



**The Town of Barnstable**  
Growth Management Department  
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Jo Anne Miller Buntich  
Interim Director

***HYANNIS MAIN STREET WATERFRONT HISTORIC DISTRICT COMMISSION***  
**MINUTES**  
**OCTOBER 07, 2009**

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, 2<sup>nd</sup> Floor at 7:00 P.M. on **Wednesday, October 07, 2009**

**Members Present:** George Jessop, Chairman, Barbara Flinn, Marina Atsalis, Joe Cotellessa, Dave Colombo, Dave Dumont

**Alternate Members Present:** William Cronin, Paul Arnold

**Approval of Minutes**

Approval of Minutes of September 16, 2009

**Motion duly made by William Cronin, seconded by Joe Cotellessa to Approve the Minutes of September 16, 2009 as Submitted.**

**VOTE: So Voted Unanimously**

**Continued Business**

***Certificate of Appropriateness***

***Talita Camilo dba Magnolia Flowers & Gifts, 29 North Street, Hyannis, Map 327, Parcel 001***

***Represented Talita Camilo***

New Sign

Ms. Camilo explained that the new sign will be centered on the building over the window and door where the previous sign was. There will be a thin border around the sign. Marina Atsalis asked if the individual lettering that is on the windows now will stay. Ms. Camilo indicated that she would like it to, but that will be up to the building Department.

**Motion duly made by William Cronin, seconded by Joe Cotellessa to Approve the Certificate of Appropriateness as Submitted.**

**VOTE: So Voted Unanimously**

**New Business**

***Certificate of Appropriateness***

***Ocean Bay One, 175 Ocean Street, Hyannis, Map 326, Parcel 037***

***Represented by Cord Shore***

New Fence

Mr. Shore indicated that they have replaced existing fencing and wish to add another 5-6 sections towards the rear of the property. This is for security reasons and the legal issues associated with pedestrians cutting across their lot from adjacent lots to catch the ferries. The members feel that the quality of the fence is not pleasing and wish to see alternate options. The fencing at The Black Cat was noted as being

of the same type and also in terrible condition. Marina Atsalis confirms that this fence has been there since the mid 1970's and would also be required to adhere to the Historic Guidelines if they were intending to replace it. Her objection to this fence is that it was removed and replaced without approval of this Board. William Cronin suggested that both parties get together to see if a compromise on fencing could be worked out. The fencing that is currently being used for Dumpster Enclosures was discussed as a possible option and samples were given to Mr. Shore.

**Motion duly made by William Cronin, seconded by Joe Cotellessa to Continue the Certificate of Appropriateness to October 21, 2009.**

**VOTE: So Voted Unanimously**

*Certificate of Appropriateness*

*Williams Street Corp, 181 North Street, Hyannis, Map 308, Parcel 075*

*Represented by Paul Bishins & Anthony D'Onofrio*

Exterior Alterations, Parking Lot Renovation, Windows, Doors & Siding

Mr. Bishins explained that when the canopy came down, the workers mistakenly removed all the siding as well. The original siding was grey hardi-plank with 8' exposure and they propose to replace with hardi-plank and metal facing for the fascia. They will also be replacing windows and doors, however, on the East side the long strip of glass will remain. On the West side there is fencing on the roof and that is a power company issue and he stated that NStar is aware of it. Remaining now on the roof is an old air conditioner that will require a crane to remove and replace with a new air conditioner. Mr. Bishins offered sample colors for the hardi-plank and the consensus agreed with the Sandstone II Gentle Grey for the front of the building and hardi-plank Cobblestone JH40-10 for the remainder of the building. It was agreed that the trim over the windows will be Hunter Green. The applicant will return with alternate sample colors for the belt course strip over the window coursing. Dave Colombo inquired about the stockade fence on the west side of the building. Mr. Bishins replied that the fence is coming down and dumpsters are going in. The State will have the dumpsters properly installed and fenced. The landscaping plan will need to be postponed until Spring as they are not prepared at this time. They will return with a parking and landscaping plan.

**Motion duly made by Barbara Flinn, seconded by Joe Cotellessa to Approve the Certificate of Appropriateness as follows: Metal fascia in as neutral a color as possible so as not to contrast with the grey siding or granite façade, siding will be JH40-10 with exposure proposed at 8' or less, material for front elevation to be Sandstone II Gentle Grey for body (pending review of alternate strip color) aluminum windows with insulated glass and Hunter Green trim to match existing buildings, east elevation windows are the original configuration in a new frame and glass.**

**VOTE:**

**AYE: Jessop, Flinn, Cotellessa, Atsalis, Dumont, Colombo, Arnold**

**NAY:**

**ABSTAINED: Cronin**

*Certificate of Appropriateness*

*FT & W Law Offices, 171 Main Street, Hyannis, Map 327, Parcel 232*

*Represented by Chic Pollock, Cape & Island Signs*

New Ladder Sign

Mr. Pollock submitted photos and details of new sign which was reviewed by the Commission.

**Motion duly made by Joe Cotellessa, seconded by Barbara Flinn to Approve the Certificate of Appropriateness as Submitted.**

**VOTE: So Voted Unanimously**

## **Informal**

### ***Town Hall Exterior Envelope Repair***

Jo Anne Buntich, Interim Director for the Growth Management Department was present and introduced Michael Teller of CBI Consulting. Mr. Teller noted that he has been asked by the Town to consult for a number of buildings regarding historical restoration. With the Town Hall project the major concern is the slate roofing and true historical restoration is the goal. His recommendation was to go with the right materials such as slate roof. Original slates when installed over 100 years ago, were one of the finest, however, they were installed with very short steel nails that have rusted through and portions are falling. There are also a lot of cracks and slipped slates. Joe Cotellessa asked what they intend to replace it with. Mr. Teller stated Vermont unfading black slate is the intent with the proper nails. Barbara Flinn asked if any current slate can be re-used. The project calls to take the entire roof down as 70-75% are no good. The Town does intend to cull through and keep the good ones for other town buildings or to sell them. The other issue is deteriorated copper which has been damaged by being taken off and not replaced properly. The green patina is starting to wear away. New copper gutters will be replaced, but with brass bars. The masonry is going to be the most important part of the project. Tremendous amounts of mortar are missing which allows too much water to get in. The windows are the final part of the project and the current windows are a replacement style aluminum which have been repeatedly repaired over the past 20 years. Proposing a wood, aluminum clad outside that will look like wood when painted and you can actually open them. The half round windows now have Plexiglas around them for some reason. Every window in the building will be replaced. Mr. Teller stated that the goal is to find the original detail on the windows and duplicate same. Chairman Jessop stated that he appreciates the effort to utilize proper materials and understands that they are costly, but will last for such a long time.

**The Chairman asked for a Vote of the Commission to Approve the changes addressed this evening as Maintenance and Repairs.**

**VOTE:**

**AYE: Jessop, Flinn, Cotellessa, Atsalis, Dumont, Colombo, Arnold**

**NAY: Cronin (Due to the Utilization of most of the Remaining CPC Funds)**

## **Public Comment**

None

**Having no further business before this Commission, Joe Cotellessa moved and Barbara Flinn seconded to Adjourn the Meeting at 9:10pm.**

**VOTE: So Voted Unanimously**

Respectfully submitted,  
Marylou Fair, Recording Secretary