

TOWN OF YARMOUTH  
COMMUNITY PRESERVATION COMMITTEE  
MINUTES  
December 9, 2009  
**FINAL**

**PRESENT:** Curtis Sears, Tom Roche, Nate Small, Gloria Smith, Jack Mulkeen, Thomas Kelley Gary Ellis, Dorcas McGurrin, Mary Ann Walsh

**GUESTS:** Barbara Beeler, Andy Shrake, Fred Fries, Nancy Stewart, Aubrey Bud Groskopf, Kerry Vautrot, Ben Haavik

**STAFF:** Jennifer Coutinho

**LOCATION:** Room A, Town Offices, 1146 Route 28, South Yarmouth, MA

---

**HANDOUTS AT THE MEETING**

1. Historic inventory one page summary of Ms. Beeler's project research.
2. Conditions assessment of the Winslow Crocker and Thacher House from Historic New England, dated August 2009.
3. Buy-down Program article from the Community Preservation Coalition newsletter, 12/9/09

**CONVENE**

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:02 p.m. All members were present.

**ADMINISTRATIVE BUSINESS**

Approval of Minutes: Mr. Roche moved to approve the December 2, 2009 minutes as amended. Ms. McGurrin seconded. Vote unanimous 8-0-1 with Mr. Ellis abstaining as he was not present at the meeting.

Correspondence: The CPC reviewed an article from the Community Preservation Coalition newsletter issued on 12/9/09 regarding the Yarmouth Buy Down Program written by Bailey Boyd Associates.

**2009 APPLICATION DISCUSSION**

Historic Resource Inventory (#67): Barbara Beeler, Historic Commission, explained that they are seeking funds to complete an inventory of the historic properties in Yarmouth. The *Cape Cod Times* provided a database in 2000, which indicated that Yarmouth had 962 houses built before 1939. However, Yarmouth only has 641 properties listed on a Form B, which is the Massachusetts Historic Commission's official historic listing form. An update is necessary to preserve these historic resources for future generations and to draw visitors to Yarmouth. She contacted many other Town's in Massachusetts who have completed inventories. The most notable inventory was completed by the Town of Amherst. The Amherst Town Administrator offered to meet with the Yarmouth Historic Commission to discuss how they completed their inventory. The database would include buildings, roads, historic markers, cemeteries, vistas, and objects (i.e. historic map, water tower, etc).

In addition to creating a database, a professional historic consultant, would create a searchable form on the Town's website for anyone interested in researching a historic site. Mr. Mulkeen suggested having hard copies of the database available at the local libraries.

Ms. Smith explained that Yarmouth's historic files are located at Town Hall in Room C, which is not fireproof. There are many handwritten notes on the condition of the property, which could be lost because they are not stored in an electronic database.

Mr. Roche asked if the Historic Commission has talked about the Massachusetts Historic Commission (MHC) about their matching grant program. Ms. Coutinho explained that she spoke with MHC about the program. In order for a Town to apply for the grant, they must first apply to MHC and be designated as a “certified local government”. Upon certification, the Town could apply for survey and planning grants. The CPC discussed making funding contingent upon the Historic Commission applying to MHC to become certified. Ms. Smith noted that they would likely contact a historic specialist at the Cape Cod Commission to assist with the application.

Judah Baker Windmill (#66): Mr. Shrake, Preservation Specialist, explained that he inspected the Judah Baker Windmill in the fall and he provided the Town with an estimate, which was included in the application. He recommended replacement of the wind shaft with a white pine, rather than white oak, because it’s historically accurate and will remain in fine condition for many years. The new wind shaft would be sent to a place in Lancaster, MA for pressure treatment. In addition, he recommended reconstruction of the wagon wheel sealed with epoxy and covered with four coats of Interlux paint, as well as, a pressure treated tail pole to match the stain of the mill.

Mr. Kelley asked about the mechanics and if it’s a bearing system. Mr. Shrake replied that it’s cast steel bearing, not iron like they thought.

The CPC asked about the condition of other parts of the mill. Mr. Shrake replied that the sidewall is in good condition, but the windmill cap requires work. He recommended treating the cap with Borax to kill the fungus and spray it with a bleaching oil, which would preserve it for at least 10 more years. The cost for the cap would be \$2,500.

The CPC discussed the proposed budget. Mr. Shrake noted that \$5,000 for a special crane rental would not be necessary and it was removed from the quote. The CPC amended the application to include the tail pole, wagon wheel, wind shaft, and the roof cap. The total funding request was amended to \$23,500.

Winslow Crocker House (#65)\*: Kerry Vautrot, Historic New England (HNE) Project Manager, and Ben Haavik, HNE Team Leader, presented the application. Mr. Haavik explained that the eighteenth-century Winslow Crocker House was move to its present location in Yarmouth Port in 1935 by Mary Thacher and it is a public museum. Adjacent to the Winslow Crocker is the 1680 Thacher House. Both properties are listed on the National Register of Historic Places.

Ms. Vautrot reported that HNE performed an extensive conditions assessment of both properties in August 2009, after which she provided the group with a copy. The assessment concluded that both roofs have deteriorated and are in need of replacement.

Mr. Haavik noted that the Winslow Crocker museum is open to public two days per month from June through October. There are about 480 to 580 visitors per year. There were tenants in the Crocker House apartment that recently moved out and it is now vacant. They are currently looking at options for the Thacher House and a consultant will complete a site assessment and needs study in the near future.

The application requests \$46,515 in CPA funding to replace the roof at the Winslow Crocker House and there is a \$9,200 match from an anonymous donor. Although one estimate was provided in the application for \$44,300, HNE obtained two more estimates from local contractors. The second estimate was higher than \$44,300 and the third estimate was around \$30,000. Therefore, their original grant request will remain the same.

Mr. Ellis asked if HNE would consider pressure treated shingles because they would last longer. Ms. Vautrot replied that she researched pressure treated shingles and HNE preserves properties with like materials. Pressure treated shingles would not be appropriate for the building because they are treated with an arsenic treatment.

There was a general discussion about making the Museum open to the public more often than twice a month. Ms. Vautrot and Mr. Haavik were open to more outreach, such as announcements on the Town's website and on channel 18. As there was no further questions, Chairman Sears thanked them for their presentation.  
*\* Refer to 12/16/09 CPC meeting minutes for application amendments.*

The Fallen Heroes Pavilion Bandstand (#64): Mr. Groskopf reported that this proposal is for a bandstand rather than a shell because it's an iconic structure and iconic structures are located in the center of Town's. It was understood that the application could only be considered if the proposed Senate Bill 90 passed through the legislature. The bill is currently under review with the House Ways and Means Committee. He noted that the South Yarmouth Civic Association supports the project.

The Engineering Department created a map of the proposed Village Green with a road, which would run from Old Main Street to Route 28 between the two school buildings. The bandstand would be located on the east side of the property so that the public isn't looking into the sun during a performance. The baseball field would be re-sited on the property. The grass would be protected with a temporary cover to protect it from the geese.

He explained that if the CPC approves the project, he would begin a capital campaign to raise funds. The bandstand would be named the "Fallen Heroes Bandstand". He hopes to raise about \$70,000 with naming of bricks, which would be installed around the bandstand.

Mr. Small asked if he has been in contact with the neighbors and if there were any objections. Mr. Groskopf replied that they would hear music on Monday nights. The group discussed a potential conflict with the entertainment offered on Monday nights at Mattacheese Middle School.

Mr. Mulkeen asked about bathroom facilities. Mr. Groskopf replied that there would be portable restrooms.

Mr. Ellis asked if Board of Appeals approval would be required to the change the use from a baseball field to a bandstand area with portable restrooms. Mr. Groskopf replied that he obtained a building permit last year, although there were some ADA compliance issues. He also noted that the bandstand and the Seaside Festival would have separate electrical sources. The bandstand would use electricity from the yellow blinking light located on Route 28 at the entrance into the Lawrence MacArthur School. Mr. Roche added that Diane Moudouris has plans for Route 28 with walkways and benches, and they should collaborate to discuss the project.

Ms. McGurrin explained that the Town will begin fundraising efforts for the Flax Pond Recreation Area and they prefer not to have another fundraising effort competing with it.

Mr. Kelley stated that the Town of Dennis completed a similar bandstand project and the Town didn't contribute to the project. He suggested that the Chamber of Commerce spearhead the fundraising efforts.

## **ADJOURN**

As there was no further business, Mr. Roche moved to adjourn the meeting at 5:30 p.m. Mr. Small seconded. Vote unanimous 7-0.

Respectfully submitted,  
Jennifer Coutinho, CPA Coordinator

---

Mary Ann Walsh, Clerk