

TOWN OF YARMOUTH
COMMUNITY PRESERVATION COMMITTEE
MINUTES
December 3, 2008
FINAL

PRESENT: Curtis Sears, Tom Roche, Jim Carroll, Gary Ellis, Ed Blackman, Gloria Smith, Jack Mulkeen, and Mary Ann Walsh

GUESTS: Robert Nash, Lauren Wolk, and Michael Stusse

STAFF: Jennifer Coutinho

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

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

301 Old Main Street (Owls Club): Mr. Nash referred to the revised architectural drawings dated 12/2/08 and point out the elevations 5 and 6, looking to the west and the rear of the building. He explained that the Daniel Wing House has been changed and the original structure was re-sited more northerly on the property in 1947. The Owls Club occupied the site for 13 years. He then referred to the Register newspaper article, which outlined some of the history of the Club and the Daniel Wing House. Mr. Blackman stated that the events conducted at the site were minstrel shows and that the building is not historic because it was built in 1947.

Mr. Nash explained that the idea is to preserve the community and honor the past. The building was used as a social gathering place for cultural events and the new building would be used for similar activities. He then stated that under the Community Preservation Act (CPA), a historic resource is defined 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. In general, the CPC had reservations about whether cultural activities qualified under the CPA.

Mr. Ellis stated that the Cultural Center needs to make a direct connection with the project as a historic resource under the CPA. It was noted that the difference between the Owls Club and the Cellar House project, is that the Cellar House will be reconstructed to its original state circa 1730 based on many historic photographs. The Owls Club building is not historic because it was constructed in 1947 and the new building is going to look completely different than the original Daniel Wing structure. He stated that maybe we are not preserving the history. Ms. Smith noted that the history of the Owls Club is from the time the club began in 1899 and that the project would be preserving the social, cultural, and educational aspects of the club.

Mr. Blackman noted that a building in a neighborhood may not be related to history and may not have anything that should be preserved in or around the structure. He then questioned if the history of the Owl Club has anything to do with having come to our lives today.

Mr. Nash explained that the total project is estimated to cost \$865,500, of which the Cultural Center has applied for \$432,750 in CPA funds, \$255,323 from the Massachusetts Cultural Facilities Fund, and \$177,427 from the Kresge Foundation.

Ms. Wolk stated that she would provide the CPC with more information on the history of the Owl Club as a pivotal part of Yarmouth. Chairman Sears thanked them for their presentation.

Mr. Blackman stated that it may be better for the Cultural Center to create a modern building that suits their needs rather than trying to rehabilitate an old building.

The CPC discussed the lack of historical connection between the old and proposed building. They also discussed impact if the State does not approve the other funds for the project.

Approval of Minutes: Mr. Roche moved to approve the October 22, 2008 minutes as amended. Mr. Mulkeen seconded. The motion carried 7-0-1 with Ms. Walsh abstaining.

Ms. Walsh moved to approve the November 12, 2008 minutes as amended. Ms. Smith seconded. The motion carried 7-0-1 with Mr. Mulkeen abstaining.

Ms. Smith moved to approve the November 19, 2008 minutes as written. Mr. Blackman seconded. Vote unanimous 8-0.

Ms. Walsh moved to approve and hold the November 19, 2008 executive session minutes. Mr. Mulkeen seconded. Roll call was taken: Gloria Smith, yes; Ed Blackman, yes; Jack Mulkeen, yes; Jim Carroll, yes; Tom Roche, yes; Curtis Sears, yes; Mary Ann Walsh, yes; Gary Ellis, yes. Vote unanimous 8-0.

Executive Session: A motion was made by Ms. Walsh and seconded by Mr. Ellis to convene executive session at 4:17 p.m. and not return to open session under MGL Chapter 39, section 23B, to discuss a possible land acquisition and transfer of development rights with Attorney Michael Stusse. Roll call was taken: Chairman Sears, yes; Ms. Walsh, yes; Mr. Ellis, yes; Ms. Smith, yes; Mr. Blackman, yes; Mr. Mulkeen, yes; Mr. Carroll, yes; Mr. Roche, yes. Vote unanimous 8-0.

Respectfully submitted,
Jennifer Coutinho, CPA Coordinator

Mary Ann Walsh, Clerk