



Town of Barnstable
COMMUNITY PRESERVATION COMMITTEE



www.town.barnstable.ma.us/CommunityPreservation
Email: CommunityPreservationCommittee@town.barnstable.ma.us

Committee Members

Lindsey B. Counsell – Chair • Tom Lee – Vice Chair • Marilyn Fifield – Historical Commission • Terry Duenas – At Large • Katherine Garofoli – At Large
Stephen Robichaud– Planning Board • Tom Lee – Conservation Commission • James Tenaglia – Recreation Commission
Deborah Converse – Housing Authority • Farley Lewis – At Large • Jessica Rapp Grassetti – Town Council Liaison

Monday, July 18, 2022
Regular CPC Meeting APPROVED Minutes
367 Main Street, Hyannis, MA – James H. Crocker Jr. Hearing Room – 2nd Floor
5:30 PM

Lindsey Counsell – Chair	Present
Marilyn Fifield – Clerk	Absent
Terry Duenas	Present
Tom Lee-Vice Chair	Present
Katherine Garofoli	Present
James Tenaglia	Present
Deborah Converse	Absent
Stephen Robichaud	Absent
Farley Lewis	Present
Jessica Rapp Grassetti – TC Liaison	Absent

Call to Order

With a quorum present, Chair Lindsey Counsell called the meeting to order at 5:30 pm and read: “Please note that tonight’s meeting is recorded and broadcast on Channel 18 and, in accordance with MGL Chapter 30A, s.20, I must inquire whether anyone is taping this meeting and to please make their presence known.” No one present was recording the meeting.

Minutes

The motion of James Tenaglia was seconded by Katherine Garofoli to approve the May 16, 2022, Regular Community Preservation Committee meeting minutes as submitted. Motion passed unanimously with 6 yes – 0 no.

Letters of Intent

None received.

Applications

Application from the Department of Public Works requesting \$880,500 in Community Preservation Historic Preservation funds for Phase I restoration work to the Zion Union Historic Museum, including siding, roofing, windows, doors, and ADA access. This funding request represents a portion of the total project cost of \$1,105,373, with \$224,873 under consideration.

Department of Public Works Senior Town Architect Richard Ventrone narrated a PowerPoint presentation for the Community Preservation Committee outlining the

history of the building and its historic, cultural, and heritage significance for the African American and Cape Verdian people. He noted that historic preservation criteria previously focused on the architecture or size of a building, but he said this is changing to be more inclusive of buildings of African American heritage that deserve preservation because of their history. He reviewed the Zion Union Historic Museum property as an historic resource, and his PowerPoint presentation depicted images from both the exterior and interior of the building, with conditions that he described as compelling and frightening that were fairly recent from the 20th century.

Mr. Ventrone described the inadequacies of the accessibility of the building both on the outside and inside, noting the existing HC ramp that does not meet code and stairs that prevent access to the bathroom. He detailed the entire budget for the project, noting the items included in this request for Community Preservation funds for a new ADA-compliant ramp and exterior restoration; and items that are planned to be funded by the Town, such as mechanicals, and interior accessibility improvements, providing a funding match of \$460,000.

Town Architect Mark Marinaccio itemized the items that would be covered with CPA funds if approved:

- New guardrail at top of bulkhead
- Ramp replacement with ADA-compliant ramp
- New entry and side doors.
- New cedar shingles on the chapel
- New cement board or red cedar shingles on rest of the building
- Restoration and painting of 14 original windows
- Gutter installation
- Storm well drains restoration
- Roof work

There was discussion regarding the inclusion of the Zion Union Heritage Museum in the Kennedy Legacy Trail due to John F. Kennedy's concern for civil rights. It was agreed this was appropriate and would also extend awareness of the existence of the Museum. It was also noted that this property is one of the only remaining buildings from the formerly Black neighborhood of Hyannis.

In answer to members' inquiry, Julia Montero Johnson, Vice Chairman of the Board of Directors of the Zion Museum, noted that bus tours visited the Museum from April through October prior to the pandemic. She explained that the museum, as well as Martha's Vineyard, are destinations for Black people from all over the country. Ms. Lynn Rodes, Museum Treasurer, added that 80 or more busloads visit each year, and a weekend youth program attracted participants from as far away as New Bedford. Ms. Pamela Chatton Perdy, who is also on the Board of Directors, reported that everyone calls the visit to the museum the highlight of their trip, reminding that various groups use the building as a meeting place, as well.

The motion of James Tenaglia was seconded by Katherine Garofoli to approve the Department of Public Works request for \$880,500 in CPA funds for Phase I restoration work to the Zion Union Historic Museum, as written, with \$261,778 to be taken from the CP Historic Preservation Fund and the remaining \$618,722 to be taken from the CP Undesignated Fund. Motion passed with a unanimous vote.

6 yes – 0 no.

Revised Application from the Trustees of Reservations requesting \$286,866 in Community Preservation Recreation funds for a new children's play area and renovation of the existing pathways to meet ADA regulations in the Armstrong-Kelley Park, Osterville. This request represents a portion of the total project cost of \$1,425,000 with \$1,138,134 committed as matching funds

Tom Lee recused himself from review of this Application. Ms. Elizabeth Soule, Project Manager for the Trustees of Reservations, explained that she is managing the Armstrong-Kelley Park project. She noted that the Cape Cod Horticultural Society recently merged with the Trustees of Reservations, and the Trustees have been continuing the stewardship of the Park that the Society had been doing since 1930. She said there were two components to the Park improvements that they believe are eligible for CPA funds under the recreation category: replacing the pedestrian boardwalk with stone dust; and the new children's play area. Mr. Soule explained that this play area is not like a municipal playground but is instead a nature-based loose playscape. She referred to the presentation included in the meeting materials, noting the design rationale, target age group, materials for imaginative play, with the concept that children will pretend to be animals, build shelters and other ideas. She noted the importance of accessibility for all visitors. She said that the estimate for construction was included in the application, and a good portion of the work will be performed by their in-house team, with the balance of the funding for the project now secured. She said that the project will be going through the site plan review process, and she expected it to go well, with construction to begin next spring. There was discussion about the need for a recreation easement on the property for public access, and regulations for normal use that would extend only for the life of the constructed item. It was confirmed that, if the property were to change hands, the recorded instrument would carry forward. It was decided to table the vote on the revised Application to the next meeting, giving the Legal Department a chance to review.

Public Comment:

Deidre Dow Chase, past president of the Cape Cod Horticultural Society, explained that it was under her direction that the Board of Trustees realized they needed a partner, saying that they could not have found a better partner than the Trustees of Reservations. She noted that the Trustees of Reservations has never given up a property since they were formed, and the Armstrong-Kelley Park is their 123rd property.

Correspondence Received:

- Community Preservation Fund – Schedule of Unreserved Balances by Program Area as of May 31, 2022, prepared by Mark Milne, Director of Finance. Chair Counsell noted that Mark Milne is scheduled to attend the September CPC meeting to update members on the budget.

Project Updates: Chair Counsell provided the following updates:

- The Cotuit Federated Church CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of the Historic Preservation Restriction is in process.
- The Barnstable Little League CPC Application was approved at the May 5, 2022, Town Council Public Hearing. Drafting of a User Agreement is in process.

- Barnstable Historical Society Application – Historic Preservation Restriction is complete and ready for signatures.
- Application from the Unitarian Church requesting \$300,000 in historic preservation funds for restoration of the church tower is anticipated for the August 15, 2022, CPC meeting.
- Application from Tales of Cape Cod requesting \$100,000 in historic preservation funds to make the building accessible is anticipated for the August 15, 2022, CPC meeting.
- An Application from the Department of Public Works for a new playground at the Osterville Recreation Building site is anticipated possibly for the August 15, 2022, CPC meeting.
- Marstons Mills Community Church will be returning to CPC with quotes for a building analysis report for their request for historic preservation funds for building upgrades.

Member Discussion

- Election of Officers – It was decided that this would be postponed to the next meeting because 3 members were not present.
- CPC Handbook – seeking photos of CPC projects for the CPC Handbook.
- The end of year report to the State is underway (CP-3)
- The newsletter from the Community Preservation Coalition noted that favorable State funding percentages to CP Towns were indicated.
- Members discussed their preferences between in-person and remote meetings, and it was decided that a poll of the full CPC would help determine the format of future meetings. It was noted that hybrid meetings are not available yet.

Adjournment

Motion was made by James Tenaglia and seconded by Tom Lee to adjourn.

Motion passed with a unanimous vote. 6 yes, 0 no. Meeting adjourned at 6:34 p.m.

Next Regularly Scheduled CPC Meeting – August 15, 2022

List of documents/exhibits used by the Committee at the meeting:

Exhibit 1 –CPC Agenda, July 18, 2022.

Exhibit 2 –Draft CPC Regular Meeting Minutes from the May 16, 2022, meeting.

Exhibit 3 – Application – DPW – Zion Union Historic Museum – Phase I restoration work.

Exhibit 4 - PowerPoint presentation – DPW – Zion Union Historic Museum – Phase I

Exhibit 5 – Revised Application – Trustees of Reservations - Armstrong-Kelley Park

Exhibit 6 – Schedule of Unreserved Balances by Program Area as of May 31, 2022 – CPC Fund - by Mark Milne, Director of Finance.

Respectfully submitted,

Ellen M. Swiniarski

Community Preservation Coordinator, Planning & Development Department

and edited by CPC Clerk Marilyn Fifield

Please Note: The list of matters is those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may 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.