

On 6/9/2022, on a motion by Vice Chair Slama, seconded by Mr. Kelley, the committee voted 3-0-0 to approve these minutes



# TOWN OF YARMOUTH

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## HISTORICAL COMMISSION

### MEETING MINUTES – FINAL

**Meeting Date:** Thursday May 12, 2022

**Meeting Time:** 10:00 AM

**Meeting Place:** Conference Room A

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

**Members Absent:** Alternate Sam Lawrence

**Guests:** Dana Anderson, Pro-Mod Homes; Jeff Colby, DPW Director

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

**With a quorum present, Chair Julie Mockabee called the meeting to order at 10:02 AM.**

#### **Demolition Request:**

##### **185 Seaview Ave.**

Mr. Kelley noted the house at 185 Seaview Avenue is a classic post-World War II cottage in a section of town with many similar cottages. Mr. Slama said the structure is not significant and has no historic value.

Mr. Kelley asked what will be built on the property if the current structure is razed. Dana Anderson representing Pro-Mod Homes was on the telephone and said the company has a plan, which can be provided either today or tomorrow in hard copy form. Mr. Kelley requested front and side elevations so the Commission can see the proposed replacement. Mr. Anderson noted the owners want to live there full time, so would like to build a 1500 square foot Cape.

Mr. Anderson shared his screen to show the proposed house. The property is in a flood zone so the new structure has to be raised 4 feet. The new house is 34 feet wide with a depth of 27.6 feet. The width of the front elevation is about the same as the current structure.

Mr. Kelley moved to not impose a demolition delay. Mr. Duggan added a contingency that Pro-Mod Homes provide a hard copy of the front and side elevation plans of the new house for the demolition delay to not be imposed. Mr. Slama seconded the revised motion, and the motion passed unanimously, 5-0-0.

#### **Town Seal Update**

Mr. Slama reported that he met with town moderator Ken Mudie yesterday and had a good conversation about forming the town seal committee. Mr. Mudie's focus is to ensure that populating the committee is a democratic process. Mr. Slama pointed out to Mr. Mudie that Natick and Westborough had qualifications outlined that potential committee members had to meet, such as expertise in design, historical experience, or civic participation.

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Mr. Mudie is moving forward with committee formation and is going to talk to Bob Whritenour about town representatives on the committee. Mr. Slama reiterated that the YHC recommended the committee be led by town officials. The YHC suggested the committee have seven members, and Mr. Mudie agreed, saying an odd number breaks a potential tie vote.

Mr. Mudie sees his job as populating the committee, then stepping back. At the first committee meeting, the membership will elect a chair, a vice chair, and a secretary to take the minutes. He wants to publish guidelines for selecting the committee to ensure it is a public process. Candidates should meet the qualifications outlined and convey what they would bring to the committee. Ms. Greene suggested having potential candidates complete a Talent Bank form. Committee member requirements could be posted on the town website. Mr. Mudie asked Mr. Slama to draft the notice.

It's expected that Mr. Mudie will interview the candidates, with a YHC representative sitting in on the meetings.

Ms. Barron asked if a form different than the Talent Bank form is needed to ensure enough data is provided about the candidate's qualifications. Ms. Greene suggested that qualified candidates be targeted to ensure they are aware of the openings on the committee. Notices could be sent to the schools, the town librarian, and other areas that could have qualified applicants. Check to see the participants on the committees in Mashpee, Natick, and Westborough.

### **Demolition Delay Flowchart**

Mr. Kelley shared a new demolition delay flowchart he put together to streamline the process into one sheet. In the Demolition Detrimental -> Yes box, the second paragraph is difficult to read. People buy properties and find out later they are subject to a demo delay, so the purchase part of the paragraph is incorrect. Ms. Greene said the language is from the demo delay by-law, so that would have to be changed for this section to be clearer. Mr. Kelley said it's not easy for people to find out they are in a historic district, or that there is a demolition by-law that could affect their property.

Ms. Greene said the onus is on the prospective property owners to do their homework. She has spoken with the Finance department to see about changes to the field card. The current software doesn't have the capability to calculate the 75-year timeframe, or to flag the property if it's in an historic district. We can get a quote for the cost to update the software to include this information. The new data could go in the "Notes" section. We can invite the Finance Director and Assessor to a YHC meeting so we can ask questions about what is feasible to add to the field cards.

### **RFP for CP Funded Archeological Survey**

Mr. Duggan stated that he has a draft of the RFP for the CP funded archeological survey, but it needs to be updated. Ms. Greene said it's on the short list of items to be completed, and that she wants to leverage Jeff Colby's expertise on this topic. Mr. Duggan wants more certainty; he feels the delay is related to COVID and bureaucracy at the Massachusetts Historical Society. He wants a date set for a meeting with Mr. Colby and Ms. Greene to move this forward. The survey will be easier to complete when the leaves are not on the trees, and we have lost the opportunity to start until the fall. We can circulate the RFP now and start the process.

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Mr. Kelley is not sure where the dig at the Bass River Golf Course is planned, but there are two areas near the narrows where there was significant saltworks activity that might obscure the survey; he can show Mr. Duggan where those areas are located. Mr. Duggan noted he is most interested in Native American activity, but also would like to know where the saltworks were located.

A preliminary archeological survey of the Bass River Golf Course was done during wastewater planning; Mr. Duggan would like to see that report. Ms. Greene said she does not want to share the report electronically, but anyone is welcome to review it in a conference room at the town hall. Mr. Duggan said he would come by to review it next week. He said the YHC should still be concerned about the golf course in case they decide to do any digging on the property, so we need to read and understand the report.

### **Dennis-Yarmouth Revolutionary War Recognition**

Mr. Duggan shared that he is almost ready to publish the first research on Revolutionary War participants from Dennis and Yarmouth. His work is a 12–15-page essay. When published, the D-Y group will be looking for ways to publicize the essay through social media, email, etc. to encourage interest in the 250<sup>th</sup> Revolutionary War celebration in 2025. Mr. Kelley suggested the essay be put on the historical society's website.

Ms. Barron suggested the Friends of Ancient Cemetery site as well since there are Revolutionary War soldiers buried in the cemetery.

Mr. Slama suggested Mr. Duggan make a motion regarding outreach for the D-Y Revolutionary War essay. Mr. Duggan moved that the YHC continue to support the Dennis-Yarmouth Revolutionary War Committee and its efforts to nurture town interest in Revolutionary War history; Mr. Slama added “by using all vehicles the town has at its disposal” to the motion. Ms. Barron seconded the motion, and the motion passed unanimously, 5-0-0.

### **Boston Tea Party Museum/Ancient Cemetery**

Ms. Barron shared that the Boston Tea Party Museum contacted the Friends of Ancient Cemetery because they discovered a participant in the Boston Tea Party, Joseph Bassett, is buried in the cemetery. In June, representatives of the Tea Party Museum are having an event at Ancient Cemetery with banners and participants in period costumes to commemorate Joseph Bassett's link to the Boston Tea Party. Ms. Barron wants to make sure the town is aware so there is publicity surrounding the event. Ms. Greene wants to ensure the Town Administrator knows and loops in the Board of Selectmen. And the Cemetery Department needs to be aware, as does the Friends of Ancient Cemetery. The date of the event has not been shared with Ms. Barron, but she will keep us posted as she learns more.

### **Archeological Survey Update**

Jeff Colby explained that the wastewater plan for the Bass River Golf Club has changed. When Yarmouth was working with Dennis and Harwich to combine wastewater efforts, the Bass River Golf Club was in Phase 1. Now that Yarmouth is doing its own wastewater planning, the Bass River Golf Club has been moved to Phase 3 or 4. The current wastewater plan from Parkers River Bridge to Barnstable, and from Parkers River Bridge to the Bass River Bridge requires new permits, design, and footprint impacts. Mr. Duggan asked Mr. Colby to keep the YHC in the loop as plans evolve for the project.

### **Taylor-Bray Farm**

Mr. Colby provided an update on the Taylor-Bray barn move. The footings were poured this week, and the forms stripped off. The foundation walls will be poured next. Tentatively, the barn will move to its permanent foundation by mid-June, in time for the Sheep Festival. Engineers have identified a few posts inside the barn that need to be replaced prior to the barn being moved back into place.

Mr. Duggan has been talking to Marty Murphy, who is in touch with Vince, the project manager from Coastal. Vince said the sill plate from the west side of the barn will be repurposed as part of the interior structure of the barn. He is going to trim off the ends and give them to Mr. Duggan; it's clear the sill plate had been used for something else prior to becoming part of the barn since it has notches cut into it. No one is sure what it was used for, but Mr. Duggan is going to send the trimmed ends to the dendrology lab at Cornell University and ask them to date the wood.

The contractor is doing a documentary video of the rehabilitation work going on at the barn and wants to interview Mr. Duggan and Mr. Murphy. The contractor actively sought to be involved in this project, wants to be involved in future phases, and can use the video as they bid on future restoration project proposals.

### **Gravestone Donation**

A resident (Paul Murphy) found half a gravestone on his property at 152 6A. Ms. Barron passed along a photo of the gravestone to Laurel Gable, who identified it as belonging to Gideon Matthews, who lived from January to August 1840 and was buried in the Methodist cemetery. The Matthews family built a family monument for the cemetery and added Gideon's name to it so the individual gravestone was removed. Mr. Murphy would like to donate the gravestone to the town. It's possible the gravestone could have been used as a step, since often materials were repurposed when possible. Ms. Greene noted that all donations to the town need to go through the Board of Selectmen. Ms. Barron will ask Bill Bullock (Cemetery Department) if he has room to store it.

### **Minutes Review**

Mr. Kelley moved to approve the minutes of the April 14 YHC meeting and seconded by Vice Chair Slama. The motion passed, 4-0-1, with Mr. Duggan abstaining.

Mr. Kelley moved to approve the minutes of the April 29 YHC meeting and seconded by Vice Chair Slama. The motion passed, 4-0-1, with Mr. Duggan abstaining.

### **Adjournment**

Vice Chair Slama moved to adjourn and was seconded by Mr. Kelley. The motion passed unanimously, 5-0-0.

The meeting was adjourned by Chair Mockabee at 11:35 AM.

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