



BARNSTABLE TOWN CLERK
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Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

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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, December 21, 2016.**

MINUTES

Members Present: Taryn Thoman, Brenda Mazzeo, John Alden, David Colombo, Marina Atsalis and Timothy Ferreira

Members Absent: Paul S. Arnold

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

A quorum being duly present, Taryn Thoman, Vice Chair opened the meeting at 6:30 p.m.

An announcement was made by Taryn Thoman, 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

Matthew Borowski for Ent Real Estate LLC - 104 Park Street, Hyannis - Map 327 Parcel 203

Window and Door Replacement and Renovations

Matthew Borowski in attendance. He gives a brief explanation of the proposed work to be done. New owners now. Built in 1770, the main structure. Was used as medical sleep lab, continue this same type of business but make some outside changes/renovations. Remove shingles; relocate entrance ways, remove triple awning windows, put in standard double hung 6 over 6 windows.

Marina Atsalis asks if the skylights will be removed? Would like to keep if possible.

Matthew Borowski replies they will be if they get in the way of any construction, but they would like to keep them.

Matthew Borowski states that they would like to remove the chimney/stack. Takes up an 8 x 6 ft. area, it is not used internal, it is blocked off, this is not the original chimney. The original was most likely removed to make a second floor at some point. The existing one is stone, probably 1800's. Probably three different renovations to chimney/stone fireplace. There is a stockade fence there now, falling down, would like to put up a standard white vinyl fence.

Vice Chair Taryn Thoman asks if this is the original chimney? She is opposed to tearing down the chimney.

Timothy Ferreira also comments that he would like them to keep the chimney.

Brenda Mazzeo comments that she would like to see a drawing/sketch/something that dates back to 1700, original look, our Form B dates to 1822. This is one of eight buildings in the Hyannis Historic District that has been rated as having significance. She refers to a picture of the bldg. and plans, Exhibit A, and the inventory sheet Form B, Exhibit B. Federal style bldg? Where would the accessibility ramps be located? Changing the roof line?

Matthew Borowski refers to the plans and picture, Exhibit A, points out areas where accessibility will be and parking lot, reference to the floor plan. Door to be maintained and trim work in good shape, reference to the plan, Exhibit C. The new owners did not like the way the roof line looks at present, doesn't look well/professional with a low sloped ceiling. Handicap access/ramps will go on the front side of the bldg. covered porch there. Renovations also done in 1994.

David Colombo asks about the gable, he doesn't have a problem with that, you need a main entrance, it also gives some balance to the bldg. He has no problem with the chimney being removed, it's not part of the original, it isn't a focus. He asks about the fencing, how will this be replaced? What brand on the asphalt roof?

Matt Borowski replies that the owners would like the standard white vinyl type fence. Certainty, thirty year, solid black asphalt roof will be done.

David Colombo would like to see a composite/ sample of the fencing. Doesn't want glossy, would like a low lusture style fence. Would like to stay away from stockade fencing. Possibly colonial with a cap type fence suggested.

Matt Borowski states that they are unclear of who's fence is there currently. It's a cedar stockade fence. This property is the defining edge of the Historic District, we are also looking for continuity.

Brenda Mazzeo refers to the picture of the house/plan, asks why corner board does not go up all the way to the roof? What is the step on the front door presently, see Exhibit C. Asks for clarification of what part of the bldg. will have shingles?

Matt Borowski replies that it is cement or brick. Back side will remain shingled. Clapboard on front existing.

Marina Atsalis states that they like vertical board fencing and would like to see the stockade fence come down.

Timothy Ferreira states that the chimney isn't just a chimney, why taken out in the first place? Would like to see it remain.

Taryn Thoman would like to see the chimney stay as well.

David Colombo clarifies why taking chimney out, for space?

Matt Borowski states yes. It does take up room.

David Colombo comments that the fireplace may be a maintenance problem, leaking etc. if not working, maybe keep for aesthetic purposes. The fence is an issue with him.

Matt Borowski asks if possible to do another way? Possibly a faux chimney out the roof?

Brenda Mazzeo would like to know when the chimney was actually built.

David Colombo suggests possibly talking to the owners about the chimney, preserving it possibly?

John Alden states that he would like to see the fireplace be retained, there are some referrals to West Barnstable Brick Co. in the Form B inventory information, Exhibit B.

Vice Chair Taryn Thoman suggests approving with limitations.

Motion entertained by Vice Chair Taryn Thoman, moved by David Colombo to approve the application with the proposed windows, doors, clapboard, 30 year architectural certainty shingles, colors for house, and a solid white board fence to be solid wood or composite with colonial caps and trim board on the top, and chimney and fireplace to be retained, seconded by John Alden, so voted unanimously.

Paul Bishins/William St. Corp. – 181 North Street, Hyannis – Map 308 Parcel 075
Tower Renovations

Linda Smith in attendance for the Applicant Paul Bishins.

Marina Atsalis asks about the details/description in the summary, has this been changed? Do you have a new/updated summary for this?

Linda Smith replies that the details are the same, this is a change to the design of the slats. Nothing on top, It is flat.

Mike Burrridge in attendance. He explains that the application was first filled out previously, when they had 3 different renditions/choices/types. None of these were received very well. He makes reference to a sketch, Exhibit D, from George Jessop.

Vice Chair Taryn Thoman clarifies that George Jessop is a former member/chair of this Commission and also an architect who has reviewed the design/information for this application. This is reflective of what he was looking for.

Mike Burrridge states that he is here to help the Applicant and to answer any questions. This is for cosmetic repairs to the tower.

Marina Atsalis asks about the 14 louvers, see Exhibit E, picture of proposed view #1. How wide will these be?

Mike Burrridge answers that they are not sure of the actual dimensions, won't know until the actual construction takes place.

Marina Atsalis states that she wants to know the size of the so called louvers so that we can see if there will be any shadow, so it doesn't look like just slats coming down the structure, a shadow line between the louvers. It was suggested that they be an 18 inch minimum to the maximum of 24 inches.

Mike Burrridge replies that there will be some definition, maybe $\frac{3}{4}$ of inch thick. George's suggestion is that they be 24 inch louvers. It would not be a flat surface, it will give a shadow line. The entire exterior will be fiberglass

David Colombo asks how will they be applied, stepped up and trimmed out?

Mike Burrridge confirms, yes, stepped up/graduated, 24 inch may be small.

Brenda Mazzeo refers to sketch, Exhibit E, asks for verification of the clapboard on the side, three inches?

Mike Burrridge replies yes, exposure, for the sides.

Marina Atsalis asks about the proposed 8 inch centerboard? Maximum will be 24 inch? Also will everything be painted grey? No breaking up with white trim anywhere, including the door that goes in? It's a big structure and should not show any white.

Linda Smith confirms one solid color, bluish grey, this is on the existing building.

Motion entertained by Vice Chair Taryn Thoman, moved by John Alden to approve as presented, and paint all same color grey to match the existing building grey color, spacing to be a minimal of 24 inches on big clapboards and 3 inches on the sides, seconded by Brenda Mazzeo, so voted unanimously.

Other Business

Approval of December 7, 2016, minutes

Motion entertained by Vice Chair Taryn Thoman, moved by Brenda Mazzeo to approve the minutes as presented, seconded by Marina Atsalis, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for January 18, 2017.

Motion made by David Colombo to adjourn, seconded Brenda Mazzeo, so voted unanimously.

Meeting adjourned at 7:17 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

Exhibit A – Pictures of existing house – 104 Park Street, Hyannis Map/Par 327/203

Exhibit B – Form B Inventory Sheet – 104 Park Street, Hyannis Map/Par 327/203

Exhibit C – Plan/rendering sketch – 104 Park Street, Hyannis Map/Par 327/203

Exhibit D – Hand written notes and hand sketch of tower/design – 181 North Street, Hyannis Map/Par 308/075

Exhibit E – View #1 – Plan proposed view – 181 North Street, Hyannis Map/Par 308/075