



Town of Barnstable
Growth Management Department
Hyannis Main Street Waterfront Historic District Commission

www.townofbarnstable.ma.us/hyannismainstreet

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 6:30pm on **Tuesday, February 5, 2014.**

MINUTES

Members Present: George Jessop – Chair, Paul Arnold – Vice Chair, Dave Colombo, Bill Cronin and Alternate – Brenda Mazzeo; **Members Absent:** Joe Cotellessa - Clerk; **Staff Present:** Elizabeth Jenkins, Principal Planner; Theresa Santos - Principal Assistant

A quorum being duly present, Chair Jessop opened the meeting at 6:32pm

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

Continued Business

Adam A. Moring, AIA, representing Mrs. Lynn Mitchell d/b/a Mrs. Mitchell's on Main, 362 Main Street, Map 327, Parcel 003

Façade renovation: Remove existing storefront doors, windows, and façade materials (non-historic) and replace with new storefront doors, windows, bulkhead, cornice/trim, transom windows and historic design elements on front façade. Remove windows and reside and repaint on right side façade. Relocate existing signs and add new gooseneck lighting fixtures.

Represented by Adam Moring - Architect, also present is Lynn Mitchell, owner

- Application reviewed (Exhibit B)
- Existing façade is in need of repair; seeking to revitalize the storefront and enhance curb appeal; utilize materials requiring minimal maintenance; windows will be brought back to original transom design; doors are proposed to be flush with the new storefront design
- Requesting Azek material, with brick and brick veneer on a stud construction; aluminum storefront
- Will be utilizing existing signage which will be relocated over the entrance doors and raised to fit in the fascia design
- Gooseneck lighting with five (5) light fixtures along the top edge over the cornice line

Discussion

- Mr. Cronin: receives clarification that the slope of the existing façade will be straight as outlined in the proposal; approves of the Azek
- Chair Jessop: receives clarification that the property line stops at the front of the sidewalk and that the footprint will not change; concerned about the two (2) 3' doors opening out to the edge of the sidewalk; concerned about Azek material as an exterior product on this building, strongly recommends the use of masonry or traditional stucco, i.e. Hardi plank cement board which is available in both a textured and smooth finish and has been approved in the HHDC
- Mr. Moring: spoke to conversations with the Building Department assuring the members that the proposal is code compliant
- Mr. Colombo: design is attractive and appropriate
- Mr. Arnold: states that if the material differences are not obvious it should not be an issue
- Mr. Cronin: prefers Azek

Motion duly made by Dave Colombo, seconded by Paul Arnold to approve the application as presented

Vote: So voted unanimously

Jason T. Ethier, Trustee, Tajamahal Realty Trust, 445 South Street, Map 308, Parcel 195
New, three-story building with first floor garage / storage, and second and third floor residential
Represented by Attorney John Kenney, also present is Jason T. Ethier and his father Ken Ethier

- Application reviewed (Exhibit C)
- Attorney Kenney distributed a sketch plan (Exhibit D)
- Property has the benefit of a 1950's era Special Permit to allow for the expansion of a pre-existing non-conforming use; there is an existing front building of which the first floor has one 2-bedroom apartment and two 1-bedroom apartments for a total of four (4) bedrooms; the second floor has one 1-bedroom apartment and one 3-bedroom apartment which is a total of another four (4); there is also an existing cottage with a 1-bedroom apartment; there is a total of nine (9) bedrooms on the property.
- Proposing to build a new structure towards the back of the property with 4-car garage on the first floor, a 2-bedroom apartment on the second as well as a 3-bedroom apartment on the 3rd floor for a total of 14 bedrooms on the property; and after reviewing the zoning ordinance there will be a total of 18 parking spaces
- The main front building will block the majority of the view of the proposed structure and is designed to fit those structures currently on the property creating a carriage house look with the garage doors facing out and the apartments up above

Discussion

- Mr. Arnold: structure would not be very visible from South Street is
- Chair Jessop: states the widows walk on the building is superfluous; the structure does not resemble a carriage house; the doors on the front are acceptable; the windows on the façade are not aligned in any manner; vertical elements would divide up the façade; roof changes recommended
- Attorney Kenney: windows were addressed in a meeting with the Growth Management Department; designer altered window placement given the function of each apartment
- Mr. Cronin: the building is too big for the lot and would be visible from both South and Chase Streets as it sits higher than existing buildings; excerpt from the Commission guidelines which states *"The Commission shall not make any recommendation or requirements except for the purpose of preventing structural developments obviously incongruous to the historical or architectural characteristics of the area or the context of its surroundings"* and this violates the proposal and as such am opposed to the project, the building fits neither the area nor the block

Public Comment

- Ms. Deborah Stewart, direct abutter: resides at Lot 190 in a one story ranch of which the backyard abuts the proposed structure; it would be an adjustment to have that in my backyard, did not believe she would be looking at a three story structure in her backyard when she bought her property; speaks to a neighbor who was unable to attend who also lives in a one story home
- Mr. Jay Ethier: states there are several other two story structures near by
- Chair Jessop: proposed structure would be 60' from the lot line and would be situated in the middle of the lot; rear setback is 11'; the distributed sketch plan states that the third story in a single family or two family dwelling can only occur with inhabitable attic space, which means the wall plate must be at the second floor level not the third floor level; design is a simple box; the building is trimmed and designed to resemble a cottage but in actuality it is neither; suggest reviewing other appropriate roof shapes
- Attorney Kenney: acknowledges that statement and will need to review it; as well as the need for approval through the Planning Board
- Ms. Mazzeo: agrees the design is not appropriate
- Mr. Cronin: states the Commission is tasked with protecting the neighborhood and this building negates that

Motion duly made by Paul Arnold, seconded by Dave Colombo to continue the application to February 19th so the property owners may review the design for a more appropriate structure

Vote: Aye – Jessop, Arnold, Mazzeo, Colombo

Abstain - Cronin

- Attorney Kenney states more time may be needed and he would contact staff accordingly

Mariana P. Costa d/b/a Dream Homes and Estates, 569 Main Street Unit D, Map 308, Parcel 111-00G

Business Sign, Open / Closed Sign, Trade Flag, Location Hardship Sign

Represented by Mariana Costa

- Application reviewed (Exhibit E)
- Proposing to only change the design on the existing sign; sign is computer generated with high resolution and will be made by Asap Promotions
- Existing trade flag, placement and hardware will not change from previous tenant
- Aesthetics of the Location Hardship Sign would receive approval through the Commission, placement requires approval through the Planning Board
- Ms Jenkins states that the unit complex has an existing ladder sign which is pre-approved and each tenant must utilize the same design materials
- Chair Jessop: suggests changing the dimensions of the E / key so it is more prominent; requests the font on the first line for 'homes and estates' be changed to that of the second line
- Ms. Costa: the sign logo is also the logo on all the real estate signs for properties; agrees to the change in lettering font
- Mr. Colombo: suggests leaving the hand and the key alone, but stretch out the wording to less the amount of black / blank background space for better legibility
- Ms. Mazzeo: also recommends filling up more background space with the language; suggests displaying a black and white temporary sign and continue the application returning with an updated sign
- Border / trim options reviewed: suggestions include a white border ½ " wide and set ½" in, double corner trim or stop outside the hand
- Mr. Arnold: key is acceptable but agrees in changing the font

Motion duly made by Bill Cronin, seconded by Paul Arnold to continue the application to February 19, 2014

Vote: So voted unanimously

New Business

Sergio / Jorge Montero d/b/a Vista DeMare, 430 Main Street, Map 309, Parcel 219

Business Sign

Represented by Gorge Montero

- Application reviewed (Exhibit F)
- Proposing to replace the sign on the back of the building

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the application as presented

Vote: So voted unanimously

Giselle Duarte d/b/a Brazilian Touch Salon, 225 Main Street, Map 327, Parcel 242

Business Sign

Represented by Maylla Preto

- Application reviewed (Exhibit G)
- Mr. Cronin: discrepancy between the address on the application and the address on the agenda; correct address is 209 main Street; sign is fine and suggests approving it subject to reposting of abutter notices
- Ms. Jenkins: correct abutter notices will be sent
- Ms. Preto: sign will be double-sided, oval shaped and made to fit in the posts
- Chair Jessop: suggest approving the design, notify abutters with final approval due at the February 19th HHDC meeting
- Ms. Jenkins: Commission may approve the sign subject to re-posting and proper abutter notifications
- Ms. Mazzeo: temporary signage suggested and permitted

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the application as presented subject to re-advertising with the correct address and review at the February 19, 2014 HHDC meeting

Vote: So voted unanimously

Other Business

Approval of Minutes – December 4, 2013

Discussion

Airport Rotary

- Mr. Cronin: requests confirmation that a letter was sent to the Town Manager regarding DPW cleaning up the Airport Rotary
- Ms. Jenkins: will draft letter
- Mr. Colombo: spoke with both the Town Manager and DPW Director who explained the responsibility lies with the state; suggested volunteers take on the task, i.e. abutting businesses and / or local landscapers;
- Mr. Cronin: requests letter be drafted by Ms. Jenkins
- Suggestions include: Town Manager to include the concept in the weekly newsletter; copy of letter be sent to local State Representative Town Councilor and Commission members

Motion duly made by Paul Arnold, seconded by Bill Cronin to approve the minutes of December 4, 2013 as submitted

Vote: So voted unanimously

HHDC Appointments

- Mr. Cronin: Informed members that the Town Council will be taking up appointments at the February 5th Town Council meeting and that a new member Taryn Tohman would be appointed; Brenda Mazzeo should be appointed as a regular member and Ms. Tohman should be appointed as the alternate; this process should be in place for future appointments as well
- Chair Jessop: will communicate with both the Town Council President and the Town Council secretary directly; Chair Jessop also noted that the Commission has an opening for a Real Estate broker who is also a member of the Cape and Islands Realty Group as well as a member affiliated with the Barnstable Historical Commission

Next HHDC meeting scheduled for February 19, 2014

Motion duly made by Bill Cronin, seconded by Brenda Mazzeo to adjourn the meeting

Meeting adjourned at 8:12pm

List of documents / exhibits used by the Committee at the meeting

- Exhibit A: Meeting agenda dated February 5, 2014
Exhibit B: Certificate of Appropriateness: File 327 / 003 dated December 27, 2013
Exhibit C: Certificate of Appropriateness: File 308 / 195 dated December 30, 2013
Exhibit D: Document: Sketch Plan dated January 21, 2014
Exhibit E: Certificate of Appropriateness: File 308 / 001 / 00G dated December 31, 2013
Exhibit F: Certificate of Appropriateness: File 309 / 209 date stamped January 6, 2014
Exhibit G: Certificate of Appropriateness: File 327 / 242 dated January 7, 2014
Exhibit G: Draft minutes December 4, 2013

Respectfully submitted
Theresa M. Santos
Growth Management

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

** Further detail may be obtained by viewing the meeting video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **