

GLENN PAULS & LEDE BAO

v.

Decision #99-2

**OLD KING'S HIGHWAY REGIONAL HISTORIC  
DISTRICT COMMITTEE FOR THE TOWN OF  
BARNSTABLE**

On Tuesday, April 6, 1999 the Commission held a hearing on Appeal #99-2 filed by Glenn Pauls and Lede Bao, seeking review of a decision by the Barnstable Historic District Committee denying a Certificate of Demolition for a building located at 1989 Route 6A, West Barnstable, Massachusetts.

Present were Edward Molans, Barnstable; Roy Robinson, Brewster; Marian Reilly, Sandwich; Deborah Gray, Yarmouth; Robert G. Brown, Commission Counsel; and Lede Bao, Appellant.

The Committee's decision was filed with the Town Clerk on January 28, 1999. The appeal was entered with the Commission on February 7, 1999 within the 10 day appeal period. By agreement, the 30 day determination period was waived.

**THE APPELLANT'S PRESENTATION:**

Lede Bao, Appellant, addressed the Commission in favor of the appeal. He explained he had recently purchased the former Pinske Gallery on Route 6A in West Barnstable and planned on continuing its use as an art gallery, concentrating on traditional Chinese art and other arts and crafts. He displayed pictures of the small house next to the gallery and described its current condition. He said the house is in great disrepair and it is cheaper to remove the house rather than repair it. The house was built in the very early 1900's. He asked that the Commission reverse the decision of the Committee.

**THE COMMITTEE'S PRESENTATION:**

Edward Molans, representing the Barnstable Committee, explained the Barnstable Committee's reasons for denial. He recounted the recent history of the building and said that, in 1992, Mr Pinske stated to the Committee he wished to restore the house. However, in 1994, Mr. Pinske requested a Certificate of Demolition from the Barnstable Committee which was denied after protest from the Finnish Society who explained this was one of the first homes built by Finnish settlers in the area. After the 1994 denial Mr. Pinske neglected the building and it has badly deteriorated over the years. 96 violation notices resulting in over \$1000.00 in fines were forwarded to Mr. Pinske. The Barnstable Committee tried everything possible to save this building.

**DISCUSSION:**

In discussion among Commission members, there was a general consensus that the house in question is beyond repair and quite possibly in a condition to be condemned by the Barnstable Building Commissioner. While the house has sentimental value to the Finnish community, it is a relatively recent building and generally does not fall within the period associated with the mandate of the Regional District.

**FINDINGS:**

The Commission voted as follows:

1. That the Barnstable Committee used poor judgment in denying the Applicants' Certificate of Demolition. 3-0-1.
2. That the ppeal be allowed subject to the house being offered to the Finnish Society who will have 30 days to remove the house from the site in question. 3-0-1.

**DETERMINATION:**

As to Appeal #99-2, the appeal is allowed, subject to the above conditions.

Any person aggrieved by this decision has a right to appeal to the District Court Department, Barnstable Division, within 20 days of the filing of this decision with the Barnstable Town Clerk.

Marian Reilly  
Chair