



**Hyannis Main Street Waterfront
Historic District Commission**

200 Main Street
Hyannis, Massachusetts 02601



George A. Jessop, jr. AIA, Chair

Theresa M. Santos, Commission Assistant

**MINUTES
July 6, 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 Hearing Room, 2nd Floor 7:00 P.M. on **Wednesday, July 6, 2011.**

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

Meeting called to order at 7:04pm

Continued Business

Cape's Best Gyros and Grill, 569 Main Street, Map 308, Parcel 111-000

Business sign

Motion duly made by Marina Atsalis, seconded by Paul Arnold to defer the application to the end of the meeting

Vote: So voted unanimously

David Dumont, 640 Main Street, Map 308, Parcel 053

Lights and poles

Represented by David Dumont

- Update provided with previous Commission suggestions incorporated ¹
- Fixtures: proposed samples provided to members (acorn, which is HHDC approved, and metal halide); multiple directional capabilities according to the manufacturer; will have illusion of lit sphere
- Lighting goal is to illuminate the parking lot only
- Pole height reviewed; consideration given regarding second floor apartments; night cap prevents light spill out; poles suggested come in 10', 12' or 14'
- Bases are flush; cement bases not recommended; bumper stops impede in adjacent parking spaces; reference made to the bases at the Duffy Center, not recommended nor approved thru HHDC; HHDC requested Duffy finish and polish – no action has been taken on this to date; Chair Jessop refers to historically appropriate aesthetics of bases, rubbed and finished
- Mr. Dumont speaks to an existing condition (existing concrete bases) and the existing permit from the Building Department

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to approve a 2' base, 10' pole and 3' acorn fixture with bases painted black

Vote: So voted unanimously

First Cape Venture Realty Trust, 415 Main Street, Map 326, Parcel 014

Exterior alteration, sign and fence

- Represented by Charles Martin of Building Technologies

- Two issues that need to be addressed: solarium roof that failed, which is part of the exterior roof system has to be put back structurally and conventionally; solarium will not be replaced
- Mr. Martin speaks to the additions over the years, and the desire of the new owner to bring the building back to its original design as much as possible; structural plans to be submitted to the Building Commissioner next week; require HHDC approval to move forward
- Issues: solarium age and roof penetrations; fireplace and chimney failed during demolition
- Intent is to restore visual aesthetics of the building
- Windows: applicant will replicate
- Pillars: applicant will duplicate; materials must meet HHDC requirements; must be adequate for proper support; needs to mimic the bar structure
- No exterior penetrations will be visible to the public eye
- Colors will be antique white and colonial yellow
- Existing aluminum siding and other materials to be replaced with historically appropriate materials; Chair Jessop recommends the materials / siding be primed and painted prior to installation
- Handicap access lighting
- Signage: requires a separate application at a later date
- Artist renderings do not reflect elevations; concept only applicable for HHDC approval
- Patio structures require a sub structure; stop work order in place for patio
- Mr. Martin requests HHDC approve roof materials, roof repair on the main building and solarium in asphalt shingles so that a building permit may be secured before any further damage takes place and fencing; Mr. Martin also requests a site visit by board members
- Bill Cronin requests Elizabeth Jenkins to provide any historical data / inventory on this building; the building was inventoried and there is a Form B, it is not listed on the National Register but is recommended for listing; it is a contributing building in a Historic District; the recent inventory of historic structures does rank this building fairly high in regards to architectural style, historical significance and overall age and quality; also requested are any existing photographs specifically of the roof
- Mr. Martin's sense of urgency expressed by Elizabeth Jenkins

Motion duly made by Meaghann Kenney, seconded by Marina Atsalis to approve the change in roof material on the solarium from glass to asphalt shingle to match the existing structure

Vote: So voted unanimously

Fence with lights

- Lights: cone shaped; Light fixtures are cone shaped, and reflect up to the sidewalk

Motion duly made by Meaghann Kenney, seconded by Marina Atsalis to approve the fence concept and the stone granite pending submission of samples of the fencing design and the lighting fixtures associated with it

Vote: so voted unanimously

- Finish on the light fixtures to be either brushed nickel or stainless steel; samples to be provided to Commission
- Fence detail, lighting fixture choice and siding samples to be provided at July 20, 2011 HHDC meeting
- Applicant required to sign an extension which will be available at 200 Main Street

Richard Paige, 253 Main Street, Map 327, Parcel 247

Location hardship sign

- No additional submissions received
- Elizabeth Jenkins will contact applicant and requests from the Commission a continuation to the July 20, 2011 meeting

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to continue the Atomic Dimestore Application for a Certificate of Appropriateness for hardship sign to July 20, 2011

Vote: so voted unanimously

New Business

William Street Corp. 500 Main Street, Map 308, Parcel 261

No representation present

Motion duly made by Paul Arnold, seconded by Bill Cronin to continue to the end of the meeting

Vote: So voted unanimously

Janet Scerra / By Design, 38 Pearl Street, Map 326, Parcel 018

Business sign

Represented by Janet Scerra

- Application reviewed ²
- Actual business in question is D A Active, not By Design

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve all three (3) signs as presented

Vote: So voted unanimously

Common Ground Café, 420 Main Street, Map 309, Parcel 218

Fence and outdoor furniture

Represented by Paul Sage

- Photos submitted with the application ³
- Mr. Sage apologized for the miscommunication / misunderstanding over the conversation with the Planning Board representative; was understanding that what was already done was approved despite no approval received from HHDC.
- Commission members concur with the design and materials

Motion duly made by Marina Atsalis, seconded by Paul Arnold to accept the outdoor dining furniture and rails as presented / existing.

Vote: So voted unanimously

Town of Barnstable, Arts & Culture, Hyannis Harbor Arts Center at the Guyer Barn

Signage

Represented by Melissa Hersh, Arts and Culture Coordinator

- Updated rendition submitted ⁴
- Background and purpose of name change reviewed; seeking to preserve the significance of the history and pay tribute and keep the memory of the inspiration of both Shirley Blair Flynn and Pat Cursio
- Ms. Hersh expressed gratitude to the Commission for their input and addressed their concerns
- Discussion: wording; wording placement; font; honorary plaques;
- Updated requests to be emailed to members for review prior to the next HHDC meeting
- M. Atsalis reference an issue with #50 Pearl Street; discussion resulted in informing M. Atsalis of the previous HHDC approval

Minor Modification

Beech Tree Alley, LLC

Window size changes at 2 gable ends on front building

Add portico over handicap door on middle building

Change / move double door on middle building

Add roof overhang to outside bar building

Represented by Phil Miller

- Updated plans submitted ⁵
- Bill Cronin expresses concerns that relate to applicants presentation before HHDC on May 18, 2011; including fencing, gate, emergency access;
- Mr. Miller responds to Mr. Cronin's issues including reference of a regulatory agreement in process for accessory parking area, and P&S for the abutting property
- E. Jenkins speaks to the fact that Mr. Miller has not waived his right to bypass approval from HHDC in the regulatory agreement; notice of hearing submitted into record ⁶
- Applicant seeking minor modification for: installation of larger window at gable end; addition of portico over handicap door on the middle building; cricket between existing gable roof and proposed gable shed;
- Chair Jessop reviews additionally: noting elimination of exterior stair; elimination of one window on first floor and installation of an additional door; continuation of the exterior bar proposed front elevation and existing deck side, window will be added there as well;
- Clarification requested by E. Jenkins regarding exterior materials; will be replaced with same
- Shingles will be colonial slate asphalt – same as original; will likely return for approval on colors which Mr. Miller would like to see match the front building

- Siding will be cedar shingles
- Mr. Miller will return to HHDC for signage under a new application as it was not included on the original request

Motion duly made by Joe Cotellessa, seconded by Paul Arnold to approve the minor modification for Beech Tree Alley as presented

VOTE: Aye: Cotellessa, Kenney, Atsalis, Jessop, Arnold

Abstain: Cronin

Motion passes

Discussion:

- Elizabeth Jenkins speaks to the filed regulatory agreement coming before the Planning Board on Monday, July 11, 2011; for a change in land use to the parcel that abuts Beech Tree on South Street; change in use accessory parking area and landscaping in the rear; E. Jenkins to forward a copy of the RA to the Commission members
- Mr. Miller will be bringing the colors for the back bar building

Town of Barnstable, Growth Management Department, Pleasant Street Pier, 182 Pleasant Street

PARC Grant Application

Represented by Elizabeth Jenkins on behalf of Alisha Parker of the Growth Management Department (GMD)

- GMD is making a grant request under the PARC grant program (for purchase and rehabilitation of parks and open spaces within urban areas) to revitalize the property commonly known as the Pleasant Street Pier
- Preliminary design distributed to members ⁷ showing increase of green space by making passive recreation improvements, some picnic tables and park benches for people to sit at; also some interpretive signage that talks about the history of the pier and harbor and the area as a working waterfront
- Landscape improvements will be with native plantings; any planting improvements will be weather appropriate
- Project will tie in existing parking that is off the lot to delineate public space from parking area; continuing the Walkway to the Sea concept; GMD is seeking a letter of support from HHDC to submit with the Grant and if funded GMD would return to HHDC for approval on improvements
- B. Cronin speaks to the public meeting held by GMD and the consensus of no benches / tables and no fishing to prevent depletion of fishing stock; believes that seating areas would increase trash
- Chair Jessop would prefer granite surfaces and chains which are more traditional and sturdier; more durable materials; concerns surrounding maintenance seating areas; fencing of utility meters should be addressed
- Safety issue regarding the securing the platform
- Grant application due July 14, 2011

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to support the application with a letter under the heading of the Hyannis Main Street Waterfront Historic District Commission approving the concept scheme for the development of the Town property at the end of Pleasant Street at the bulkhead

Discussion

- B. Cronin seeks to amend the motion to exclude the portable tables
- M. Atsalis requests substituting tables with granite benches; adding appropriate signage making it user friendly

Motion modified to change tables to benches

Vote: So voted unanimously

Hyannis Main Street Business Improvement District

Planters and Alley signage

Represented by Meaghann Kenney on behalf of Elizabeth Wurfain

- Photos and sample signage submitted into record ⁸
- Main Street connection, existing carved sign in gold; BID would like to paint it red which is used on the way-finding signage to make it stand out more
- Seeking to add signage on the pergola sign that connects the West End walkway to Main Street in the same colors that have already approved and same letter styling; would like to box in the two posts to identify additional businesses

- Discussion: lettering, signage placement, pergola height, free standing signs, placement, pictograms, colors; suggest BID move forward with a formal application incorporating business names
- Planters on Main Street: BID would like to paint them black to match the poles, making them uniform throughout

Cape's Best Gyros and Grill, 569 Main Street, Map 308, Parcel 111-000

Business sign

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application to July 20, 2011

Vote: So voted unanimously

William Street Corp. 500 Main Street, Map 308, Parcel 261

No representation present

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application to July 20, 2011

Vote: So voted unanimously

Minutes of June 15, 2011

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to approve the minutes of June 15, 2011 as amended

Vote: So voted unanimously

Request for letters:

- Meaghann Kenney requests for Elizabeth Jenkins to send a letter to Black Pearl Tattoo
- Elizabeth Jenkins states that responses have been received regarding the three (3) letters previously sent

Other Business

Committee Elections – Chair, Vice-Chair, Clerk

Deferred to 7/20

- Barbara Flinn has retired from HHDC; card to be sent
- HHDC has had no clerk

Review / Adopt District Design Guidelines (fencing / screening)

Defer to 7/20

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to adjourn

Meeting adjourned at 9:05pm

- 1 Sample styles/materials and light pole location: David Dumont
- 2 Application: D Active
- 3 Application and photos: Common Ground Café
- 4 Updated signage: Harbor Your Arts at Guyer Barn
- 5 Beech Tree – minor modification windows/portico/door/ roof overhang
- 6 Beech Tree - Planning Board, notice of public hearing Beech Tree 7/11/11
- 7 Draft landscape plan Pleasant Street Dock for PARC grant application
- 8 Sample signage – Hyannis BID

Respectfully submitted,

Theresa M. Santos

Growth Management Department