

Bourne Historical Commission

Zoom Remote

Demolition Delay Hearing

March 22, 2022

9 Sandwich Road, Bourne

Map 24.3, Parcel 16.0

Chairman Carl Georgeson called the hearing to order at 10:20 a.m.

Members: Deborah M. Burgess, Jean Campbell, Carl Georgeson, and Neil Langille

Associate Members: Karl Spilhaus and Richard Kantor

Excused: Blanche Cody, Mary P. Reid, Judith Riordan

Public: Vincent Michienzi, Owner, Jack McDonald, and Michael Rausch, Bourne Enterprise

Project: Demolition of c. 1690 single family dwelling known as the Benjamin Perry/Gideon Ellis/Capt. John Parker/Warren Keene House and more commonly as the Keene House.

Vincent Michienzi began by saying he planned to demolish the house, that he knew his rights under the law and that all we [Bourne Historical Commission (BHC)] could do is delay his action by 12 months and that he was prepared to wait us out. He said he had put on a new roof and siding, but the roof is caving in and leaning to one side, it isn't insulated, the sill is rotted, part of the foundation had collapsed this past winter, and the building is unsafe. It is no longer historical because the prior "tenants" had replaced the historical windows with vinyl ones and had put on an addition. Neither of these things should have been done.

We asked if we could inspect the house to verify his claims. He refused and then went on at length about how the Town Inspector is NOT ALLOWED to set foot in ANY of his buildings.

Jean Campbell said there is a need for engineering and inspection reports. Mr. Michienzi asked who would pay for those as he certainly wouldn't. Ms. Campbell replied that we (BHS) can't take his word for it. We need proof. Mr. Michienze refused to supply reports or discuss the matter further.

Several times Mr. Michienzi commented that no one from the Town had approached him offering to help save the building. The Chair pointed out that it is not our practice to knock on doors of historic houses that we may have an interest in and offer to assist in their preservation.

Mr. Michienzi also commented that he had recently been approached by an "eccentric millionaire from Connecticut who collects old houses" who is interested in buying the house and moving it to his estate in CT. He indicated that this person's representatives had asked to attend today's hearing, but he told them they couldn't. The Chair pointed out that our meetings are open to the public and they are welcome to attend. The Chair subsequently asked Mr. Michienzi to forward to BHC the contact information for this party so the BHC could reach out to them. He said he would.

Mr. Michienzi said that he had done everything back at the time he wanted to buy the property. He offered to give the house to the town. They refused his offer. He offered to allow parking for the library and for historic patrons. They weren't interested. There were other unspecified disputes and finally it went to court and to the Cape Cod Commission and he was found in the right. During this portion of the meeting both Linda Zuern and Judith Riordan were referenced. Ms. Riordan is a member of BHC, but was unable to attend our meeting today.

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Karl Spilhaus asked about the town legal records and other legal records. Mr. Michienzi refused to provide any of the documents.

Mr. Michienzi said he can wait this out. We can make him wait a year, but if it is 2 years, that is O.K. with him. He also said this property, 9 Sandwich Road, is part of the Medical Complex. It is all one property.

Jack McDonald, who is interested in the history of Bourne and particularly antique houses, spoke. He said he has been in the Keene House. It is not falling apart. As for not being insulated, houses of this age weren't insulated. It sounds to him like this has become a demolition by neglect situation. The house is worth preserving.

Mr. Michienzi said that he would have agreed to moving it before, but not now.

Deborah Burgess suggested that the hearing be continued. Neil Langille moved to continue the hearing to April 26. Karl Spilhaus seconded. The **Motion carried unanimously** four to zero (4-0). Members voting in favor were: Deborah Burgess, Jean Campbell, Carl Georgeson, and Neil Langille.

Meeting was adjourned at 10:50 a.m.

Deborah M. Burgess
Secretary

Attachments:

Amended Agenda
Agenda
Public Hearing Notice
Memorandum, Bourne Town Planner
Demolition Permit (1 Page)
Plans (None)
Site Plan (None)
Owner/Parcel ID
Historic Demo Delay Abutter Map (None)
MACRIS Scanned Record – Benjamin Perry, Gideon Ellis,
Capt. John Parker, and Warren Keene House (4 Pages including pictures)

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March 22, 2022

Chairman Carl Georgeson called the meeting to order at 10:05 a.m.

Members Present: Deborah M. Burgess, Jean Campbell, Carl Georgeson, and Neil Langille
Associate Members: Karl Spilhaus and Richard Kantor
Excused: Blanche Cody, Mary P. Reid, and Judith Riordan

Public: Barry Johnson, Community Preservation Chairman, Vincent Michienzi, Jack MacDonald, and Michael Rausch,
Bourne Enterprise

Review and vote to possibly close out balances left in previously approved Historic CPA Projects –

Barry Johnson, CPC Chairman, spoke about the list containing approximately 28 projects. These projects were identified as no longer active:

Conservator Services	STM Oct. 20211	2,000.00
Renovate Town Hall Vault Space	ATM Mary 2013	1,335.60
Pocasset Community Building	STM Oct. 2019	82,666.69
For a total of		86,002.29

Motion made by Carl Georgeson to return the above project funds to Historic CPA Funding. Jean Campbell seconded.

Motion passed on a roll call vote four to zero (4-0). Those voting in favor were Deborah Burgess, Jean Campbell, Carl Georgeson, and Neil Langille.

Meeting Adjourned at 10:20 a.m.

Deborah M. Burgess
Secretary/Treasurer

Attachments:
Amended Agenda
Agenda
Fund Article Report – Fiscal Year 2022