

On 5/12/2022, on a motion by Mr. Kelley, seconded by Vice Chair Slama , the committee voted 4-0-1 to approve these minutes, with Mr. Duggan abstaining



# TOWN OF YARMOUTH

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## HISTORICAL COMMISSION

### MEETING MINUTES - Final

**Meeting Date:** Thursday, April 14, 2022

**Meeting Time:** 10:00 AM

**Meeting Place:** Conference Room A

**Members Present:** Chair Julie Mockabee, Vice Chair George Slama, Commissioners Robert Kelley and Melanie Barron

**Members Absent:** Commissioner Jack Duggan, Alternate Sam Lawrence

**Guests:** Ates Civitci (owner of 50 Park Ave.), Chris Franco, Pine Cone Construction, Inc.

**Staff:** Karen Greene, Director of Community Development, and Lisa Sherman, YHC Administrator

**With a quorum present, Chair Julie Mockabee called the meeting to order at 10:15 am. The remote link in the meeting agenda is incorrect, so no votes can be taken at this meeting. Another meeting will be scheduled for next week to complete the YHC's business.**

#### Demolition Requests

##### 1. 50 Park Ave.

Mr. Civitci addressed the Commission. He bought 50 Park Ave a year and a half ago. The house has no insulation, the floors are uneven, and the foundation is in poor shape. He wanted to renovate the house, and presented plans to the Zoning Board of Appeals. The ZBA said he had to move the house back from the street, so then he went to the Conservation Commission to get their permission to move the house back on the lot. The plan was to move the house back, and then renovate it. However, lifting and shifting specialists informed him that the house would collapse if they tried to move it.

Mr. Franco added that much of the existing wood is rotted, and the mover would not guarantee success if a move was attempted. The plan for a new structure attempts to keep the aesthetics of what the town has approved, and move it to where the town has approved. Mr. Civitci wants to bring back the old charm of the house and remove the odd second floor look; have the plan respect the neighborhood.

Mr. Kelley provided some history of the house. It was part of Hyannis Park, an early residential housing development in Yarmouth (1891). Was originally two lots. The house was built by Richard Wright in 1894, and sold in 1907. The house was one of the first built in the development. The house is not in the historic district, so only the 75 year old rule applies in this case. Mr. Kelley urged Mr. Civitci and Mr. Franco to take architectural elements from the old house and incorporate them into the new. He asked that the character-defining elements of the house be visible from the street.

Mr. Civitci said he is keeping the same footprint of the old house, and the same door placement. He wants to retain the spirit of the house, but replace the mismatched exterior that was added to frequently over the years.

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Mr. Franco asked for Mr. Kelley's opinion of the new plans. He said he tried to capture the previous look of the house. Mr. Kelley suggested period windows with the same style and character as the current (3 over 1, 6 over 6, or 9 over 9). Mr. Franco noted that all the windows were replaced at some point so no originals exist. Chair Mockabee suggested Mr. Civitci and Mr. Franco walk around the neighborhood to see the historic windows and other historic elements still in place in other houses.

Mr. Kelley suggested that a Greek revival flare in the front of the house would be appropriate to the time the house was built. He is pleased the new structure will retain the same footprint and the owner plans to add elements seen in the neighborhood.

It was decided the YHC would reconvene Wednesday, April 20 at 10:00 to discuss 50 Park Ave. and vote on a demolition delay.

### **Town Seal Update**

Ms. Greene said the article assignments for the town meeting have been set by the Board of Selectmen. Peter Smith will be moving the Town Seal Article (#22). He will move Article 22, and will read a brief explanation; Ms. Greene will provide him with the text. The Commission needs to be prepared for Q&A. We can pull together a few slides to help with explanations. The town meeting is April 26 at 6:00 at Mattacheese Middle School.

Ms. Barron pointed out it would be helpful to get people there who are in favor of appointing a town seal committee. Ms. Greene pointed out that residents can't participate remotely, but can tune in from home and watch the proceedings, and arrive prior to the town seal article discussion.

Mr. Slama is going to review the current slides and ensure they would cover any "hot button" questions or comments. Mr. Slama suggested including the memo from Julie from January to the Board since it contains all the research and findings from the town seal subcommittee.

Ms. Greene will put the information on the town website so it's available prior to the town meeting.

Mr. Kelley said he thought the two most important slides are the ones with the current by-law, and the one with the graphic of the current seal. He said we should point out that there are different versions of the seal in various places all over town, tell residents what is under consideration, and the reasons the YHC believes the seal should be revised. He noted we have to keep it simple.

Ms. Greene suggested the next steps information be included as well.

Peter Smith will read the article, and say that the Board of Selectmen and the Finance Committee recommend the article. Mr. Slama's name will be in the moderator's packet so it will be known that he is the contact, and is available to answer questions.

Mr. Kelley noted the less said the better and that we need to expect pushback, since there was pushback at the Board of Selectmen meeting. Ms. Greene suggested that we fold the next steps into the explanation, and mention funding.

Mr. Slama plans to try to fend off some of the objections up front, and expects them to be similar to those mentioned in the Cape Cod Times article about town seal changes on the Cape. He thinks we should put the entire 1/14 memo on the town's website now so residents can read through the work that was done, and understand why the subcommittee reached the conclusion it did.

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### **Demolition Delay Process**

Mr. Kelley is working on a flow chart to outline the demolition delay. He's interested in knowing the demo delay for other Cape towns. Ms. Greene said that information is on the Cape Cod Commission website and she will send Mr. Kelley the link.

Ms. Sherman has been doing some research on how other towns manage demo delays, let residents know and understand the process, the role of the historical commission, review process, etc. More to come.....

### **Taylor-Bray Farm**

Ms. Greene said she got word yesterday that the mover was starting the barn move yesterday; it had been scheduled to start April 25. She got stakes and staked out a section to keep clear and would like Mr. Slama to check out the area; she took a conservative approach. The barn will be moved and lifted next week. The snow fence will go up today. There have been cuts in the walls for the beams. Kyle is going to check to see if any Cape Cod media will video the lift and move, and he will take photos periodically. Mr. Slama will do the same.

### **Minutes Review**

Minutes approval for March 10, March 17, and April 7 meetings will be deferred until the meeting next week.

Submitted By:     *Lisa Sherman*      
Lisa Sherman, YHC  
Administrator