



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

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BARNSTABLE TOWN CLERK
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To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing was held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor at 6:30 pm on **Wednesday, October 19, 2016.**

MINUTES

Members Present: Paul S. Arnold, Taryn Thoman, John Alden Marina Atsalis

Members Absent: Timothy Ferreira, Brenda Mazzeo and David Colombo,

Staff Present: Karen Herrand, Principal Assistant, Growth Management Dept.

A quorum being duly present, Paul S. Arnold, Chair opened the meeting at 6:30 p.m.

An announcement was made by Paul S. Arnold, stating the meeting is being recorded and broadcast on Channel 18 and in accordance with MGL Chapter 30A, §20; and requested that anyone taping this meeting to please make their presence known.

New Business

EA Tellier Trust II c/o Edward Tellier & Candace Domos – 460 Main Street – Map 309 Parcel 225/001
Exterior Renovations

Dave Vachon, Architect from Conserv Group Inc., in attendance. He gives a review of the proposed renovations. The windows and greenhouse are presently leaking. They will keep the existing structure as is, no expansion of the existing footprint. Columns will stay. We are trying to get a uniform front for the building. Build out with some columns, new roof and then an infill with panel system on the bottom, sliding windows, white fascia, panels will be grey, see Exhibit A, roof will be grey as well. The columns are attached in the wall.

Marina Atsalis asks for clarification of where the columns will be.

Paul Arnold asks about the age of the bldg. and any historic information.

Candace Domos in attendance. She gives some history, her Father owned it as a Howard Johnson's Motor Lodge and restaurant. Her family has owned the building since the 1970's.

Paul Arnold confirms that there will be no more green house?

Dave Vachon answers, yes, no more green house.

Marina Atsalis asks if they will have outdoor dining? Confirms that the greenhouse was an add on?

Dave Vachon confirms that they will build out on the same foundation for interior space only, not a green house.

Dave Vachon has some samples of the paint color for the panels and roof shingles, Exhibit B. Panels will be Silent Night Gray, white trim, and roof shingles will be New Silver Birch Gray.

Paul Arnold directs to owner, Candace Domos, asks about the history of the Howard Johnson's and when the operation stopped?

Candace Domos replies around 1983/1984. Then the motel/motor lodge (back) went to a timeshare. They leased the restaurant out to the Chasson's and Steven Roy has had it for the past 12 years (in attendance).

Motion made by Marina Atsalis to accept the application as presented, seconded by Taryn Thoman, so voted unanimously.

James J. Sullivan, Jr. AIA for Richard L. Sullivan – 135 Main Street – Map 327 Parcel 229
Demolition of Building

James Sullivan, Architect in attendance. He gives a history of the fire that happened at the property previously. The original intent was to renovate and repair, however there were some things that were done that were not approved and the house was completely gutted out. There is also an issue with basement. He had a structural engineer look at it and had it accessed as well as a house lifter. It was decided that this is beyond salvage. The previous owner had put on an addition at the back of bldg., there were issues with handicap accessibility, ventilation, crawl space. This would cost more to salvage.

Chair Paul Arnold comments that this was a Sea Captains house, however it had already been altered significantly before we got to this point of preservation of the Sea Captain's homes. It is part of history however he has viewed the house personally and there is not much there now. He doesn't understand how the contractor could have done this.

James Sullivan states that there had also been some bad renovations done to the building previously.

Chair Paul Arnold comments that this should have been checked/monitored when the alterations/previous renovations were being done.

Marina Atsalis states/asks about plan of the proposed bldg, see Exhibit C. Confirms three floors here, type of structure, asks how many windows will be put here? She does like the return and doorway of the proposed design, possibility of keeping the door/trim work, suggestions made for mirrored features.

James Sullivan replies that the intent was to retain the memory of the volume of a ship captains bldg. with the L, which was originally done in the 1900's, refers to Exhibit D. This needs to go through site plan and a design review first. This will be proposed as a mixed use bldg. with apartments and offices. We are here just for the demolition of the bldg. tonight and we will come back to the Commission with an application for the proposed bldg.

Taryn Thoman clarifies that we are here for the demolition vote tonight only? Will there be a chimney on the proposed bldg?

James Sullivan replies no, there was no fireplace when they bought the house. The one on the bldg. now is not an original chimney.

Discussion of the vote.

Taryn Thoman asks if there are any other photos of the house, inside? Clarifies location of the bldg.

Chair Paul Arnold replies that he has seen/viewed the bldg. and there is nothing there. At present it looks half demolished.

James Sullivan explains that the contractor previously completely removed the second floor, did not have permits for this. There is no roof now, they would have to lift the structure.

Marina Atsalis suggests possibly saving the original/some bricks in foundation/steps.

Taryn Thoman agrees with this as well, to possibly keep something from the original house.

Motion entertained by Chair Paul Arnold, moved by John Alden to approve the demolition of the existing structure as presented with the exception that the architect save whatever historical structure, including brick, that can be salvaged and utilized/incorporated with the new proposed structure, seconded by Marina Atsalis, so voted unanimously.

Other Business

Approval of September 7, 2016, and September 21, 2016, minutes

Motion made by Taryn Thoman to approve the September 7, 2016, minutes as written, seconded by John Alden, so voted unanimously.

Taryn Thoman points out that she did not chair the meeting of September 21, 2016, and the minutes list that she did.

This is a clerical error and these minutes will be reflected/amended accordingly.

Motion made by John Alden to accept the minutes as amended, seconded by Taryn Thoman, so voted unanimously.

Motion to adjourn made by Taryn Thoman, seconded by John Alden, so voted unanimously.

Discussion to cancel Nov. 2, 2016, meeting due to no applications being received.

Matters not Reasonably Anticipated by the Chair

Marina Atsalis asks about banners on posts, there are two more grey industrial looking posts that have been added that are holding new banners. Has this come before us for approval?

Chair Paul Arnold will forward a copy of the ordinance regarding temporary banner information to Marina Atsalis.

The meeting adjourned at 7:13 P.M.

Respectfully submitted

Karen A. Herrand

List of Exhibit Documents

Exhibit A – Elevation Plans - 460 Main St., Hyannis Map/Par – 309-225-001

Exhibit B – Sample paint color for panels and roof shingles – 460 Main St., Hyannis Map/Par – 309-225-001

Exhibit C – Proposed Bldg. plan – 135 Main St., Hyannis Map/Par 327-229

Exhibit D - Existing Bldg. plan – 135 Main St., Hyannis Map/Par 327-229