



**Hyannis Main Street Waterfront
Historic District Commission**
200 Main Street
Hyannis, Massachusetts 02601
Phone: 508-862-4665 / Fax: 508-862-4784



George A. Jessop, jr. AIA, Chair

Theresa M. Santos, Commission Assistant

**MINUTES
May 18, 2011**

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 7:00 P.M. on **Wednesday, May 18, 2011.**

Members Present: George Jessop (Chair), Bill Cronin, Paul Arnold (Alternate), Joe Cotellessa, Dave Colombo, Marina Atsalis
Members Absent: Meaghann Kenney **and** Barbara Flinn
Also present: Elizabeth Jenkins, Principal Planner – Growth Management Department

Meeting called to order at 7:04pm

Continued Business

The Broken Cone, 569 Main Street, Map 308, Parcel 111-00D

Trade flag

Motion duly made by Bill Cronin, seconded by Paul Arnold to continue the Certificate of Appropriateness for the Broken Cone to June 15, 2011

VOTE: So voted unanimously

New Business

SML Hyannis LLC c/o The Wings Group in conjunction with the Town of Barnstable, 529 Main Street, Hyannis, Map 308, Parcel 269

Public Art

Represented by: Melissa Hersh, Arts & Culture Coordinator, Growth Management Department and

- Application ¹ review provided by Melissa Hersh; sculpture position previously approved; sculpture to be surrounded by beach grass
- Artist background provided
- Description of sculpture and materials reviewed; one color - stainless steel on a post
- Negative: Bill Cronin expressed different preference
- Positive: Paul Arnold appreciates the 'fun' of the piece; Marina likes the placement of one facing the street

Motion duly made by Marina Atsalis, seconded by Joe Cotellessa to accept the Certificate of Appropriateness for SML Hyannis LLC c/o The Wings Group in conjunction with the Town of Barnstable as presented

Discussion:

** Members request photos as work progresses*

VOTE: Aye: Arnold, Colombo, Atsalis, Cotellessa

Nay: Cronin

Park Square Professional Building / Duffy Health, 94 Main Street, Map 327, Parcel 195 (cont'd from 5/4/11)

Light poles and fixtures, HVAC screening

Represented by Roy Catignani

- Updated plan submitted ²
- Recommendations made by HHDC on 5/4/11 incorporated
 - Screening and landscaping of HVAC units: solid white vertical board fence **not vinyl** not to exceed bottom of window
 - Evergreen planting with a terrace-look; owners respectfully request to let the street hedge grow and be maintained to a maximum height of 24"
- Members speak to future issues screening of utility meters on the northerly side of the building; lattice with eventual plantings set back required 3'
- Light Poles
 - Roy Catignani provides manufacturer capabilities in regards to height; can reduce height by 42"
- Pole base
 - members voice concerns regarding installed poles not approved by HHDC and regardless of what other departments or staff approve, approval is still required by the HHDC for any exterior work
 - break-away bases; location not in view of public – in parking lot; Catignani requests the members consider this a true hardship
 - Colombo addresses the fact that these poles are in the back of the building and the committee needs to move forward
 - Jessop urges modification for the bases to be finished off properly = rubbed, filled and smoothed out; Catignani states that this is a reasonable request; both Cronin and Cotellessa request that the bases be removed; Colombo concurs with Jessop to modify the base and make it appropriate
 - All members agree that this issues could have been avoided had the applicant brought it before HHDC in the first place as is required; proper planning would prevent issues such as this in the future
 - Jessop provides option: a) treat the base the way it is with proper beveling of the top to match the top to match the round to the square base making a transition, plus grinding off all the ribs above ground and cement finishing - filling all the holes and voids and providing a smooth cement finish to the exterior, hand rubbed for a smooth finish – rubbing could be colored to bring the base into conformity with the pole itself – or – cut them down to within 6" of the asphalt elevation and remount them
- **Motion duly made by Bill Cronin, seconded by Dave Colombo to approve the design of the lamp poles by removing 2' of the concrete base and 16" of the shaft**

VOTE: Aye: Cronin

Nay: Arnold, Cotellessa

Abstain: Colombo, Atsalis

Motion fails

Motion duly made by Dave Colombo, seconded by Paul Arnold to approve the application with the transitional beveled edge of the top of the concrete column, grinding off the ribs and an application of a smooth hand rubbed finish painted black to match and blend with the poles

Motion made and seconded to accept as an alternate solution to the proposed submission of the existing head, the shaft cut 42" shorter, the existing column base, and treatment of the concrete base by beveling and grinding removal of ribs, grinding the top smooth, and beveling to transition to the black post base, hand rubbed cement finishing to fill all the voids

VOTE: Aye: Colombo, Arnold, Cotellessa, Jessop

Nay: Atsalis, Cronin

Motion passes

Motion duly made by Dave Colombo, seconded by Paul Arnold to approve the application with solid Azek fencing as proposed in the vertical height as proposed with the Japanese Barberry at 30", with 3x4 posts, Cape Cod Cap and as detailed on submitted page PL-1 446 of the submission; proposed Boxwood hedge at perimeter at 24" high

VOTE: so voted unanimously

Barboza Financial Marketing, 684 Main Street, Hyannis, Map 308, Parcel 140

Business Sign

Represented by Mr. Barboza

- Application³ review provided
- Sign placement will be in the third (3rd) position of the existing ladder sign
- Updated color photo submitted into record⁴ due to change in fonts
- Business identification sign clarification provided by Elizabeth Jenkins
- Fence post is white
- Divider acts as post edge

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to accept the sign design for Barboza Financial Marketing as presented

Discussion:

** Implied gray line to be added*

VOTE: So voted unanimously

Minor Modification continuation

Beech Tree Alley, 599 Main Street, Hyannis, Map 308, Parcel 118

Exterior color change; landscape plan – front building; handicap ramp – left side, front building; two (2) windows on front building

Represented by Philip Miller

- Clearance for handicap access verified;
- Handicap ramp designed with vertical board and painted, same 4x4 post with traditional cap; concrete ramp will be finished appropriately; landing to be addressed, needs to be a minimum of 5x5 with two rails, applicant to review and provide clarification to HHDC
- Emergency egress reviewed; tables in plan are representational only and will not remain; placement will be moved closer to the corner and have 6' wide gate with panic hardware as required
- Applicant requesting to match existing traditional white fence and place up at street front
- Jessop requests appropriate drip line on outer edge of tree; Jenkins suggests conferring with the TOB Tree Warden Charlie Genatossio and abide by his recommendations; applicant states root system is intact and nothing will be done to harm the tree; members request further detailed landscape plans as they progress, all of which requires HHDC approval
- Decking: no new decking proposed; existing planking will remain
- Fish pond installed in the front, filled with Koi
- Plantings on property line to be shared with abutter
- Lighting design to be brought before HHDC in the future when ready
- Windows added on sides, same size and configuration
- Patio flower boxes in front will abide by all safety requirements
- Patio pavers in front and back – existing brick will be utilized for this
- Reiteration of building colors: front – Windham Cream and sidewalls of Hawthorne Yellow, windows will be Hunter Green; middle – exterior trim White Blanco, exterior sidewall in Philipsburg Blue, exterior doors Heritage Red; rear building exterior trim White Blanco, exterior sidewall in Heritage Red, exterior doors in Philipsburg Blue

Motion duly made by Bill Cronin, seconded by Marina Atsalis to accept the changes as shown, contingent upon receipt of detailed landscape plans and verification of abidance regarding handicap ramp and access

VOTE: So voted unanimously

Applicant will return with signage at a future date

Minutes of April 20, 2011

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the minutes of April 20, 2011 as submitted

VOTE: So voted unanimously

Minutes of May 4, 2011

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the minutes of May 4, 2011 as amended

Discussion:

- Add 'mature' to English Boxwood
- Add "suggested" to reducing pole height and removal of stone bases

VOTE: So voted unanimously

Other Business

Review / Adopt District Design Guidelines Storefronts⁵

- Remove 'full cut off'
 - Encourage light overflow onto sidewalks
 - Encourage storefront sign lighting, yellow incandescent look
 - Bring number of storefront to top, middle, center of door as suggested by the fire departments; Jenkins to add notation
 - Add language: signage should be located within and centered on the sign fascia; add portion of design elevation intended for signage
 - On large vertical display windows... a single light row at the top and / or on both edges is acceptable as well
 - Window signage needs to be clearly visible and have consistent contrast
- *** Beauty Parlor on Main Street currently has an oversized open sign – members request for Jenkins to draft letter addressing this
- Members encouraged to forward concerns directly to Jenkins with a copy to Jessop
 - Handicap accessibility is part of a storefront design and criteria for this is important, continues to have a need to be addressed

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the guidelines for storefronts as amended

VOTE: So voted unanimously

Discussion:

- Once completed, final document of guidelines will be made available
- Light poles and bases need to be addressed in the guidelines

Correspondence received:

Letter received in response regarding the Asa Bearse House:

- Contractors informed on numerous occasions the requirement of approval from HHDC
- Building Department has a standing Stop Work order – 3rd posting
- Discussion as to whether they should appear informally, under the circumstances an informal conversation is not acceptable; contractors need to provide detailed plans and submit a complete formal application before HHDC

Letter received from Newman Properties requesting a twelve (12) month extension regarding windows at 357 Main Street

- Policy issue – no codified requirement regarding the amount of time to executive a Certificate of Appropriateness (COA) ; HHDC may want to visit the need to re-establish a policy regarding Certificates under new guidelines
- Original COA reviewed
- Jenkins to clarify timeline on the execution of a permit from the Building Department; HHDC approvals to coincide with that of the Building Department – should be six (6) months

Motion duly made by Bill Cronin, seconded by Dave Colombo to adjourn the meeting
VOTE: So Voted Unanimously

Meeting adjourned at 8:55pm

¹ Application: SML Hyannis LLC c/o the WINGS Group / Town of Barnstable

² Updated plan: Park Square Professional Building / Duffy Health

³ Application: Barboza Financial Marketing

⁴ Updated photo: Barboza Financial Marketing

⁵ Minor Modification: Beech Tree Alley

⁶ Guidelines for Storefronts

Respectfully submitted,
Theresa M. Santos
Growth Management Department

APPROVED