



The Town of Barnstable
Growth Management Department
200 and 367 Main Street, Hyannis, MA 02601



Office: 508-862-4678
Fax: 508-862-4782

Jo Anne Miller Buntich
Interim Director

HYANNIS MAIN STREET WATERFRONT HISTORIC DISTRICT COMMISSION
MINUTES
OCTOBER 21, 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, 2nd Floor 7:00 P.M. on **Wednesday, October 21, 2009**

Members Present: George Jessop (Arrived 7:40pm), Chairman, Barbara Flinn, Marina Atsalis, Dave Colombo,

Alternate Members Present: William Cronin, Meaghann Kenney

Vice Chair Barbara Flinn began the Meeting at 7:05pm as Chairman Jessop was delayed returning from Nantucket

Approval of Minutes

Approval of Minutes of October 07, 2009

Continued to November 4, 2009

Continued Business

Certificate of Appropriateness

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

Represented by Cord Shore

(Continued from October 7, 2009)

New Fence

Mr. Shore presented pictures for reference of neighbors that are directly adjacent to or within 150 feet of his property and the types of fences they have. Properties located on either side of his property (The Black Cat and Hyannis Harbor Hotel) have stockade fences as does the Angler Club which he believes has been newly erected. Applicant also provided photos of stockade fencing at Harborside Ice Cream, Cape Cod Hospital and the new Walkway to the Sea behind the Maritime Museum and The Steamship Authority. He would like to propose a similar fence to these with encased posts and a decorative cap on the posts. Marina Atsalis noted that some of these fences indicated in the photos have been up since before the HHDC began enforcing the guidelines and there have been problems with enforcement regarding some of the newer fences. The issue is the way the fence has been installed. Dave Colombo indicated that the fenceposts are 5/5 round rough wood and have been installed incorrectly. As far as allowing a stockade fence, that can be discussed, but his concern is with the installation of the fence. Mr. Shore explained that in this area, when you dig down 7-12" you will encounter a silt and water soaked ground and after 16" you are in water. Barbara Flinn asked if the Applicant has had a chance to talk with The Black Cat about the possibility of installing one fence and Mr. Shore stated that his Office has tried to contact them, but have not been able to connect. Speaking strictly for himself, he would be willing to take down The Black Cat's fence at his cost and install an approved fence from this Commission if they can come to terms. Bill Cronin recalled that at the last meeting, this Commission asked Mr. Shore to return

with 3-4 alternate options for fencing and wishes to know what the Applicant is proposing. Mr. Shore noted that he is offering to replicate what is around the neighborhoods. The Commission's position is that any new fencing will need to comply with the new guidelines outlined approximately a year ago. Mr. Shore indicated that he has spoken with one of his Contractors and they came down and looked at the pre-approved fence. One option was to add a cap on the post and add a top rail with a decorative railing so you don't see the top of the stockade. Barbara Flinn suggested the Commission continue the Application so that alternatives can be presented. Bill Cronin would like to see a fence that allows light and air and separation between the properties. Dave Colombo would like to see alternative heights options.

Motion duly made by Dave Colombo, seconded by William Cronin to Continue the Certificate of Appropriateness to November 18, 2009.

VOTE: So Voted Unanimously

George Jessop arrives at 7:40pm due to delay in returning from Nantucket

New Business

Certificate of Appropriateness

Sea Coast Inn, 33 Ocean Street, Hyannis, Map 327, Parcel 110

Represented by Albert Clarizia

Replace Portion of Fencing

Recently the telephone company next door put in a fence and at the time, they asked the installers to add two sections for them to replace a portion that had fallen down. Unfortunately, they installed a chain link fence. Mr. Clarizia is proposing to replace this section with Ameristar product Conqueror which is an ornamental aluminum fence that will mimic the telephone company fence.

Motion duly made by William Cronin, seconded by Marina Atsalis to Approve the Certificate of Appropriateness as Submitted.

VOTE: So Voted Unanimously

Certificate of Appropriateness

Shift Conscious Clothing, 535 South Street, Hyannis, Map 308, Parcel 164

Represented by Amanda Converse

New Sign

NOTE: Meaghann Kenney recuses herself from this discussion and vote

Amanda Converse presented a drawing and color samples of the proposed sign which will hang on an existing post and bracket where a previous sign once was. This sign will be approximately half the depth of the previous sign.

Motion duly made by Marina Atsalis, seconded by Dave Colombo to Approve the Certificate of Appropriateness as Submitted.

VOTE: So Voted Unanimously with the exception of Kenney

Certificate of Appropriateness

Cape Cod Urology, 110 Main Street, Hyannis, Map 327, Parcel 193

Represented by Roy Catignani

New Sign

Roy Catignani presented photos of existing sign and drawing of proposed signage. There are now six doctors in this location and there is a need to be able to identify each doctor at this location for easy access by patients. He has been to the town to obtain approval for the increase in the size of the sign. Marina

Atsalis suggested they make the circle with the number of the address into a sea shell. Mr. Catignani said he would pass this recommendation onto his client.

Motion duly made by William Cronin, seconded by Barbara Flinn to Approve the Certificate of Appropriateness as Submitted.

VOTE: So voted Unanimously

Informal

Mr. Arthur Pappas, 328-330 Main Street, Hyannis

Update on Status of Building

Mr. Pappas and Architect Peter Brown were present. Mr. Pappas reminded the Board that he had visited them last November regarding his desire to purchase the property known as The Mayflower Block. Last year, several members made a site visit to the property as the members wanted to see if the façade could be saved and it was the consensus that this would be difficult to do. He has since bought the buildings and the “shed like” buildings to the right of Tommy Doyle’s are not worth keeping. He has begun some roof, door and window repair on the building on the corner of Main and Barnstable Road and Tommy Doyle’s. Going beyond that, he has engaged Architect Peter Brown for suggestions and review by this Board. Peter Brown presented sample of proposal which includes the demolition of the two buildings east of Tommy Doyle’s and rebuild a one story. In this proposal, he has considered the massing and scale of the building as well as the historic concepts outlined in this Commission’s Guidelines. The Tommy Doyle’s building is 24’ wide and the façade of the new building is broken down in 24’ sections as well. Red brick and stone is proposed and pedestrian frontage will be enhanced for both pedestrians and auto traffic by the installation of awnings, benches, bollards and a clock tower. The new façade will be broken up into two separate retail buildings. An important factor is the Church next door which is very large. He proposes windows on the corner of this side of the building and the width will be the same as Tommy Doyle’s but set back from the sidewalk approximately a foot and a half. This new building will have awnings over the windows that project onto Main Street and a clock tower in the middle of the building. Bollards will be placed on each side of the two entrance doors to separate retail businesses. Dave Colombo discussed the Clock Tower and although he liked the idea, he would like to see a different design similar to the one proposed by Wing’s and the College Campus at the 500 block. Perhaps with wood rather than the metal, with raised panel, molding or crowns on each side. Frames for windows and door will mirror the color of the awnings which will be a forest green. Mr. Brown also stated that the back of the building needs to be addressed and they may as well do all that at the same time. Jo Anne Buntich added that if they are going to make changes to the parking areas, they may want to see Site Plan Review first. Chairman Jessop thanked Mr. Pappas and Mr. Brown and noted that they look forward to seeing final plans submitted to this Commission.

Having no further business before this Commission, a motion was duly made by Dave Colombo, seconded by William Cronin to adjourn the meeting.

VOTE: So Voted Unanimously

Respectfully submitted,
Marylou Fair, Recording Secretary