



Hyannis Main Street Waterfront Historic District Commission



George A. Jessop, Jr. AIA, Chair

Theresa M. Santos, Administrative Assistant

MINUTES August 3, 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, August 3, 2011.**

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

Meeting called to order at 7:02pm

Continued Business

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

Business sign

- No representation; extension of time limits expires today, August 3, 2011
- Awning is up without HHDC approval
- Action by HHDC is either review and approval with conditions or a procedural denial; should HHDC deny the application the Building Department would then be notified, taking the appropriate action to remove existing unapproved signage and impose fines accordingly until situation is rectified appropriately
- Members review signage photo; awning is vinyl and not permitted in HHDC

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to procedurally deny the application

Discussion:

- Joe Cotellessa states that this issue was brought before HHDC when it was initially installed
- Chair Jessop agrees further action by the Building Department (BD) is required

Vote: So voted unanimously

- Chair Jessop requests for Elizabeth Jenkins to send a letter to the Building Department indicating that the applicant has failed to respond to HHDC, therefore HHDC has denied the application; unacceptable awning material and to please take remedial action

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

Exterior alteration, sign and fence

Represented by Charles Martin of Building Technologies

- Updated submissions: drawings inclusive of window specifications and elevations
- Changes identified and reviewed
- Sample materials provided and / or reviewed: shingles, columns, window
- Handicap ramp: dimensions reviewed, length of handicap ramp shorter due to grade change improvements; proposed access more appropriately uniform and suitable for all; slope is shallow and does not require a railing; side slopes will be tapered and directed into two sub-structure drainage sumps for all surface runoff
- Pillars manufactured by BROSCO; replacement will be wood; Mr. Martin speaks to a Kynar laminated outer coating; Chair Jessop refers to Secretary of the Interiors standards for the treatment of historic properties (SOTIS) requirements on historic preservation;
- Window sample displayed and reviewed: windows will be 2 over 2; made by Pella and meets both wind and historic standards; windows will be fitted into existing openings; applicant must submit window specifications to HHDC for final approval

- Doors: concerns discussed about placement of French Doors; Mr. Martin states that all 3 doors could stay or be replaced with one large operable door and side stationary doors; Chair Jessop states it may be a BD decision; recommends that all doors should be usable and function as a means of egress and in compliance with code; Bill Cronin states according to historic standards, all 3 doors should be usable French doors; safety dictates panic hardware needs to be installed on the interior of the doors; Marina Atsalis suggests hardware on the inside of the doors but not the outside
- Transom over main entrance door is custom built; Chair Jessop advises Mr. Martin that final plans on the transom require HHDC approval
- Building restoration includes corner boards and dentil moldings
- Gutters: to be replaced with cedar, could be either cedar or copper; Chair Jessop suggests viewing the gutters at the Hyannis Library for reference as the building has original gutters; Chair Jessop advises Mr. Martin that gutter material requires HHDC approval as well
- Mr. Martin is seeking HHDC approval on siding to complete the exterior; replacement will be with 4" width cedar, same as existing; most all will be replaced with a matching rustic blend textured on cedar as identified in submitted sample, the wood has a natural flaw which will blend in when matched with the older siding after it has been painted; existing aluminum siding will be replaced with cedar as well; sample of siding must be submitted to the Commission for approval
- Freezers will be moved and replacing an existing ramp, leaving a large empty space; applicant states the fence could be extended and would consider plantings to fill the void, details to be submitted to the Commission for final approval; it is the intent of the applicant to put a fence (cedar wall enclosing units, same siding as building) in front of the new freezers which will blend the contour of the building; fence will be a cedar wall with the same siding of the building
- Cobblestone patio: actual samples reviewed by Commission
- Commission requires submission of literature on columns, rustic siding material sample, window specifications (window sample accepted); all of which are required for review at the August 17, 2011 HHDC meeting

Motion duly made by Marina Atsalis, seconded by Paul Arnold to approve the Pella windows, two over two, pending submittal of the detailed specifications and list of all the windows to the Commission

Vote: so voted unanimously

- Submissions to 200 Main St office include: sample of cedar siding; specifications and literature on doors
- Windows come pre-painted on the outside, natural on the inside, ready for installation
Mr. Martin explains all doors are custom made, literature specifications to be dropped off at 200 Main Street
- Columns: BROSCO sample provided for Commission review; finish proposed is Kynar, which does not meet historic restoration guidelines; Commission requests review to determine the difference between Kynar and paint; column required to be all wood; base is @4" thick; and is @16" at bottom tapered to @10" at the top, matching what is existing; Mr. Martin states some columns may be repairable
- Roof shingles: manufacturer is Landmark Woodscapes; Chair Jessop cautions applicant to eliminate black shadow line if not properly installed; color is gray slate, previously approved by HHDC

Motion duly made by Marina Atsalis, seconded by Joe Cotellessa to approve the architectural slate gray asphalt shingle roof materials properly installed to eliminate a shadow line

Vote: So voted unanimously

Building colors: all trim to be Benjamin Moore white (White Dove), all body to be yellow (Precious Ivory #185); samples provided for the record

Motion duly made by Paul Arnold, seconded by Marina Atsalis to approve the submitted colors of yellow and white

Vote: So voted unanimously

Siding materials: need to be reviewed by members

Chimney: false chimney; sample and proposed construction reviewed; will be trimmed with copper for the top, flashing will be lead

Cobblestone pavers: Manufactured by Ideal; units will be both 4" and 6" wide, Millstone Beacon Hill Blend with beveled edges; patterned placement

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the submitted sample of Millstone Pavers Beacon Hill blend in squares and large rectangles

Discussion of color choices

Vote: So voted unanimously

Recap of HHDC approvals for 415 Main Street: replacement of the windows, slate gray roof, colors as presented and the cobblestone pavers

Recap of columns – sample reviewed, material is wood, hollow wooden fluted column from BROSCO – Brockway Smith Company; to be painted white

Motion duly made by George Jessop, seconded by Marina Atsalis to accept the proposed columns as presented

Vote: So voted unanimously

Siding

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the siding as submitted conditional upon receipt of sample at 200 Main Street

Vote: So voted unanimously

Discussion:

- Sample to be submitted by Friday, August 5, 2011 and must reflect extremes in material
- Members to be contacted once sample is received

Motion duly made by Marina Atsalis, seconded by Joe Cotellessa to continue the application for 415 Main Street, First Cape Venture Realty Trust to August 17, 2011

Vote: So voted unanimously

* Awnings, doors and hardware for the doors to be shared with Commission on a date yet to be determined.

New Business

Beech Tree Alley, 434, 438, and 599 Main Street, Map 308, Parcels 280, 123, and 118

Discussion: Regulatory Agreement application for accessory parking lot

Update provided by Elizabeth Jenkins

- As requested by Commission members, Regulatory Agreement distributed; under review with the Planning Board; if and when approved by the Planning Board it would then be subject to review by HHDC
- No action needed by HHDC at this time

Approval of Minutes

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

Vote: So voted unanimously

Chair Jessop requests Theresa to provide copies of the Secretary of the Interior Standards for members

Harbor Arts Center at the Guyer Barn signage

- Marina Atsalis speaks to previous informal discussion
- Elizabeth Jenkins advises members that staff would be available at a future meeting

Motion duly made Bill Cronin, seconded by Paul Arnold to adjourn

Meeting adjourned at 8:38pm

¹ Updates from First Venture Realty – colors for patio siding, trim and patio pavers

² Correspondence: Letter from Greater Hyannis Civic Association re: Beech Tree

Respectfully submitted,

Theresa M. Santos
Growth Management Department

APPROVED