

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
October 8, 2008
FINAL

PRESENT: Curtis Sears, Tom Roche, Jim Carroll, Gary Ellis, Ed Blackman, and Gloria Smith

GUESTS: Robert Nash, Lauren Wolk

STAFF: Jennifer Coutinho

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

Chairman Sears opened the Community Preservation Committee (CPC) meeting at 3:05 p.m. All members except Jack Mulkeen, Mary Ann Walsh, and John Biega were present.

301 Old Main Street, Owls Club: Robert Nash, Executive Director, and Lauren Wolk, Associate Director of the Cultural Center of Cape Cod introduced themselves and explained that the building next to the Cultural Center is known as the Owls Club. They are seeking CPC input on applying for community preservation funds to reconstruct the Owls Club. The Cultural Center of Cape Cod is a dynamic space and it is used at least three times per day for literary programs, art galleries, and cultural events.

The Owls Club would be reconstructed with an elevator connector between both buildings. The space would be used for pottery, painting, and other art projects. There would be a commercial kitchen for cooking demonstrations and the third floor would be administrative offices. While there are art activities at the Cultural Center, it is not ideal because they have to set up for each activity.

Dating back to 1892, the Owls Club has an extensive history and it is cultural significance to the town. The original building was moved to 301 Old Main Street and was set farther back from the road than the current building on the site. Having been neglected for many years, the Owl Club building has no structural integrity and it would be replaced. After the Cultural Center files for a demolition permit with the Town, the Building Commissioner inspects the building and provides a written report. The Owls Club is historic and they held many public events. The Community Preservation Act defines a historic resource as, "a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town".

Mr. Roche stated that the Cellar House reconstruction is a replica of the original building as seen from many historic photographs, whereas, the Owls Club is not an exact replica of the original 1892 building. Town Meeting spoke in opposition for the Cellar House and he is concerned that it may be the same outcome for the Owls Club.

Mr. Nash stated that the entire project is expected to cost around \$910,000, of which the elevator connector may cost up to \$100,000. The Cultural Center has talked to the State and they can apply to the Cultural Counsel this year for up to \$650,000. He then explained that the Cultural Center was estimated

to cost one million dollars. However, when he was hired as the general contractor, he completed the project for \$700,000. He hopes to accomplish the same financial goals with the Owls Club.

The CPC asked Mr. Nash to gather some historic photographs of the 1892 building and to depict the same features in the new design. They also asked for the history and background of the Owls Club. Chairman Sears stated that if the CPC received an application, he would recommend seeking an opinion from Town Counsel on the project.

281 Route 28 Dock/Platform License: Mr. Ellis reported that the license for the dock at the 1750 House was originally filed on October 1, 1998 and was set to expire on October 1, 2008. The license is recorded at the Barnstable County Registry of Deeds in Book 11763 Page 44. He called BSC, the company who filed the license in 1998, and they have been in contact with the Massachusetts Department of Environmental Protection to extend the license. He explained that this area is a no dock zone and if someone applied for a dock today, they would not be approved.

Mr. Ellis distributed the original dock design and stated that because of the silting problem, a dock would not get much use, after which he noted that he would like to amend the license to have a viewing platform with seats. He stated that the size of the platform would be approximately 12' x 12' and they would use the existing pilings.

Mr. Ellis stated that he would obtain Conservation Commission input before beginning any engineering design. The design must be approved by the Conservation Commission and the State and may have to be approved by the Waterways Committee. BSC has contacted the State to extend the permit and then the Town would go back to the State for an amendment to the license with the platform design. Mr. Ellis stated that there are funds available in the 281 Route 28 project account and the engineering is likely to cost less than \$2,500.

Mr. Roche made a motion that the CPC is in favor of having a platform off the dock at 281 Route 28. Mr. Blackman seconded. Vote unanimous 6-0.

Approval of Minutes: Mr. Blackman moved to approve the September 24, 2008 meeting minutes as written. Ms. Smith seconded. Vote unanimous 6-0.

Other Business: Ms. Smith stated that there would be an application to preserve the 1858 Barnstable County Map. She mentioned that she may call Skinner, Inc. to determine the value of the map. She also pointed out that the Historical Society of Old Yarmouth owns the same map. However, this map is owned by the Town of Yarmouth and on display at Town Hall.

Adjourn: As there was no further business, Mr. Blackman moved to adjourn the meeting at 4:34 p.m. Ms. Smith seconded. Vote unanimous 6-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk