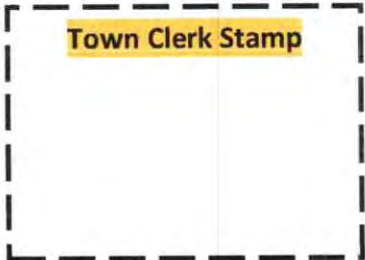








TOWN OF BARNSTABLE
Planning & Development Department
Barnstable Historical Commission
www.town.barnstable.ma.us/historicalcommission



NOTICE OF INTENT TO DEMOLISH A SIGNIFICANT BUILDING

Date of Application 11/16/2020 Full Demotion **Small Roof Section** Partial Demolition

Building Address: 960 Main Street
Number Street

Cotuit MA 02635 Assessor's Map # 35/95 Assessor's Parcel # _____
Village ZIP

Property Owner: Daniel Pozen + Heather Garni Trust
Name Phone#

Property Owner Mailing Address (if different than building address) _____
37 Croton Street, Wellesley, MA 02481

Property Owner e-mail address: DJPOZEN@Wellington.com

Contractor/Agent: Picardi Construction - William Picardi

Contractor/Agent Mailing Address: 255 Turnpike Road, Southborough, MA 01772

Contractor/Agent Contact Name and Phone #: William Picardi 508-380-1370
Name Phone #

Contractor/Agent Contact e-mail address: bill@picardiconstruction.com

Demolition Proposed - please itemize all changes:

We want to add a second floor addition over the existing one story den and screen porch.
Cut out Paxia section of existing roof to accommodate addition
Cell wood to match existing with white cedar sidewall.

Type of New Construction Proposed: _____

Provide information below to assist the Commission in making the required determination regarding the status of the Building in accordance with Article 1, § 112

Year built: 1860 Additions Year Built: Major Renovation 2017-2018

Is the Building listed on the National Register of Historic Places or is the building located in a National Register District?

No Yes ?

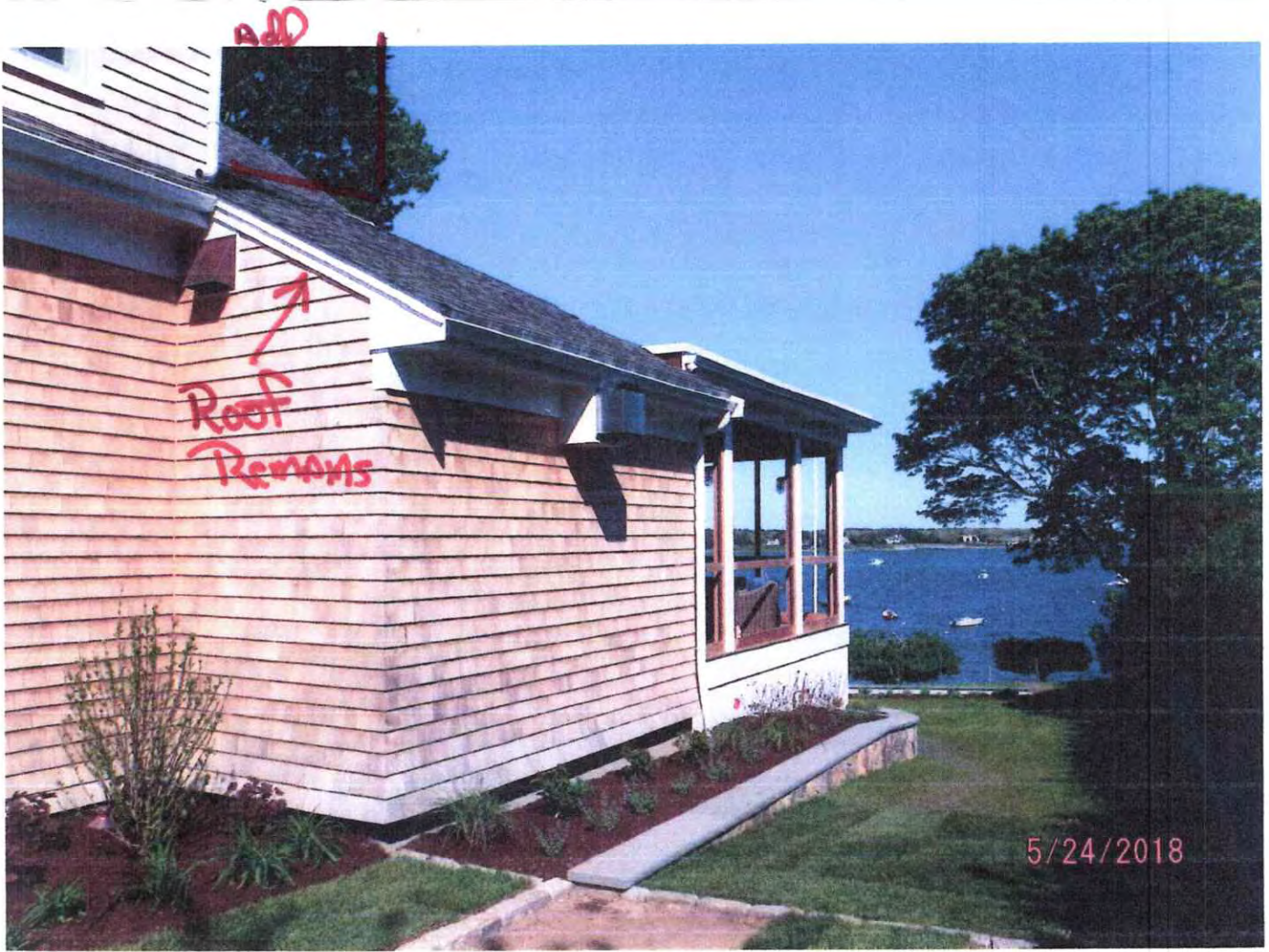
[Signature]
 Property Owner/Agent Signature



No view of
addition from
front

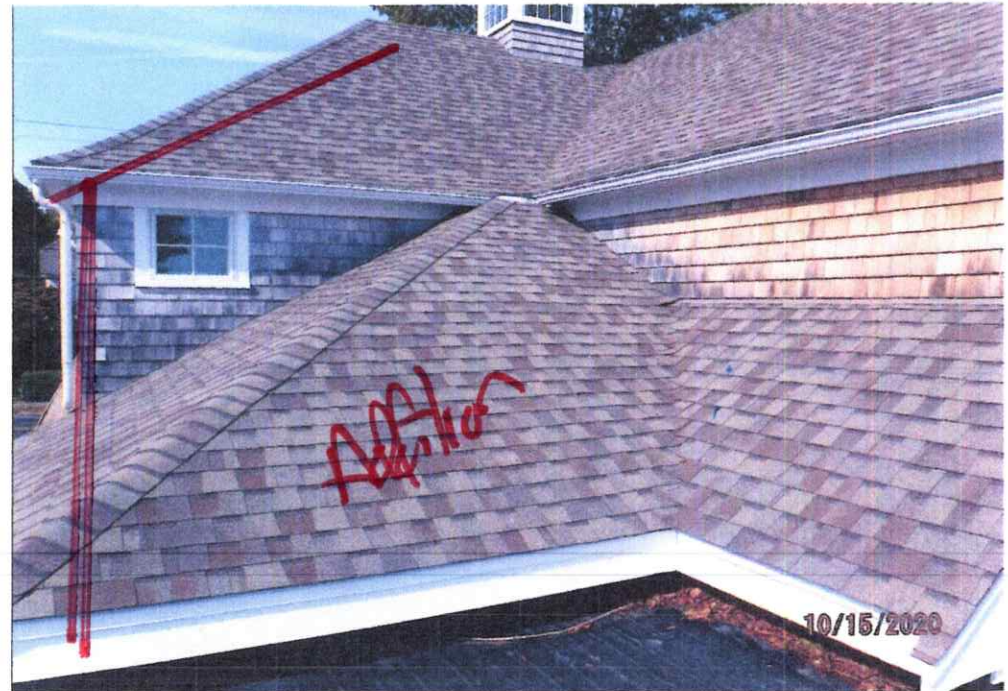
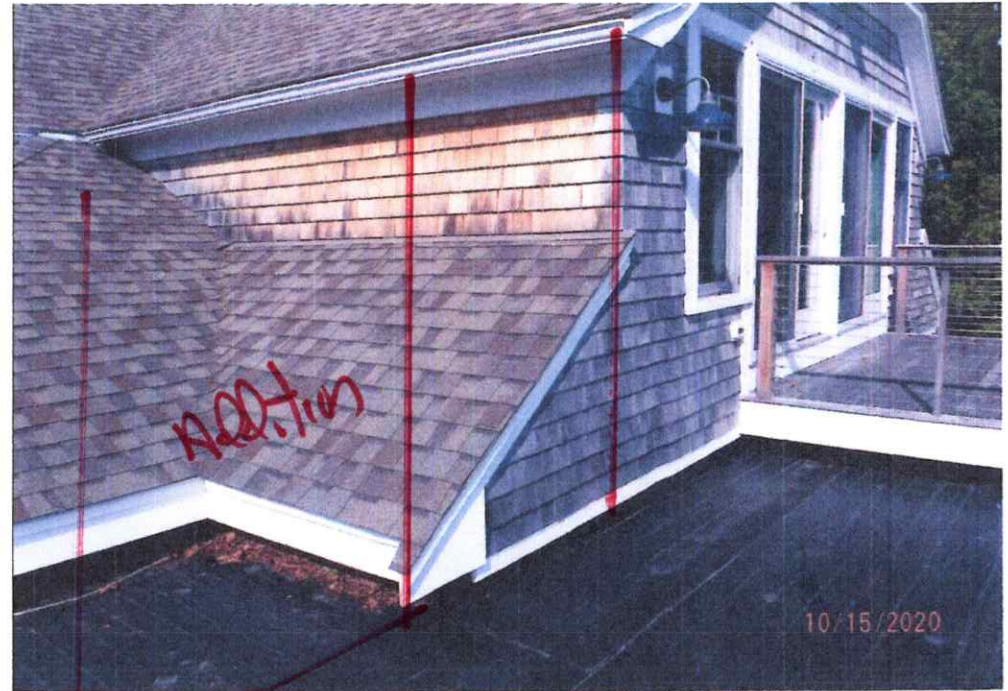
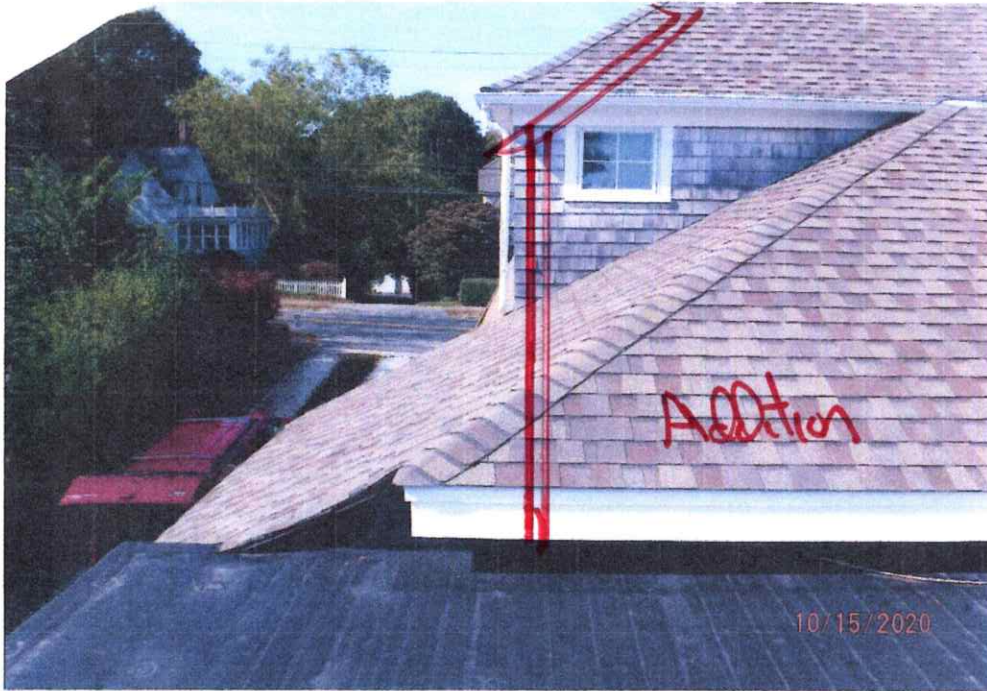


See floor
Add



See floor add
in line with see it
floor wall

-n- Cotuit 10/14/20



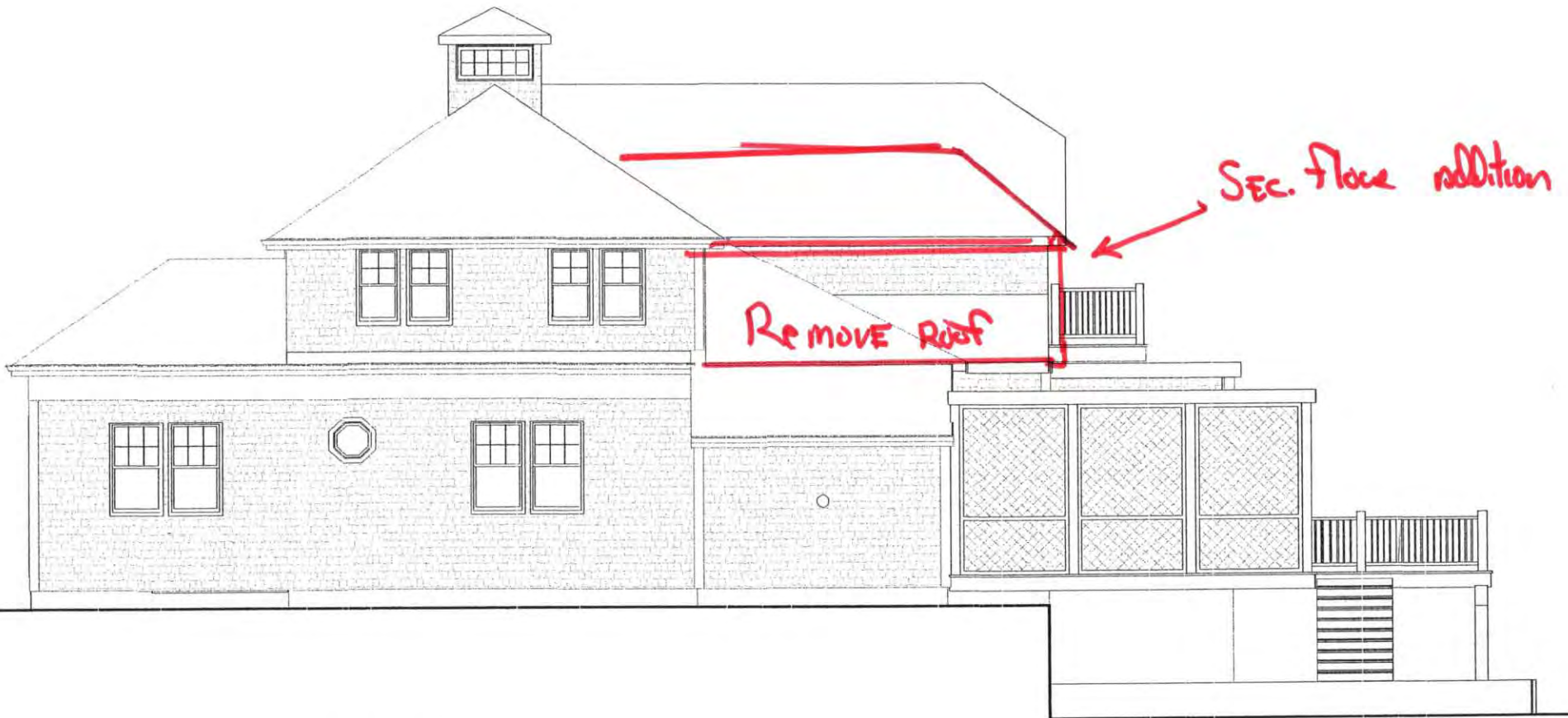


Proposed Front Elevation

Not seen from front

Pozen
960 Main St - Cotuit, MA

A4
July 10, 2017



Proposed Right Elevation

Pozen
960 Main St - Cotuit, MA

A6
July 10, 2017

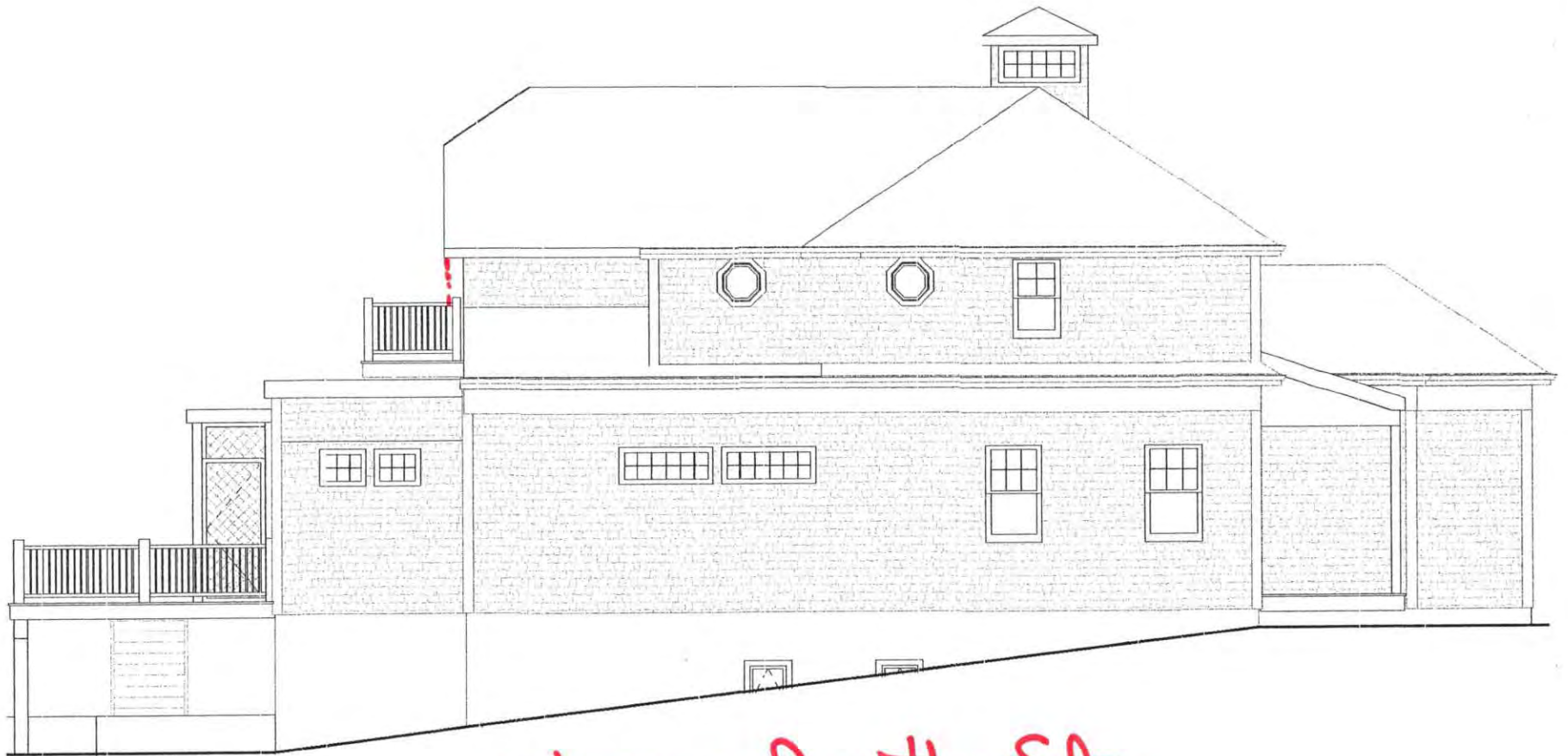
Addition



Proposed Rear Elevation

Pozen
960 Main St - Cotuit, MA

A7
July 10, 2017



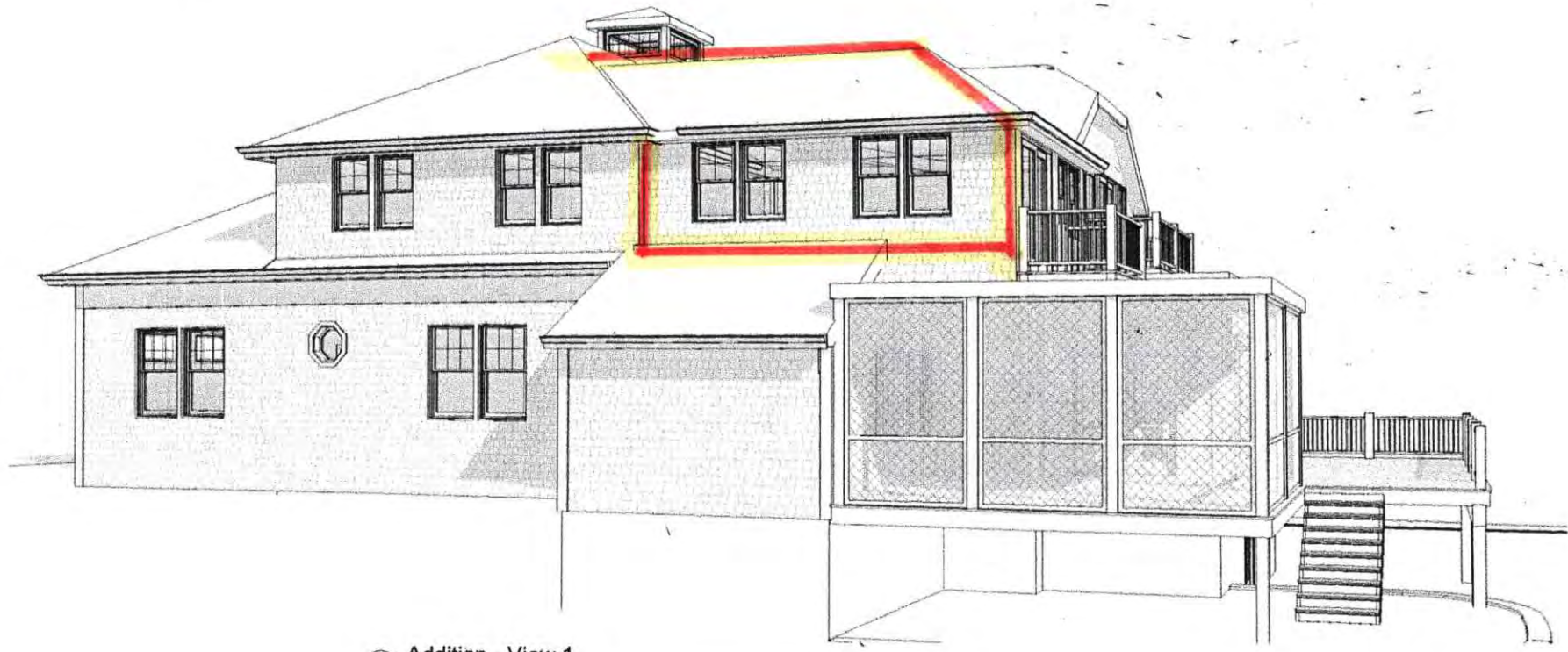
Proposed Left Elevation

NOT SEEN FROM THIS SIDE.

Pozen
960 Main St - Cotuit, MA

A5
July 10, 2017

Main St



① Addition - View 1

Pozen
960 Main St - Cotuit, MA

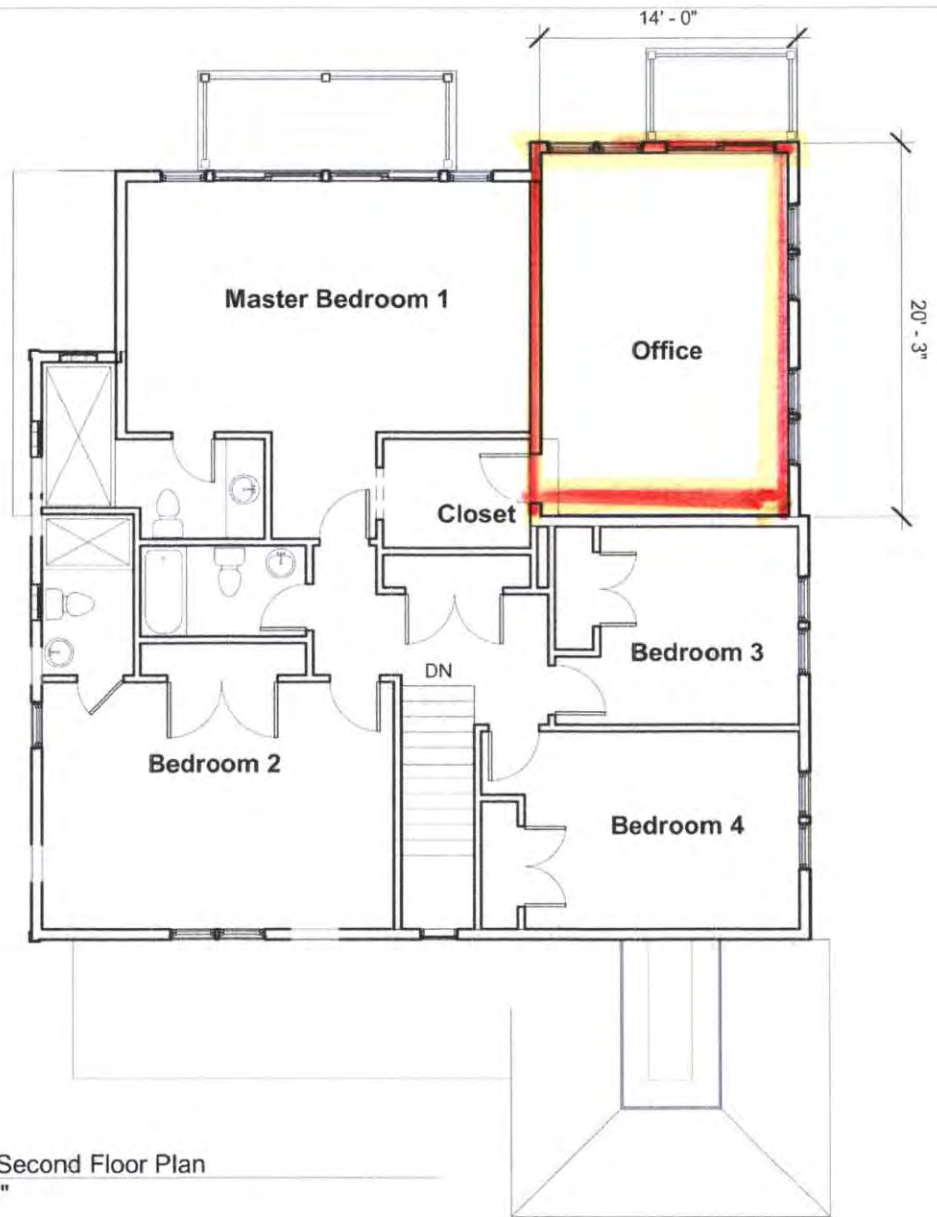
A8
October 29, 2020



① Proposed Right Side Elevation
1/8" = 1'-0"

Pozen
960 Main St - Cotuit, MA

A6
October 29, 2020





① Proposed Rear Elevation
1/8" = 1'-0"

Pozen
960 Main St - Cotuit, MA

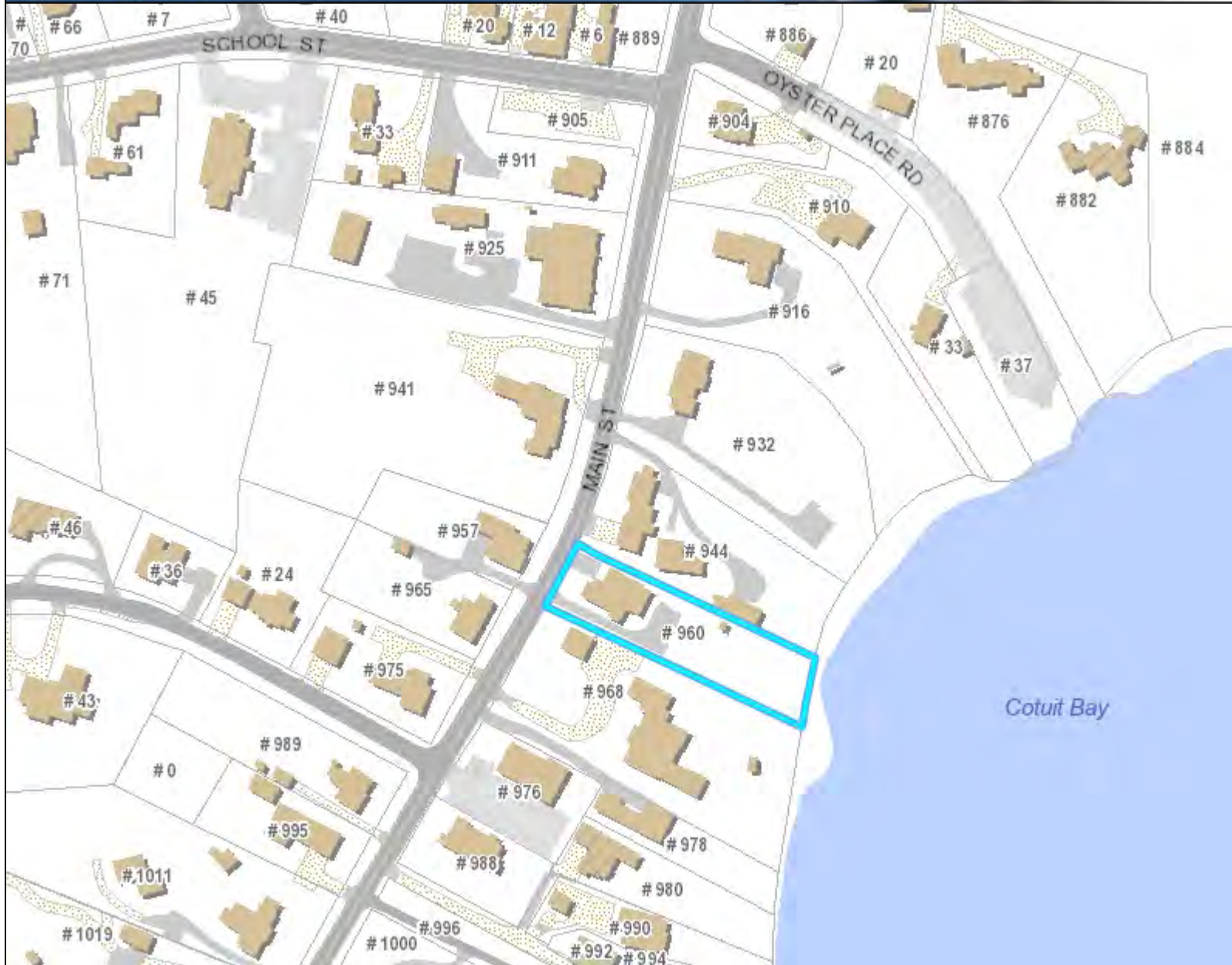
A7
October 29, 2020



① Addition - View 2

Pozen
960 Main St - Cotuit, MA

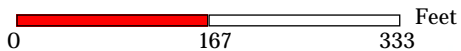
A9
October 29, 2020



Legend

- Parcels
- ▬ Town Boundary
- ⊕ Railroad Tracks
- Buildings
 - Approx. Building
 - Buildings
- Painted Lines
- Parking Lots
 - Paved
 - Unpaved
- Driveways
 - Paved
 - Unpaved
- Roads
 - Paved Road
 - Unpaved Road
- ▨ Bridge
- Paved Median
- Streams
- Marsh
- Water Bodies

Map printed on: 11/30/2020



Approx. Scale: 1 inch = 167 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

Parcel lines shown on this map are only graphic representations of Assessor's tax parcels. They are not true property boundaries and do not represent accurate relationships to physical objects on the map such as building locations.



Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

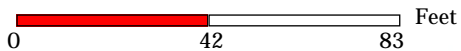
gis@town.barnstable.ma.us

Legend

Road Names



Map printed on: 11/30/2020



Approx. Scale: 1 inch = 42 feet



This map is for illustration purposes only. It is not adequate for legal boundary determination or regulatory interpretation. This map does not represent an on-the-ground survey. It may be generalized, may not reflect current conditions, and may contain cartographic errors or omissions.

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Town of Barnstable GIS Unit

367 Main Street, Hyannis, MA 02601

508-862-4624

gis@town.barnstable.ma.us

Historical Commission Abutter List for Subject Parcel 035095

All property owners within 300 feet of the subject property's boundaries

| Parcel ID | Owner 1 | Owner 2 | Address Line 1 | Address Line 2 | City | State | Zip |
|-----------|-------------------------------|---|--------------------------|----------------------|-------------|-------|-------|
| 034029 | TWITCHELL, JASON TR | CLAIRE B TWITCHELL IRREV TRUST | 14 KNOLLWOOD DRIVE | | SHREWSBURY | MA | 01545 |
| 034030 | COTUIT FIRE DISTRICT | | P.O. BOX 1475 | | COTUIT | MA | 02635 |
| 034031 | MARINERS LODGE A F & A M | C/O HADLEY, THOMAS, TREAS. | BOX 415 | | COTUIT | MA | 02635 |
| 034032 | MALOOMIAN, DENNIS & LEEANN | | PO BOX 1462 | 311 PILOT POINT LANE | BOCA GRANDE | FL | 33921 |
| 034033 | LAPOINT, WILLIAM J JR | | PO BOX 692 | | COTUIT | MA | 02635 |
| 034034 | SULLIVAN, WILLIAM M & SUSAN B | | 135 FIVE MILE RIVER ROAD | PO BOX 1043 | DARIEN | CT | 06820 |
| 035007 | LYALL, CAROL CURRAN TR | CAROL CURRAN LYALL TRUST | 24 POPONESSETT ROAD | | COTUIT | MA | 02635 |
| 035008 | PEIRSON, ELIZABETH L TR | HIGGINS PEIRSON FAMILY INVESTMENT TRUST | 975 MAIN STREET | | COTUIT | MA | 02635 |
| 035009 | GALLAGHER, STEPHEN P & ELLEN | | 965 MAIN STREET | | COTUIT | MA | 02635 |
| 035010 | STAVARIDIS, ARTHUR J TR | STAVARIDIS REALTY TRUST | 111 MARLBOROUGH ST | | BOSTON | MA | 02116 |
| 035011 | SCUDDER, SCOTT M & ALICE H | %SCUDDER, SCOTT M & ALICE H | PO BOX 333 | | COTUIT | MA | 02635 |
| 03501200A | MARINO, THOMAS & JOSEPH T TRS | MARINO REALTY TRUST | 4 CHASE LANE | | FOXBOROUGH | MA | 02035 |
| 03501200B | MEGATHLIN, DONALD E | %MEGATHLIN, DONALD E & KAREN B | PO BOX 125 | | COTUIT | MA | 02635 |

| Parcel ID | Owner 1 | Owner 2 | Address Line 1 | Address Line 2 | City | State | Zip |
|-----------|---|-------------------------------------|-----------------------------|----------------|--------------|-------|-------|
| 03501200C | TAIT, JANE M | %TAIT, JANE M TR | 925 MAIN STREET UNIT 3 | | COTUIT | MA | 02635 |
| 03501200D | WALL, STEPHANIE G TR | STEPHANIE G WALL TRUST | PO BOX 840 | | COTUIT | MA | 02635 |
| 03501200E | PAPADOPOULOS, ANGELA | | 277 BELGRADE AVE | | ROSLINDALE | MA | 02131 |
| 03501200F | TRAINOR, PETER J & COLLEEN A TRS | %SPINELLO, MICHAEL A | 925 MAIN STREET UNIT 6 | | COTUIT | MA | 02635 |
| 03501200G | MYERS, GLORIA Y | | PO BOX 2034 | | COTUIT | MA | 02635 |
| 03501200H | FITZGERALD, JASON W & KIMBERLY B | | 14 CHAMBERLAIN RUN | | HINGHAM | MA | 02043 |
| 03501200I | TSARAS, PENNY | | 45 BELLEVUE HILL RD | | WEST ROXBURY | MA | 02132 |
| 03501200J | JAMESON, W GEORGE & ALICE T | | 1639 MADDUX LANE | | MCLEAN | VA | 22101 |
| 035090 | MACKINNON, DONALD J TR | MCCM REALTY TRUST | PO BOX 152 | | HINGHAM | MA | 02043 |
| 035092 | BUNTING, CATHERINE L & LLYOD M ET AL | | 41 BOULDER ROAD | | WELLESLEY | MA | 02481 |
| 035093 | FIGLIO, MICHAEL P ET AL TRS | C/O MARY FIGLIO | 30898 N. MANOR HILL ROAD | | GRAYSLAKE | IL | 60030 |
| 035094 | GROVE, KATHLEEN K & WALLACE S TRS | KATHLEEN K GROVE REVOCABLE TRUST | 11 WESTWOOD AVENUE #101 | | TEQUESTA | FL | 33469 |
| 035095 | POZEN, DANIEL J & GARNI, HEATHER P TRS | 960 MAIN TRUST | 37 CROTON STREET | | WELLESLEY | MA | 02481 |
| 035096 | GILL, MICHAEL J TR | OCEAN VIEW REALTY TRUST | PO BOX 406 | | WAYLAND | MA | 01778 |
| 035101 | MACKINNON, MATTHEW J TR | 33 OYSTER PLACE REALTY TRUST | 33 OYSTER PLACE ROAD | | COTUIT | MA | 02635 |

MOTIONS & FINDINGS

Request to withdrawal without prejudice the application received on February 2, 2020, for **Kelley, Matthew & Laurie, 554 Wianno Avenue, Osterville, Map 162, Parcel 013/000, George H. Phelps House, built 1882, Contributing structure in the Wianno Historic District** for the Partial demolition of the structure and relocate remaining structure to 58 Wianno Avenue, Osterville

MOTION 1: I move that the Barnstable Historical Commission approve the request to withdrawal, without prejudice, the Notice of Intent to Demolish Application received on February 2, 2020 for Matthew and Laurie Kelley of 554 Wianno Avenue, Osterville, Map 162, Parcel 013/000, George H. Phelps House, built 1882, Contributing structure in the Wianno Historic District for the proposed partial demolition of this structure as requested by Attorney David Lawler.

Logan, Erin

From: Lucy Loomis <sturgislibrary@comcast.net>
Sent: Monday, December 07, 2020 3:29 PM
To: Deborah Baker; Logan, Erin
Subject: letter of support requested

Hello:

Sturgis Library is in the process of applying for grant funding from the Massachusetts Cultural Facilities Fund and other sources for a series of renovations and preservation projects, including:

- Replacement/reshingling of the cedar shingled roof over the historic portion of the building. This may also include work on the two original chimneys if needed.
- Replacement of a 70s era bay window, which is rotting and leaking, with 6 over 6 windows that match the original historic windows.
- Replacement of the failing entrance door and sill.
- Replacement of a failing exterior door on the second floor of the original building -- it acts as a second means of egress from a staff office.
- Drainage reconfiguration to mitigate flooding in lower parking lot after storms.
- Exterior signage redesign, replacing deteriorating signage and adding signage with historical information about the Library.

We would appreciate it if you could write a letter of support for this project and send it to me no later than December 31st. In it you or your organization could address the importance of the Library in the community, talk about its history, or your personal connection to the Library.

Please email the letter to me -- do not send it to the Cultural Facilities Fund. However, the letter should be on letterhead, and signed by you or an officer of your organization. The address in the heading should be:

*Massachusetts Cultural Facilities Fund
Mass Cultural Council
10 St. James Avenue, 3rd Floor
Boston, MA 02116-3803*

The salutation line can read: To whom it may concern

Thanks in advance for your help with this. If you have ANY questions, please don't hesitate to let me know.

Lucy Loomis, Director

Sturgis Library, Barnstable Village
An independent nonprofit library
www.sturgislibrary.org
508-362-8448 **[Support Sturgis Library](#)**

Lucy Loomis, Library Director

Sturgis Library, Barnstable Village
An independent nonprofit library
<http://www.sturgislibrary.org>

Parcel: 279-036

Location: 3090 MAIN ST./RTE 6A(BARN.), Barnstable

Owner: STURGIS LIBRARY INC



Parcel
279-036

Location
3090 MAIN ST./RTE 6A(BARN.)

Village
Barnstable

Town sewer account
Active

Developer lot:

Road index
0949

Fire district
Barnstable

Sewer connection files
[card_1](#)

Secondary road

Interactive map



Owner: STURGIS LIBRARY INC

Owner
STURGIS LIBRARY INC

Street1
3090 ROUTE 6A

City
BARNSTABLE

Co-Owner

Street2

State Zip Country
MA 02630

Book page
340/ 114

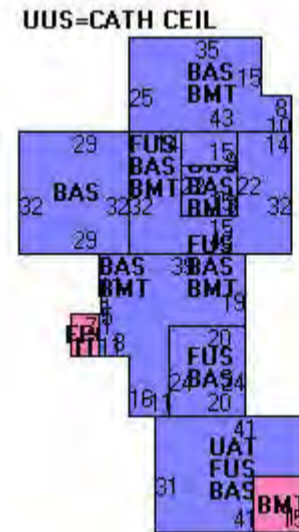
Land

| | | | |
|-----------------------------|-----------------------|---|----------------------|
| Acres 1.62 | Use Library-Museum | Zoning RF-2 | Neighborhood 0109 |
| Topography Level | Street factor | Town Zone of Contribution AP (Aquifer Protection Overlay District) | |
| Utilities All Public,Gas | Location factor | State Zone of Contribution OUT | |

Construction

Building 1 of 1

| | | |
|-----------------------|---|-----------------------------|
| Year built 1800 | Roof structure Gable/Hip | Heat type Hot Air |
| Living area 9006 | Roof cover Asph/F Gls/Cmp | Heat fuel Gas |
| Gross area 14169 | Exterior wall Wood Shingle, Cedar or Redwd | AC type Central |
| Style Library | Interior wall Plastered, Drywall | Bedrooms 00 |
| Model Commercial | Interior floor Carpet, Pine/Soft Wood | Bath rooms 0 Full-2 Half |
| Grade Average Plus | Foundation AVERAGE | Total rooms |
| Stories 2 | | |



Permit History

| Issue Date | Purpose | Permit Number | Amount | InspectionDate | Comments |
|------------|-----------------|---------------|-----------|----------------|---|
| 09/09/2019 | Addn Alt-Res | 19-2896 | \$26,280 | | POUR FOOTING & WALL AS PER ENGINEERED DRAWING FOR APPROX 88' TO RETAIN SMALL BANK. FACE WITH STONE |
| 11/20/2015 | Finish Basement | 201507770 | \$450,000 | 06/28/2016 | NEW VAULT ROOM IN BASEMENT, FRAME EXTERIOR SHAFT FOR DUCT WORK |
| 11/24/2010 | Commercial | 201006337 | \$480,000 | 06/30/2011 | NW FIRE PROTECT SYSTM,SITE WRK TO IMPROV DRNG AND INSTAL OF NW FIRE SRVC WTR LINE,EXT IMPROV PART ROOF REPLACE,NS,NW, INT SPRNKLR WORK AND FINISHES |
| 01/31/2001 | New Roof | 51483 | \$18,000 | 01/01/2002 | |
| 09/10/1997 | Other | 25516 | \$235,600 | 01/15/1997 | ADD ELEVATOR,3LOBBYS,UPGRADE,EXTEND ENTRY |

Sale History

| Line | Sale Date | Owner | Book/Page | Sale Price |
|------|------------|---------------------|-----------|------------|
| 1 | 03/30/1915 | STURGIS LIBRARY INC | 340/ 114 | \$0 |

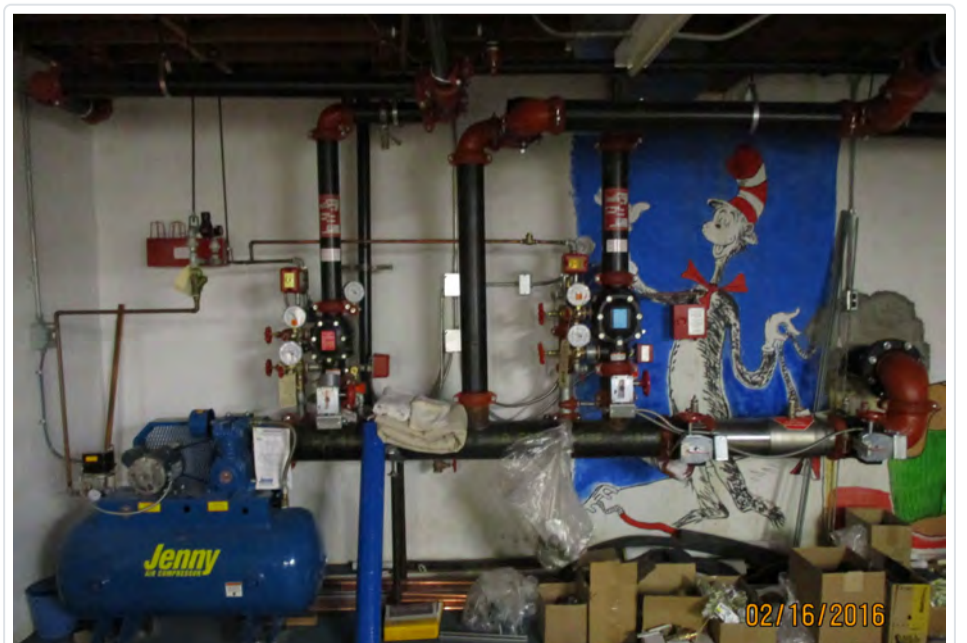
Assessment History

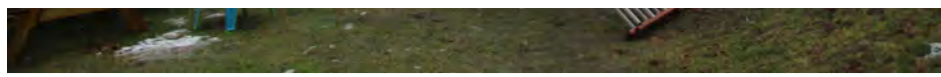
| Save # | Year | Building Value | XF Value | OB Value | Land Value | Total Parcel Value |
|--------|------|----------------|-----------|----------|------------|--------------------|
| 1 | 2020 | \$1,195,100 | \$210,400 | \$27,900 | \$323,200 | \$1,756,600 |
| 2 | 2019 | \$1,195,100 | \$210,400 | \$29,800 | \$337,200 | \$1,772,500 |
| 3 | 2018 | \$1,157,600 | \$210,400 | \$30,700 | \$323,200 | \$1,721,900 |
| 4 | 2017 | \$1,123,100 | \$204,200 | \$31,100 | \$323,200 | \$1,681,600 |
| 5 | 2016 | \$1,123,100 | \$172,100 | \$31,100 | \$323,200 | \$1,649,500 |
| 6 | 2015 | \$1,164,000 | \$148,500 | \$0 | \$433,400 | \$1,745,900 |
| 7 | 2014 | \$1,164,000 | \$148,500 | \$0 | \$433,400 | \$1,745,900 |
| 8 | 2013 | \$1,164,000 | \$148,500 | \$0 | \$433,400 | \$1,745,900 |
| 9 | 2012 | \$1,122,300 | \$141,200 | \$0 | \$433,400 | \$1,696,900 |
| 10 | 2011 | \$965,100 | \$118,100 | \$0 | \$379,800 | \$1,463,000 |
| 11 | 2010 | \$965,100 | \$118,100 | \$0 | \$386,900 | \$1,470,100 |
| 12 | 2009 | \$965,100 | \$37,000 | \$0 | \$194,300 | \$1,196,400 |
| 13 | 2008 | \$766,400 | \$37,000 | \$0 | \$210,900 | \$1,014,300 |
| 15 | 2007 | \$766,400 | \$37,000 | \$0 | \$210,900 | \$1,014,300 |
| 16 | 2006 | \$831,800 | \$37,000 | \$0 | \$210,900 | \$1,079,700 |
| 17 | 2005 | \$810,600 | \$37,000 | \$0 | \$222,000 | \$1,069,600 |
| 18 | 2004 | \$764,300 | \$37,000 | \$0 | \$222,000 | \$1,023,300 |
| 19 | 2003 | \$596,200 | \$37,000 | \$0 | \$134,300 | \$767,500 |
| 20 | 2002 | \$552,800 | \$43,200 | \$0 | \$134,300 | \$730,300 |
| 21 | 2001 | \$552,800 | \$43,200 | \$0 | \$134,300 | \$730,300 |
| 22 | 2000 | \$512,000 | \$44,700 | \$0 | \$83,300 | \$640,000 |
| 23 | 1999 | \$512,000 | \$44,700 | \$0 | \$83,300 | \$640,000 |
| 24 | 1998 | \$0 | \$0 | \$0 | \$83,300 | \$83,300 |
| 36 | 1986 | \$0 | \$0 | \$0 | \$0 | \$0 |

Photos











FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

279/036

PR 7/26/11

LD-5/11 BRN.113

| | |
|----------------------------|----------------------------|
| In Area no. BVD MS. No. | Form no. BRN.113 227 |
|----------------------------|----------------------------|

1. Town Barnstable (Village Center)
#3090
Address Main St. (Rte 6A), Barnstable



Name Sturgis Library
Present use library

Trustees: Dexter Leen, Roupert
Present owner Baker, Jr., Edson Outwin
Mrs. Henry Blair

Description:
Date 1644

Source Amos Otis, Genealogical Notes
of Barnstable Families, 1888.
Reference Colonial

Architect _____

Exterior wall fabric wood clapboard on
front, wood shingle on remainder
Outbuildings (describe) _____

Other features wide pine floors, summer
beam, seperated central chimneys

| | | |
|-----------------------------------|------|-------------|
| addition | Date | 1920 |
| Altered wing added | Date | 1972 |
| <u>\$235,000 Renovation</u> | Date | <u>1997</u> |
| Moved <u>\$480,000 Renovation</u> | Date | <u>2010</u> |

5. Lot size:

One acre or less Over one acre _____

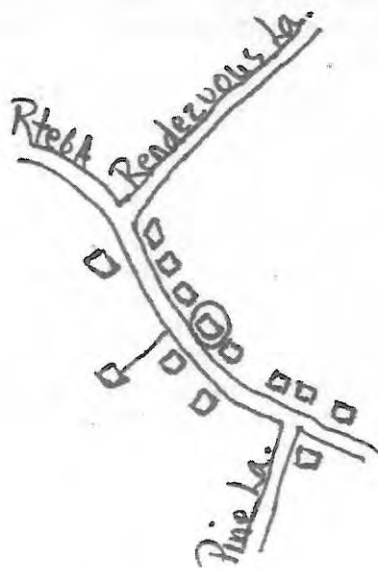
Approximate frontage 200 ft.

Approximate distance of building from street
100 ft.

6. Recorded by Patricia J. Anderson

Organization Barnstable Historical
Commission

Date 1980



(over)

*Contributing Building
National Register District*

7. Original owner (if known) Rev. John Lothrop

Original use homestead

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

| | | | | | |
|-----------------------|-----------|----------------------------|-----------|-------------------------|-----------|
| Aboriginal | _____ | Conservation | _____ | Recreation | _____ |
| Agricultural | _____ | Education | <u>XX</u> | Religion | _____ |
| Architectural | <u>XX</u> | Exploration/ settlement | <u>XX</u> | Science/ invention | _____ |
| The Arts | _____ | Industry | _____ | Social/ humanitarian | <u>XX</u> |
| Commerce | _____ | Military | _____ | Transportation | _____ |
| Communication | _____ | Political | _____ | | |
| Community development | <u>XX</u> | | | | |

9. Historical significance (include explanation of themes checked above)

The original section of this building was the second dwelling house of Rev. John Lothrop, an early settler who removed from Scituate to Mattakeese (now Barnstable) in 1639.

Built in 1644, this is possibly the oldest remaining house in the Town of Barnstable. According to Amos Otis "Mr. Lothrop's new house was 21 feet on the front or south side, and 29 feet on the east side. The chimney was on the west side, the oven projecting outside of the wall. The front posts were eleven feet high, and the rear five and one-half feet, between the sill and the plate. As the floors were laid even with the lower side of the sills, which were a foot square, the lower rooms were about 6 feet 6 inches in the clear, between the summer beam and the floor. The framing of the front room corresponded with the height of the rear posts, consequently the front posts extended about three and one-half feet above the chamber floor, making a half story in front.

The first alteration was made by adding a room on the west; the second, by lengthening the front posts, making the building two full stories on the front; the third was made by the late Isaac Chipman, who raised the rear up to two stories; and the fourth or last by converting the west part of the house into a public library room. The original part of the house remains, excepting the finish, as it was when occupied by Mr. Lothrop."

Captain William Sturgis, shipmaster and owner, who was born in the house, purchased the property in 1862 from the heirs of Isaac Chipman. Capt. Sturgis left \$15,000 together with his home in trust for a public library for inhabitants of Barnstable. As Sturgis Library, it was opened August 2, 1867, with 1,300 books. The old Lothrop house incorporated in the library, makes it the oldest library building in the country. There are

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

- Registry of Deeds-Barnstable County
- Registry of Probate-Barnstable County
- Barnstable County Atlas 1858, 1880, 1907
- Otis, Amos, Genealogical Notes of Barnstable Families, 1888.
- Trayser, Donald G., Barnstable-Three Centuries of a Cape Cod Town, 1939.

BRN 113

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

| | |
|--|-------------------|
| Community: Barnstable (Village Center) | Form No: D-127 |
| Property Name: Sturgis Library | |

Indicate each item on inventory form which is being continued below.

Historical Sig. Cont.

wide pine floors and a summer beam remaining in the oldest section of the building. The first librarian was Rev. Thomas Weston; the first trustees were Lemuel Shaw, Jr., E.W. Hooper, and Samuel Hooper.



Staple to Inventory form at bottom

MHC STAFF OPINION: ELIGIBILITY FOR NATIONAL REGISTER

DATE: 10/20/93

DATE REVIEW DUE:

PROPERTY: Barnstable Stage Library #109

BV/WB

STAFF IN CHARGE OF REVIEW:

BVD127

ACTION: Rehab

AGENCY:

Does this property meet the NR criteria?

| | | | | |
|-----------|--------------|-------|-------------------------|---|
| Opinion: | <u>Yes</u> | No | <u>More information</u> | |
| Criteria: | A | B | <u>C</u> | D |
| Level: | <u>Local</u> | State | National | |

Statement of Significance by Zimmerman

(staff)

~~Oh boy...~~

- looks plausibly early, two not 1645 (1720s maybe)
- no info on estab of lib and why house was chosen for site of lib → if estab of lib and continuous use ~~as earliest~~ could be verified as earliest in U.S., it might go also on criteria A
- whole thing looks most anyway on individual use

Information required to form opinion:

plan's since it's pretty certainly part of a district

Result:

Agreed Eligible:

Date:

DOE by SOI:

Date:

Determined Not Eligible:

Date:



VITAL RECORDS

Vol. 1, No. 3

A Quarterly Journal of the Sturgis Library

October 1983



PROLOGUE

William Sturgis died on 20 October 1863 at the age of 81 years, having achieved eminence as a merchant prince, statesman and philanthropist. He was a practical man who believed in the perfectability of men and women through education.

In his will, Captain Sturgis not only bequeathed the funds to establish a library for the educational enrichment of the people of Barnstable; he also entrusted its management to three men who possessed, as had he, a sound knowledge of commerce, a conscientious dedication to public office and commitment to educational ideals.

Samuel Hooper, named Managing Trustee in the Sturgis indenture, was married to Sturgis' daughter Anne. After spending his early business years as a junior partner in the Bryant & Sturgis firm, he went on to establish his own successful import-exporting firm and to become a well-respected member of the U.S. House of Representatives. (His legislator's chair is part of the historic furnishings of the Library.) Samuel Hooper's Congressional career is particularly noteworthy for the extensive counsel he provided on matters of commercial finance and monetary stability during the Civil War. His youngest daughter Marian ("Clover") was married to Henry Adams.

Lemuel Shaw Jr. was the son of Chief Justice Lemuel Shaw, one of Captain Sturgis' most intimate associates. Young Lemuel was himself a distinguished attorney, a member of a highly influential circle of judges, lawyers and financial leaders, and he was the executor of the Sturgis estate. His sister Elizabeth was married to Herman Melville, author of *Moby Dick*.

Edward William Hooper, nephew of Samuel Hooper and grandson of William Sturgis, was also an attorney. For many years he was Treasurer of Harvard College and a Member of the Corporation. His sister Ellen was married to Ephraim Gurney, first Dean of the Harvard faculty; and through the marriage of his younger sister Marian to Henry Adams, Edward formed deep bonds of friendship with his illustrious brother-in-law. Edward served as Trustee of the Sturgis Library until his death in 1901.

The first three Trustees provided an example of leadership and responsibility to future generations of Trustees. In the subsequent years, the Trustees have continued to distinguish themselves in the cultural and civic worlds of Barnstable, Boston and beyond. Each successive Board of Trustees has demonstrated intellectual leadership and fiscal responsibility, thereby strengthening the Library's continuing tradition of excellence. Therefore, the names of those who have served as Trustees are published in this Founder's Anniversary issue of *Vital Records* in recognition of their service.

- SRK

TRUSTEES OF THE STURGIS LIBRARY 1863 - 1983

| | | |
|-------------------------------------|-------------------------------------|-------------------------------------|
| Samuel Hooper (1867-1875) | Annabel J. Trayser (1956-1968) | Mrs. Robert Conly (1971-1976) |
| Lemuel Shaw, Jr. (1867-1884) | Elizabeth C. Edwards (1959-1968) | William Durrell (1971-1979) |
| Edward W. Hooper (1867-1901) | Edward G. Rudd (1959-1966) | Mrs. Charle Howes (1973-1977) |
| Anne Hooper Lothrop (1875-1924) | Lois Maraspin Perry (1959-1970) | Gustav Bierstedt (1973-1975) |
| John Oakes Shaw (1884-1902) | Kurt Vonnegut (1960-1965) | Mrs. Henry Blair (1974-1983) |
| Sturgis Bigelow (1902-1926) | Nelson Stone (1963-1970) | Roupen Baker (1974-1981) |
| Mable Simpkins Agassiz (1902-1915) | Ida Anderson (1965-1970) | Jack Hill (1974) |
| Amy Lothrop Coolidge (1915-1948) | Eugene Exman (1967-1973) | John D. Spohr (1975-1983) |
| Francis Bacon Lothrop (1927-1971) | Frances Lowell Hunsaker (1967-1978) | Winfield S. Brooks, Jr. (1977-1978) |
| Mrs. Frank Rich (1930-1937) | Barbara M. Howard (1967-1970) | Current Members: |
| Anne Coolidge Moore (1937-1971) | Martin S. Kapp (1967-1970) | Dexter B. Leen (1970-) |
| Harriet Ropes Cabot (1948-1970) | Briah K. Connor (1968-1970) | Edson S. Outwin (1971-) |
| Mary Hinckley Crane (1948-1971) | Francis C. Whitehead (1970-1973) | Mrs. Raymond Dodge (1972-) |
| Mary Mortimer (1948-1964) | William R. Coyle (1970) | Mrs. Willard Simpkins (1973-) |
| Alfred P. Lowell (1948-1955) | Earl S. Lathrop (1970-1975) | M. Frederick Arkus (1976-) |
| Donald G. Trayser (1948-1955) | C. Lee Austin (1970) | Carl F. Spang (1976-) |
| Davis G. Maraspin (1954-1959) | Priscilla C. Crane (1970-1975) | George A. Kelly (1977-) |
| Richard S. Gallagher (1951-1971) | Alexander Laird (1970-1971) | John F. Drum (1978-) |
| Catherine B. Lowell (1955-1969) | Carol Crosby (1970-1973) | Philip A. Jenkin (1982-) |
| H.W. Dwight Rudd (1955-1962) | Edward O. Handy (1971-1975) | Kenneth V. Place (1983-) |
| Henry Crocker Kittredge (1955-1964) | William D. Knott (1971-1974) | Thomas J. Mullen (1983-) |
| | Mrs. Freeman M. Crosby (1971-1976) | |

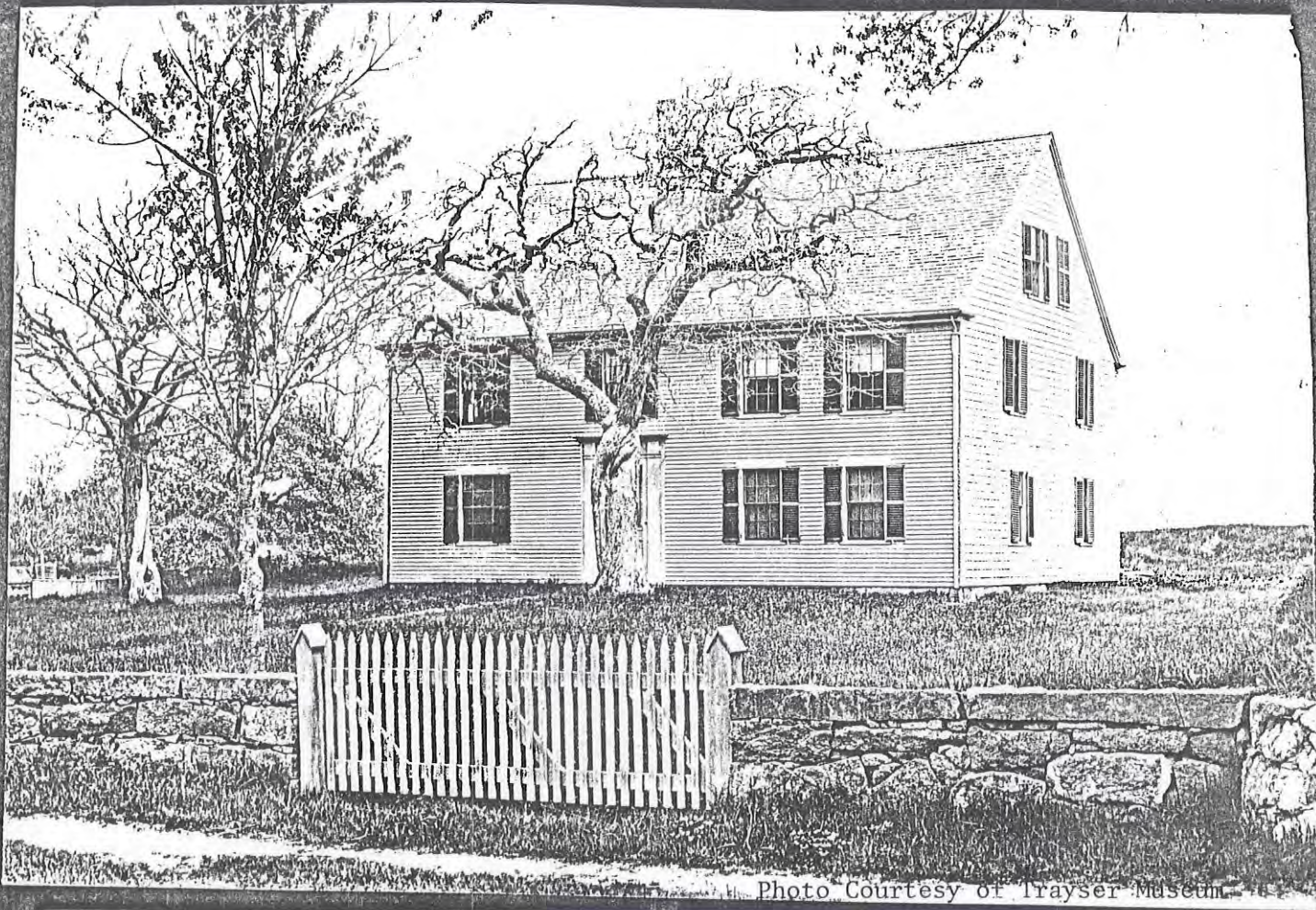


Photo Courtesy of Trayser Museum

Sturgis Library - home of the Rev. John Lothrop in 1644.

Hon. William Sturgis was born in this house.

The current first floor plan, left, and the proposed floor plans for Sturgis Library.

Historic Sturgis Library Prepares For the 21st Century

By Christine L. Lunday

Renovations to Sturgis Library, the oldest library building in the United States, could begin as early as July and would propel the facility into the 21st century while still preserving its historic charm.

The library committee recently applied for a \$443,050 grant through the Massachusetts Public Library Construction Program, which is administered by the Massachusetts Board of Library Commissioners. The grant would match the approximately \$485,950 in funds that would have to be raised by the library in order to complete the renovation project, estimated at \$984,000.

"We're basically doing a tremendous amount of renovations," Susan Kline, Sturgis Library director, said. The majority of renovations would be contained within the building and would allow for better services to more people, she noted.

Topping the list of changes would be to improve handicapped accessibility by installing an elevator, renovating the library entrance, adding Braille signage, and other adaptive technology which would help bring the building up to the Americans with Disabilities Act standards.

Additionally, the children's area, which now is geared to preschool aged children, would be moved and enlarged by three times its current size through an expansion of the adult fiction room.

"Children's environments are very special places," Ms. Kline said, adding that the renovated children's room would provide a balance of services for both preschoolers and older students.

Other goals of the construction project would be to provide a handicap accessible meeting room and to improve the library's historical facilities, which holds the largest Cape Cod history collection in the United States.

"What is unique here in (the building) is a succession of historic periods and styles," said Vcevoid Strekalovsky of the Strekalovsky & Hoit architectural firm based in Hingham. Mr. Strekalovsky's firm provided the schematic drawings of the proposed project and assisted in the preparation of the grant application.

The architects, chosen out of a group of 15 other applicants through the public design selection process, were selected in part because of their experience with older buildings and libraries and the interest they showed in the Sturgis Library renovation project, Ms. Kline said.

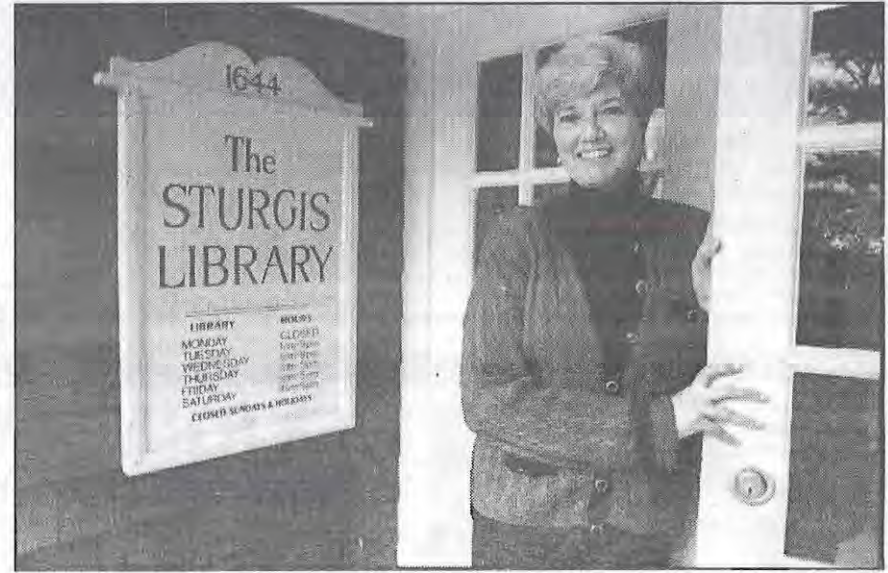
"What is challenging is that you're trying to maintain that residential scale yet create a library that has the efficiency and flexibility and openness necessary for proper supervision of a modern library," Mr. Strekalovsky said.

Renovations were last conducted in 1984 to correct some structural defects in the building and expand to a second level. The original building, which now is occupied by the genealogical reference section, was built in 1644 and was home and meeting house for John Lothrop, a minister and Town of Barnstable founder, Ms. Kline said.

The building took its namesake from William Sturgis, descendant of Thomas Sturgis, a Yarmouth resident who married Abigail Lothrop, one of John Lothrop's daughters.

William Sturgis partnered Bryant & Sturgis, a merchant shipping firm which owned and managed 50 percent of the American fleet engaged in the China Trade in the 19th century. Mr. Sturgis, a believer in self-education and avid reader, left his book collections, \$15,000 and the home to establish a library as a benefit to the people of Barnstable. The library was established in 1863 and opened in 1867.

Since the library is on the National Register of Historic Properties in the United States as well as being located in an area designated as a National Historic District, any modifications to it must be reviewed by the Massachusetts Historical Commission and the



Susan Kline of Sturgis Library in Barnstable.

Staff Photo by Matthew Cavanaugh

Barnstable Historic Commission, Ms. Kline said. She noted that the library has already submitted a compliance form to the Massachusetts Historical Commission.

Although a site plan review has been done, the library must go before the town council for approval.

Patience Jackson, library building consultant for the Massachusetts Board of Library Commissioners, said that all 71 applications from across the state will have to get town meeting, or in Barnstable's case, town council, approval before June 15.

Included in those applications are submissions from Brewster and Harwich.

"We won't be funding more than half of them," Ms. Jackson said of the applications, noting that the total cost of the potential projects is around \$187 million.

The schematic drawings will be on display at the Sturgis Library after March 15, and there will be an opportunity for public comment, to be announced at a later date.

March 19, 1987 *The Barnstable Patriot* Hyannis, Massachusetts



STURGIS LIBRARY, THE WAY IT WAS--This, the home of the Rev. John Lothrop in 1644, is now the front portion of Sturgis Library, Barnstable Village.

BV D-127
Photo Courtesy of Trayser Museum

April 12, 1990 The Barnstable Patriot Hyannis, Mass

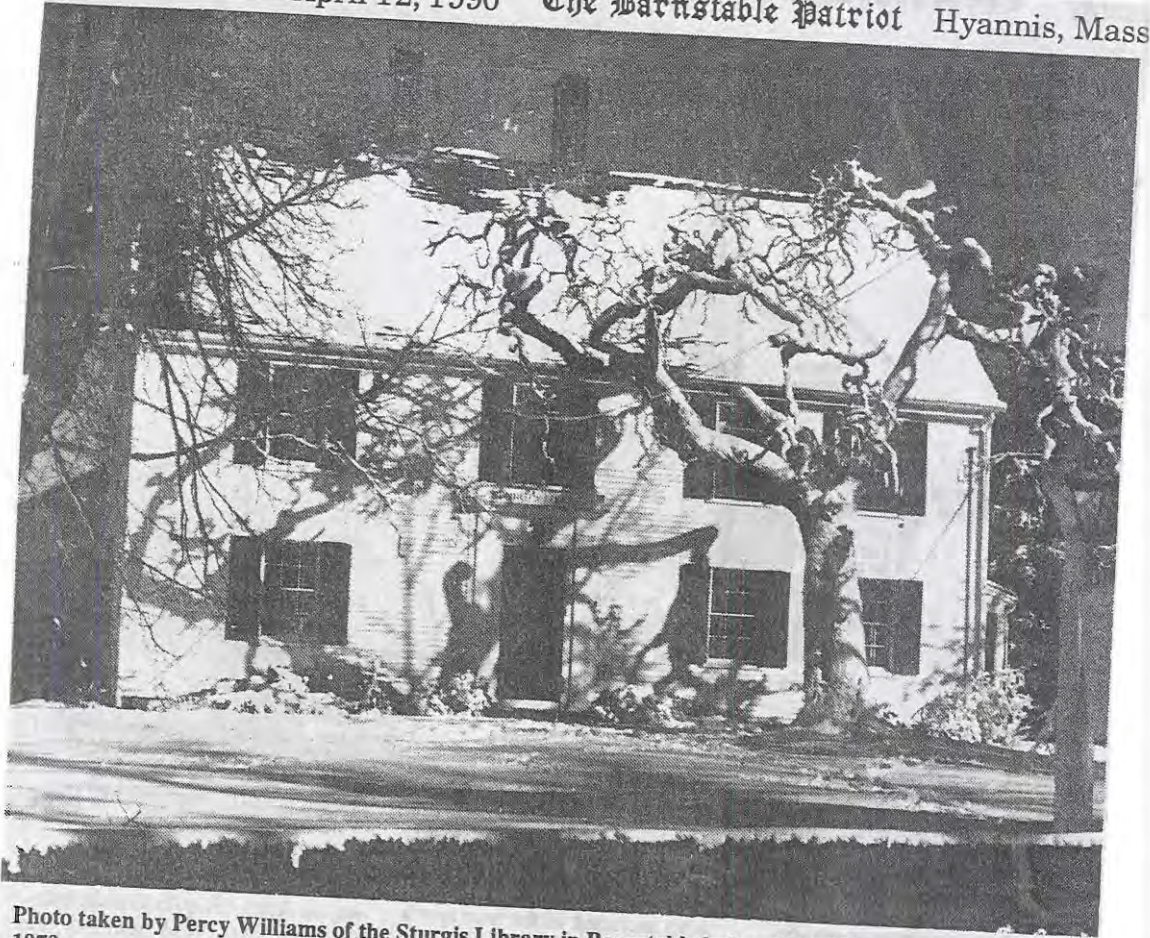
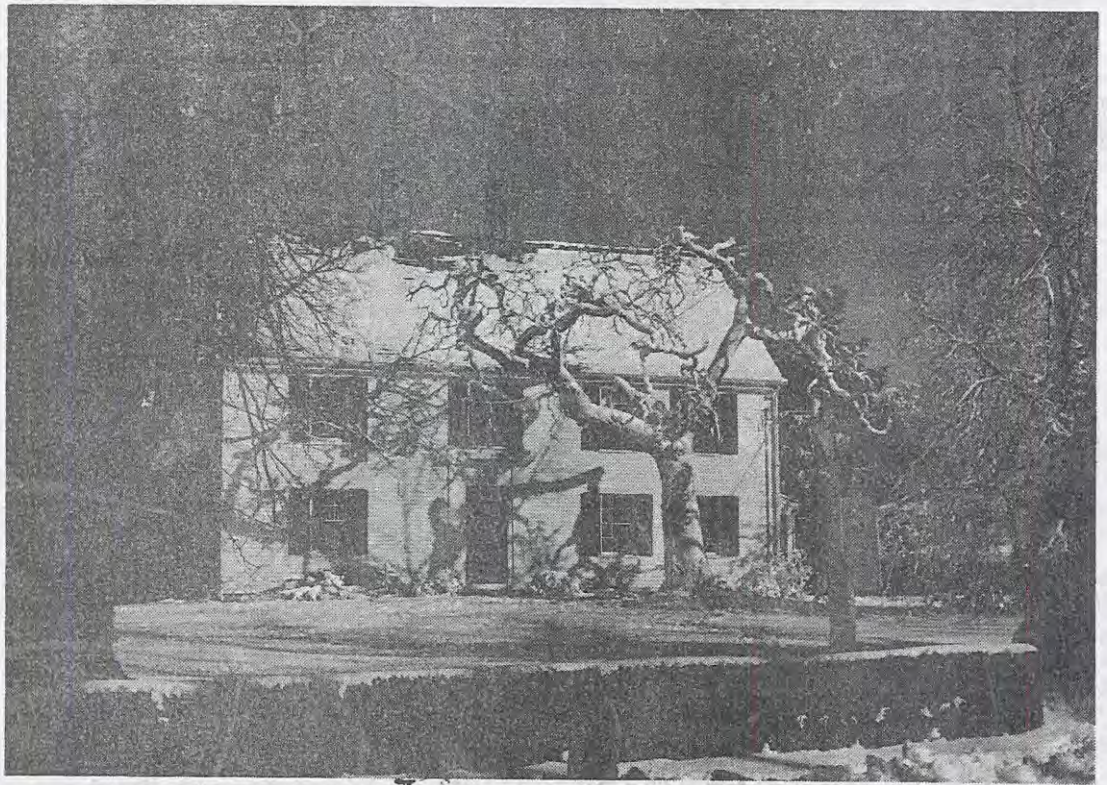


Photo taken by Percy Williams of the Sturgis Library in Barnstable before \$100,000 addition was built in 1970.

BV D-127



THE STURGIS LIBRARY IN BARNSTABLE IN WINTER, BEFORE ITS ADDITION

BV D-127



Town of Barnstable
Planning & Development Department
Barnstable Historical Commission
200 Main Street, Hyannis, Massachusetts 02601
(508) 862-4787 Fax (508) 862-4784
erin.logan@town.barnstable.ma.us

PRESERVATION PROJECT AWARD & SERVICE AWARD
Including RESTORATION, REHABILITATION, OR RECONSTRUCTION
of an Historic Structure, Building, Property, or Landscape

INFORMATION PAGE

Projects should be no more than five years old from the date of construction or completion.

Service award recipients should be currently involved in Preservation efforts.
Self-nominations will not be accepted.

Application submission deadline

Completed applications should be returned to the Planning & Development Department, Historic desk, located at 200 Main Street, Hyannis, MA, 02601, by 4:00pm on **March 31, 2020.**

Decision date

The Barnstable Historical Commission will review all applications submitted on or before the submission deadline date. The winning applications will be announced at the **May 19, 2020,** Historical Commission meeting.

Awards

Project Restoration and Service Awards will be given out in **June,** just after National Preservation Month. Details will follow.

Please email questions to Erin Logan, Administrative Assistant to the Barnstable Historical Commission at erin.logan@town.barnstable.ma.us, or call at 508.862.4787. All questions will be forward to the Historical Commission's Preservation Award Sub-committee.



Town of Barnstable
Planning & Development Department
Barnstable Historical Commission
200 Main Street, Hyannis, Massachusetts 02601
(508) 862-4787 Fax (508) 862-4784
erin.logan@town.barnstable.ma.us

Date Submitted _____

Reviewed by
BHC _____

PRESERVATION PROJECT AWARD APPLICATION

Including RESTORATION, REHABILITATION, OR RECONSTRUCTION
of an Historic Structure, Building, Property, or Landscape

Section I – Applicant

Applicant's Name _____

Phone Number _____ Email _____

Relationship to Structure: Homeowner Builder Other / describe _____

Section II – Location & Owner

No. _____ Street _____ Village _____

Map & Parcel _____ Owner Name _____

Phone Number _____ Email _____

Section III – Historic Status

Year Built _____ Historic Name _____

Individually Listed on National Register Contributing Structure on National Register

Listed on the State Register Inventoried

Original Architect/Builder _____ Original Occupant _____

Architectural Style _____

Section IV – Project Team

Architect/Design Firm _____ Contact Name _____

Address _____

Phone Number _____ Email _____

Contractor/Builder _____ Contact Name _____

Address _____

Phone Number _____ Email _____

DRAFT MINUTES
Barnstable Historical Commission
Held by remote participation via Zoom Meetings
Meeting ID # 935 1113 2267
October 20, 2020 @4:00PM

| | |
|---|---------|
| Nancy Clark, Chair | Present |
| Nancy Shoemaker, Vice Chair | Present |
| Marilyn Fifield, Clerk | Present |
| George Jessop | Present |
| Cheryl Powell | Present |
| Frances Parks | Present |
| Jack Kay, Alternate | Present |
| Jessica Rapp Grasseti, Town Council Liaison | Absent |
| Erin Logan, Planning & Development Staff | Present |

Chair Nancy Clark 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

Reilly, Jennifer, 671 Old Post Road, Cotuit, Map 054, Parcel 001, McLeod House, built 1928, Inventoried Partial Demolition - demolish east wing, west wing, and waterside screened-in porch; replace all windows, doors and existing central volume

Applicant representative: Carey Grover

Public Comment: None present

Grover described the project: partial demolition to accept an addition; replacement of all windows and doors. The windows will have simulated divided lights with wood interior. The shutters and doors will be replaced in kind.

Jessop said he would prefer a full-view storm door.

Chair Clark confirmed the window grills will be changing from eight over eight to two over two, and it was confirmed that the exterior will be white cedar with white trim.

Motion I

Powell moved, seconded by Parks, that, after review and consideration of public testimony, the application and associated materials, the Significant Building at 671 Old Post Road, Cotuit, is a Preferably-preserved Significant Building. So voted: Nay (6) – Clark, Shoemaker, Fifield, Jessop, Parks, Kay; Abstain (1) - Powell

Motion II

Powell moved, seconded by Parks, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 671 Old Post Road, Cotuit, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

So voted: Aye (6) – Clark, Shoemaker, Fifield, Jessop, Powell, Kay; Nay (1) – Parks

OTHER

- Discussion - David Martin of the Marstons Mills Historical Society discussed the needed restoration of the hearse. Parks suggested the Kirkman Trust Fund may be a financial resource, and Jessop suggested that the Larz Anderson Auto Museum in Brookline MA may be a resource.

Chair Clark moved, seconded by Parks, to draft a letter of support for the restoration of the hearse, noting the historic relevance of the hearse to Cape Cod. So voted: Aye - Unanimous

- Community Preservation Committee Update – Fifield reported that CPC recommended support for the Barnstable Historical Society's proposed restoration project.
- Discussion of upcoming historical events open to the public

APPROVAL OF MINUTES - None

Next meeting: November 17, 2020

With no further business before this Commission, a motion was duly made by Parks and seconded by Powell to adjourn the meeting at 4:59pm.

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

Exhibit A Notice of Intent to Demolish File 054/001/000

DRAFT MINUTES
Barnstable Historical Commission
Held by remote participation via Zoom Meetings
Meeting ID #983 1631 1437
November 17, 2020 @4:00PM

| | |
|--|---------|
| Nancy Clark, Chair | Present |
| Nancy Shoemaker, Vice Chair | Present |
| Marilyn Fifield, Clerk | Present |
| George Jessop | Absent |
| Cheryl Powell | Present |
| Frances Parks | Present |
| Jack Kay, Alternate | Absent |
| Jessica Rapp Grasseti, Town Council Liaison | Absent |
| Kate Maldonado, Planning & Development Staff | Present |
| Erin Logan, Planning & Development Staff | Present |

Chair Nancy Clark 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

Luongo, Nicholas & Maryann, named buyers in a Purchase & Sales Agreement with Quinlan, Raymond & Morgan, Jane, 222 Fifth Avenue, Hyannis, Map 245, Parcel 133, built 1940
Full demolition of the main structure; garage to remain

Applicant representative: Gordon Clark of Northside Design Assoc., Maryann Luongo

Public Comment: Susan Vogt, Charlie Gabdois

Gordon Clark described the project. The buyers seek to demolish this structure, and Clark noted that several reports indicate the presence of mold.

Chair Clark understood that mold is present but felt that mold does not necessarily indicate the need for a full demolition.

Abutter Charlie Gabdois was present to speak in favor of the project.

Abutter Susan Vogt said she was not opposed to the project but was concerned about a possible Conservation Restriction. Administrative Assistant Erin Logan advised that the Conservation Commission would be the appropriate entity to answer that question.

Motion I

Parks moved, seconded by Powell, that, after review and consideration of public testimony, the application, and associated materials, the Significant Building at 222 Fifth Avenue, Hyannis, is a Preferably-preserved Significant Building.

So voted: (1) Aye – Clark; (4) Nay – Shoemaker, Fifield, Powell, Parks

Motion II

Parks moved, seconded by Powell, that, in accordance with Section 112-3(F), the Barnstable Historical Commission determines that the partial demolition of the building located at 222 Fifth Avenue, Hyannis, **is not** detrimental to the historical, cultural, and architectural heritage or resources of the Town.

So voted: (1) Nay – Clark; (4) Aye – Shoemaker, Fifield, Powell, Parks

OTHER

- Chair Clark moved to recommend to Town Council that Alternate Commissioner Jack Kay, be moved to be a full Commissioner to complete the Commission's seven members. So voted: Aye - Unanimous (Clark, Shoemaker, Fifield, Powell, Parks)

- Community Preservation Committee Update – Fifield reported that the November CPC meeting had been canceled.

- Discussion of upcoming historical events open to the public

APPROVAL OF MINUTES - None

Next meeting: December 15, 2020

With no further business before this Commission, a motion was duly made by Shoemaker and seconded by Powell to adjourn the meeting at 4:49pm.

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

Exhibit A Notice of Intent to Demolish File 245/133/000