



Hyannis Main Street Waterfront Historic District Commission



George A. Jessop, Jr. AIA, Chair

Theresa M. Santos, Administrative Assistant

MINUTES August 17, 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 17, 2011.**

Members Present: George Jessop (Chair), Joe Cotellessa, Bill Cronin, Paul Arnold, Meaghann Kenney and Brenda Mazzeo

Members Absent: Marina Atsalis, Dave Colombo

Also present: Elizabeth Jenkins, Principal Planner – Growth Management Department

Meeting called to order at 7:04pm

Welcome to new HHDC member Brenda Mazzeo

Continued Business

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

Exterior building and site alterations

Represented by Charles Martin - Project Director, Building Technologies

- Updated plans distributed; site plan for patio identifies outdoor bar dimensions of 17x20 with seating for 19; the pergola-style members added to the rafter bands
- Pillars: identical to those approved for main house; proposed plan meets all necessary requirements for the structure; outside casing made by Turncraft hollow wood colonial fluted column, tapered and painted white
- Applicant seeking to extend roof trellis
- Fence lighting: applicant required to provide lighting sample and specification information at a future meeting
- Outdoor bull – reviewed

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

Discussion

- Outdoor bull reviewed by Arts and Culture personnel
- Outdoor furniture: proposed is wrought iron with granite top, bar stools to match; approval of outdoor furniture requires a separate application

Vote: So voted unanimously

Discussion

- Shutters: review of existing shutters, spacing and replacement / replication; applicant to duplicate existing and provide all specifications back to HHDC

Outdoor bull

Motion duly made by Paul Arnold, seconded by Meaghann Kenney to approve the outdoor bull as submitted

Vote: So voted unanimously

Chimney

- Restoration material of the chimney on the main house will be as previously approved with copper trim and lead flashing

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the chimney material and method of installation as proposed

Vote: so voted unanimously

Discussion:

Confirmation of items still in need of approval

- Shutters; awnings; screening for new freezer location
- Outdoor dining furniture and signage require a new application

Pearl Street landscape

- Patio with ramp will be extended

- Fencing is required from a licensing perspective; HHDC suggests duplicating the fence / railing as proposed on the opposite side of the building
- Detailed plans to be submitted at the 9/7/11 HHDC meeting

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to continue the application to September 7, 2011

Vote: So voted unanimously

Minor Modification

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

Outside bar building: exterior colors and roofing

Represented by Phil Miller

- Minor modification request submitted into record³

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve the Minor Modification request as submitted

Vote: So voted unanimously

Motion duly made by Joe Cotellessa, seconded by Meaghann Kenney to defer the Minor Modification request for the Brazilian grill – painting of Pergola Frame to the end of the meeting

Vote: So voted unanimously

New Business

Urban Zone, 507 Main Street, Map 308, Parcel 093

Open/Closed flag, Trade flag, Business sign

- Application submitted into record⁴
- Due to unresolved issues, this application needs to be continued

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application for further review until September 7, 2011

Discussion

- Members request a copy of all minutes referencing this application be mailed to members prior to the 9/7/11 meeting
- Outstanding issues remain: questions of ownership and issues with the Building Department

Vote: So voted unanimously

Courtyard Resort, 460 Main Street, Map 309, Parcel 225

Exterior painting, repainting existing sign, change paint to barn board around office

Represented by Courtyard Resort Secretary, Ralph Krau and President Tony Lavina

- Application submitted into record⁵ and reviewed
- Proposed historic colors: Harbor Gray with Newburyport Blue trim and contrast color on barn board, platforms and windows
- Railing is stainless steel and will remain so

Motion duly made by Meaghann Kenney, seconded by Bill Cronin to approve the application for Courtyard Resort as submitted

Vote: So voted unanimously

Brazilian Grill Butchery, 672 Main Street, Map 308, Parcel 047

Open / Closed Sign, Trade Flag, Business Sign

Represented by Kelly Ayer

- Application submitted into record⁶ and reviewed

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to approve the sign for Brazilian Grill Butchery as presented

Vote: So voted unanimously

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to approve the Open/Closed sign for Brazilian Grill Butchery as presented

Vote: So voted unanimously

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the Open flag for Brazilian Grill Butchery as presented

Vote: So voted unanimously

Informal

Beech Tree Alley signage

Represented by Mike Caggiano of Plymouth Sign

Discussion

- Mr. Caggiano confirmed with the Building Department on signage code requirements
- Seeking 2x10 sign on roof of back of building to include both tenant names; possibly carved dimensional letters; building dimensions are not suitable for a hanging sign, nor would visibility be effective; alternate locations suggested; also suggested was installing a 2' railing and then attach the sign; recommend viewing the sign at White Hen Pantry on Main Street
- Seeking freestanding sign in front of building on the side of the fence
- Roof mounted signs not approved in HHDC; members identify newly installed roof signs
- Elizabeth Jenkins requests Mr. Caggiano to identify the clearance under the roof to justify why it would not meet clearance requirements; brackets could be mounted on the fascia
- Mr. Caggiano review signage to be located at the entrance to the restaurant; a small hanging sign with the name of the restaurant hanging down
- Ladder sign will be forthcoming with all business signs listed; directory sign on privately owned telephone pole; design to mimic that of a dock piling, painted gray with rope around it
- Members suggest the way-finding signs match the building colors
- Mr. Caggiano will return to HHDC with a formal application

**** Meaghann Kenney leaves at 8:06pm**

Brazilian Grill, 674 Main Street, Hyannis, Map 308, Parcel 047

Minor Modification - Paint pergola frame

Represented by Jonathan Tyler

- Proposal distributed⁷
- Post reviewed: proposing natural finish which is slightly different than originally proposed and approved; would like a white-wash / driftwood effect
- Beams are currently being sanded

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the Minor Modification request as presented

Vote: So voted unanimously

Discussion

- Corner post: due to sharp corner, post moved resulting in an open corner as originally planned to eliminate safety issues

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the minutes of August 3, 2011 as amended

Vote: So voted unanimously

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

Meeting adjourned at 8:20pm

- ¹ Landscape plan: First Cape Venture
- ² Outdoor Bar Specifications: First Cape Venture
- ³ Minor Modification Beech Tree
- ⁴ Application: Urban Zone
- ⁵ Application: Courtyard Resort
- ⁶ Application: Brazilian Grill Butchery
- ⁷ Minor Modification: Brazilian Grill

Respectfully submitted,
Theresa M. Santos
Growth Management Department