



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

Application
Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under M.G.L. Chapter 40C, The Historic Districts Act for proposed work as described below and on plans, drawings or photographs accompanying this application for:

Assessor's Map No. 308/104 Parcel No. 104
Address of Proposed Work 555 Main Street Hyannis.
Applicant Name Allen Katzen
Applicant Mailing Address Same as owner. Town/State/Zip _____
Applicant Phone Number ↓
Applicant E-Mail ruthann@SOFTASAGRAPE.COM.
Property Owner Name Allen Katzen c/o SOFT AS A GRAPE INC.
Owner Mailing Address 328 Marion Road Town/State/Zip Wareham MA 02671
Owner Phone 508 295 9900
Agent or Contractor Name The Design Initiative Inc. Mary-Ann Agresti
Agent or Contractor Address 68 Center St #22 Town/State/Zip Hyannis MA 02601
Agent or Contractor Phone 508 790-1665
Agent or Contractor E-Mail magresti@the.designi.com

PROPOSED WORK

Please check all categories that apply:

Building Type:

- ☒ Commercial ☐ Residential ☐ Accessory
☐ Other _____

Work Proposed:

1. Building Construction:

- ☐ New Building ☐ Addition ☒ Alteration

2. Exterior Alteration:

- ☒ Windows ☒ Doors ☒ Siding ☐ Roof

☐ Other STOREFRONT REPLACEMENT

3. Exterior Painting:

☒

4. Signs:

- ☒ New sign ☒ Alteration to existing sign

5. Accessory Improvement:

- ☐ Fence ☐ Parking Lot ☐ Outdoor Dining
☐ Awning/Canopy

6. Other:

Hyannis Main Street Waterfront Historic District Commission

DETAILED DESCRIPTION OF PROPOSED WORK

- Provide detailed specifications of the proposal.
- Include a detailed description of changes to existing conditions, if applicable.
- Describe proposed materials to be used, desired colors, manufacturer's specifications, etc.
- In the case of signs, give locations of existing signs and proposed locations of new signs.

Attach an additional sheet, if necessary.

THIS PROJECT INVOLVES RESTORING AND PENNATING THE EXISTING STOREFRONT. THE FACADE IS IN NEED OF REPAIR + MAINTENANCE. THE OWNERS ARE TAKING THIS OPPORTUNITY TO LOOK AT THE OVERALL DESIGN + MATERIALS.

IT IS CLEAR FROM THE DETAILS THAT REMAIN FROM THE ^{ORIGINAL} ~~EARLY 1950'S~~ FACADE, THAT THIS BUILDING IS A GEM OF AN ART DECO PROJECT.

THE PROPOSED DESIGN FOCUSES ON BRINGING BACK THE ART DECO TRIM TO THE CENTER + RIGHT SIDE OF THE BUILDING. IT ALSO PROVIDES FOR NEW PANEL + LIGHTING DETAILS TO SUPPORT THE AESTHETIC. THE BRICK REMAINS PAINTED.

NEW GLASS STOREFRONT IS PROPOSED.

TWO NEW DECO SLOTTES WILL BE ON THE FACADE. SIGN BAND LIGHTING WILL BE CONCEALED IN THE TRIM.

Signed Mark
Applicant - Agent

Date Aug. 23, 2017



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

www.town.barnstable.ma.us/HyannisMainStreet



CERTIFICATE OF APPROPRIATENESS
APPLICATION SUBMISSION REQUIREMENTS

☒ **Application – 3 Copies**

Complete all sections and provide a detailed description of the proposal.

☐ **Supporting Materials – 3 Copies**

☒ **Samples**

Material samples for all changes to exterior materials.
Color samples (paint chips) for changes to exterior colors.
Manufacturer's specification sheets for fixtures, furniture, fences, etc.
(Note: If samples are too large to submit with the application, they may be brought to the hearing.)

☒ **Photographs**

Include pictures of the affected area.

For new construction, redevelopment, rehabilitations, or additions:

☐ **Plot Plan/Site Plan**

A plan showing all structures on the lot and all additions or changes.

☐ **Elevations**

Detailed elevations of all building facades, including dimensions and material specifications.

☐ **Landscape Plan**

Detailed plan showing types, sizes, and quantities of plant material.

☒ **\$75 Filing Fee**

The \$75 fee must be submitted with the application.
Checks should be made payable to the Town of Barnstable. We are unable to accept credit/debit cards.

☐ **Postage Stamps**

Contact the Growth Management Department for the number of required stamps.
Stamps are required for abutter notification.

IMPORTANT INFORMATION

- All decisions of the Commission are subject to a 20 day appeal period. Approved applications may be picked up at 200 Main Street after the appeal period has ended. Please speak with staff for more information on the appeal period.
- Review the Historic District guidelines for information on recommended designs, materials, colors, etc.
- Providing all requested information with the application will prevent delays in processing and hearing your application.
- The applicant or a representative must be present at the scheduled hearing; delays or a denial may otherwise result.
- Approvals from the Historic Commission are required before you can apply to the Building Division for required permits.

If you have any questions, please call the Growth Management Department at
(508) 862-4665 or contact Elizabeth Jenkins at elizabeth.jenkins@town.barnstable.ma.us.



555 Main Street - Existing Conditions - Front

THE DESIGN INITIATIVE, INC

108 Center Street, Number 22 / Hyannis, Massachusetts 02601

508.290.1665 phone

508.290.1664 fax



555 Main Street - Existing Conditions - Side

THE DESIGN INITIATIVE, INC

68 Center Street, Number 22 / Hyannis, Massachusetts 02601

508.290.1665 phone

508.290.1664 fax



555 Main Street - Existing Conditions - Details

THE DESIGN INITIATIVE, INC

681 Center Street, Number 22 / Hyannis, Massachusetts 02601

508.790.1665 phone

508.790.1664 fax



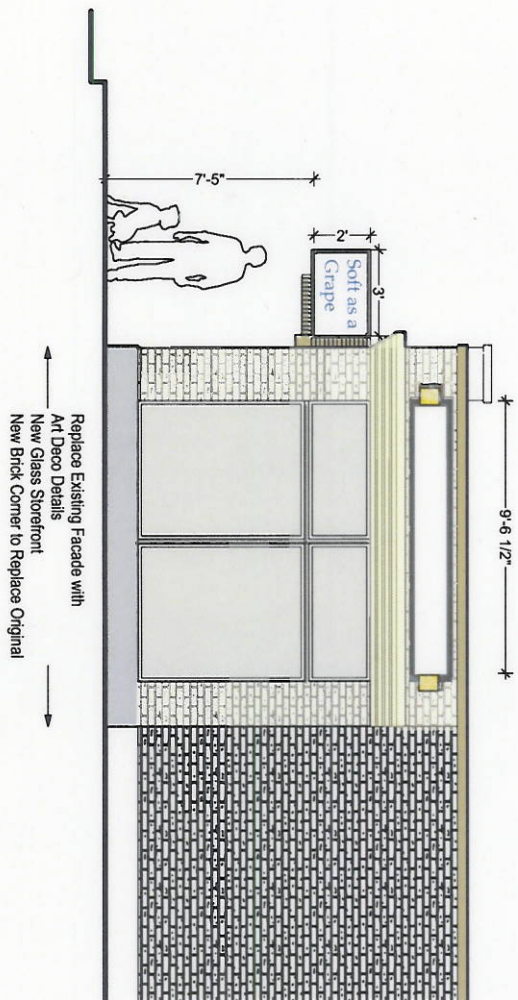
555 Main Street - Proposed Storefront Renovation - Front

THE DESIGN INITIATIVE, INC

68 Center Street, Number 22 / Hyannis, Massachusetts 02601

508.790.1665 phone

508.790.1664 fax



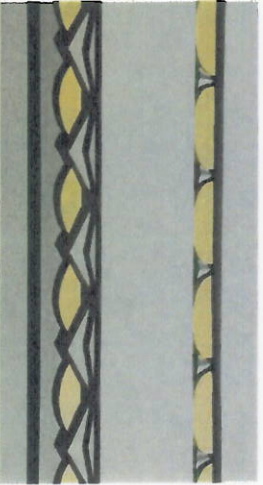
555 Main Street - Proposed Storefront Renovation - Side

THE DESIGN INITIATIVE, INC

68 Center Street, Number 22 / Hyannis, Massachusetts 02601
 508.790.1665 phone
 508.790.1664 fax



Toll Free 877 723 5522 | Phone 651 294 2500 | Fax 651 294 2595



Answer	
Controlling & Planning	
Communications	
Financially	

ARROWLINEAR
LEO[illegible][illegible]

5

508.790.1664 fax

Cotton White

H5
SW 7104

Muslin

FN134
SW 6133

Balanced Beige

E48
SW 7037

P-1 BACK

P-2 TRIM

P-3 FASHING

P-4 ACCENT

P-5 TRIM

P-6 ACCENT

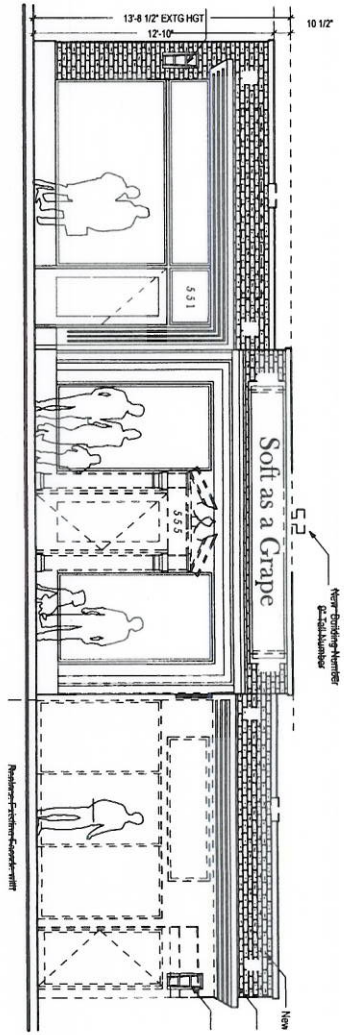
Grizzle Gray

E79
SW 7008

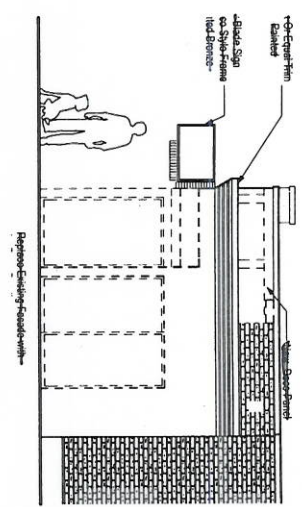
Cyberspace

E87
SW 7076

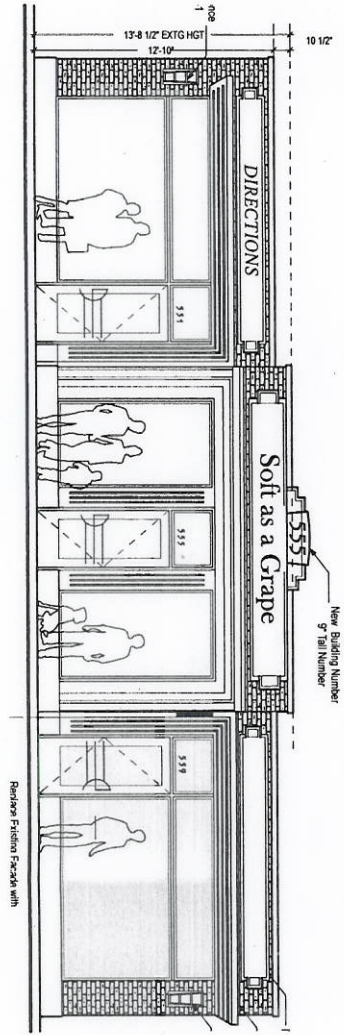
555 MAIN PAINT PALETTE - PROPOSED.



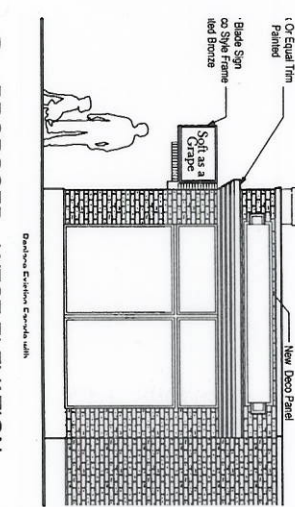
1
A-1.2
DEMOLITION - NORTH ELEVATION
SCALE 1/4" = 1'-0"



2
A-1.2
DEMO - WEST ELEVATION
SCALE 1/4" = 1'-0"



3
A-1.2
PROPOSED - NORTH ELEVATION
SCALE 1/4" = 1'-0"



4
A-1.2
PROPOSED - WEST ELEVATION
SCALE 1/4" = 1'-0"

SCHEME A
RESTORE TO ART DECO INSPIRED STOREFRONT

THE DESIGN INITIATIVE, INC 68 Center Street, Number 22/ Hyannis, Massachusetts 02601 508.790.1665 phone 508.790.1664 fax	
SOFT AS A GRAPE INC. SCHEMATIC DESIGN ALLEN KATZEN 565 MAIN STREET HYANNIS, MA 02601	
PROJECT NO. 614241 DATE 02/20/17 DRAWN BY SR CHECKED BY MAA SHEET TITLE STOREFRONT RENOVATION SCHEME A	DATE 02/20/17 SCHEMATIC DESIGN SET SHEET 2 OF 12

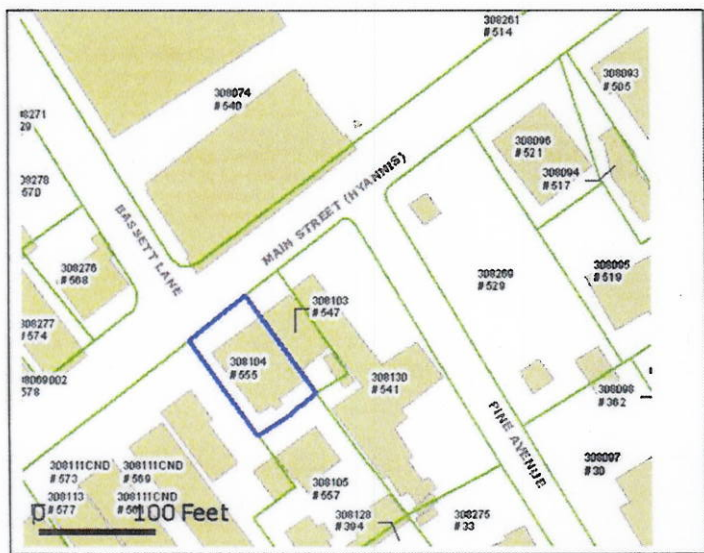
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Topographic or Assessor's Map



Assessor's Number USGS Quad Area(s) Form Number

308 104

AU

1531

Town: Barnstable

Place: (neighborhood or village)
Hyannis

Address: 555 Main Street

Historic Name: Briggs Motor Sales Corp

Uses: Present: Shops

Original: Commercial

Date of Construction: 1932-1936

Source: Deed Research & Historic Maps/Atlases

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick

Roof: Rolled Composition

Outbuildings/Secondary Structures:
None

Major Alterations (with dates):
Remodel western shop front (c 1980)

Condition: Good

Moved: no | x | yes | | Date _____

Acreage: .14

Setting: Located on a relatively flat lot on Main Street in an area characterized by commercial uses and former residences converted to commercial uses.

Recorded by: Julie Ann Larry, ttl-architects

Organization: Town of Barnstable

Date (month / year): September 2008

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 555 Main Street

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Arca(s) Form No.

AU

1531

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 551-555 Main Street is rectangular in plan and rises one story to a flat roof. The building is composed of three long narrow storefronts, each of different design. The eastern storefront has an original side entrance door with a large single pane display window surmounted by a single-pane transom. A concrete molding with three incised lines delineates the slightly recessed storefront. A small simple frieze provides room for signage. The middle store front features a centrally located door with a large fixed light. Its door surround is composed of a broken pediment with an urn supported by square pilasters. The entrance is flanked by two tall single-pane display windows. The eastern store front has been modernized with a three-part sliding glass door. A metal and glass entrance door is located on the canted recessed entrance corner. A concrete molding with three incised lines (matching that on the western store front) is located below the small, simple frieze used for signage. (Hartmann, 1996)

Fenestration on the rear and west side of the building includes 6/1 wood sash windows set in deep brick openings with concrete sills and lintels. The storefronts abut the sidewalk along Main Street. A driveway is located west of the building leading to buildings behind Main Street. The shops at 551-555 Main Street make a moderately significant contribution to the historic district. Two of the store fronts appear to be original, and provide a typical example of an early 20th cen. brick storefront.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Constructed 1932-1936, the shops at 551-555 Main Street were leased in 1936 by Etta [Marietta] Harlow to Briggs Motor Sales Corp. Etta Harlow was the widow of Ernest S. Harlow, a provisions dealer that operated a meat market in a shop to the south in the 1910s.

The three bay brick building was built on the site of a former dwelling at this location. This was a typical situation on the western end of Main Street, when in the 1920s and 1930s Hyannis' development as Cape Cod's commercial center resulted in the conversion or demolition of large single family residences for commercial uses. The former dwelling at this site had been converted to use as a shop, prior to its demolition or removal. The lot was substantially larger, originally extending all the way to South Street. The approx. 60'x100' lot occupied by 551-555 Main Street was divided from the larger lot ca. 1959 under the ownership of Dominic Gherin Ghelli.

The shops are occupied by a clothing store owned by Allen Katzen, Soft as a Grape; and a cupcake store, Krazy-Kakes of Cape Cod, operated by Lisa Gallagher. Subsequent owners include: Clifton & Anne Hall (1958-1976); Raymond Asselin (1976-1979); Bernard & Myron Cohen (1979-1991); Richard Shechtman (1991-1998); and Allen Katzen (1998-2008). Previous tenants include: the Bead Emporium, a t-shirt shop, and a restaurant.

During the 1920s, George Briggs, Sr., owned a car dealership located at 10 Water Street, Plymouth, Massachusetts. Upon his death in 1926, his son, George Briggs, Jr., inherited the business and continued it under the name of Briggs Auto Sales. In addition to selling both new and used cars, both men maintained an automobile repair service as well as two service stations. On August 31, 1932, George Briggs, Jr., Russell Davis and Sherman L. Whipple, Jr. incorporated this endeavor under the name Briggs Motor Sales, Inc. The corporation's original purpose was to manage, purchase, sell or deal in automobiles, boats, airplanes and motors. During the years of active business, Briggs Auto Sales and Briggs Motors Sale, Inc. traded in Dodge, Plymouth, Nash, Austin, Ajax and Packard automobiles. In the mid-1930s, the corporation leased a Gulf gasoline station on

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

BARNSTABLE 555 Main Street

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AU

1531

Main Street, Hyannis, MA, which they no longer maintained after 1939. Briggs Motor Sales, Inc. dissolved in 1941. However, George Briggs Jr., continued to sell used cars from time to time until his death in the 1976.¹

BIBLIOGRAPHY and/or REFERENCES

Guarino, Marcello. *Plan of Land in Barnstable, Mass.* 1952. Plan No. 23813-A.

Hartmann, Lisa. *551-555 Main Street Massachusetts Historical Commission Inventory Form B.* Barnstable: Barnstable Historical Commission, 1996.

Town of Barnstable. Assessors Records.

1880 Map of Barnstable. Published by G.H. Walker & Co. With inset details of Hyannis Village. available online at historicmapworks

1905 Map of Barnstable. Published by Walker Lithograph and Publishing Company. With inset details of Hyannis Village. available online at historicmapworks

1910 Map of Barnstable. Published by Walker Lithograph and Publishing Company. With inset details of Hyannis Village. available online at historicmapworks

Sanborn Fire Insurance Maps. May 1901; January 1906; September 1912; September 1919; November 1924; October 1932; 1949. available online at sanborn.umi.com

¹ Harvard Business School. *Briggs Motor Sales Business Records, 1923-1969.* <http://www.library.hbs.edu/hc/sfa/briggsmotorsales.htm>
accessed 25 February 2009.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

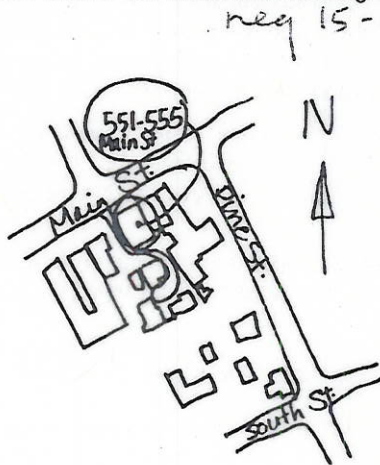
Assessor's Number	USGS Quad	Area(s)	Form Number
308/104	Hyannis	AC D	153T 112 F

Town Barnstable

Place (neighborhood/village) Hyannis



tion or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



551-555 Main St.

ame

ent Shops

inal Commercial

onstruction ca. 1950

Assessors Records

m No style

/Builder Unknown

Material:

on Concrete

n Wood, brick, concrete

Roof Tar, built-up

Outbuildings/Secondary Structures None

Major Alterations (with dates) Remodeling of one

shopfront (ca. 1980)

Condition Good

Moved ☒ no ☐ yes Date

Acreage .11 acres

Setting On Main Street West, an area of dense commercial

development.

Recorded by Lisa Hartmann

Organization Barnstable Historical Commission

Date (month/year) June 1996

BUILDING FORM

ARCHITECTURAL DESCRIPTION

☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 551-555 Main St. is rectangular in plan and rises one story to a flat roof. The building is composed of three long narrow storefronts, each of a different design. The eastern storefront has an original side entrance door with a large vertical single-pane display window surmounted by a single-pane transom. A concrete molding with three incised lines delineates the slightly recessed storefront. A small simple frieze provides room for signage. The middle storefront features a centrally located door with a large fixed light. Its door surround is composed of a broken pediment with an urn supported by square pilasters. The entrance is flanked by two tall single-pane display windows. A simple projecting sign board creates a canopy over the storefront. The eastern storefront has been modernized with a three-part sliding glass door. A metal and glass entrance door is located on the canted recessed entrance corner. A concrete molding with three incised lines (matching that on the western storefront) is located below the small, simple frieze used for signage.

The storefronts abut a sidewalk along Main Street. A driveway is located west of the building leading to buildings behind Main Street.

The shops at 551-555 Main Street make a modest contribution to the historic district. Two of the storefronts appear to be intact, and provide a typical example of a ca. 1950 storefront in the district.

HISTORICAL NARRATIVE

☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Constructed in ca. 1950, the shops at 551-555 Main Street were part of later replacement commercial construction on Main Street West. Commercial development began in this residential neighborhood early in the 1920s when the widespread use of the automobile made Hyannis an important commercial center on the Cape. By 1930, most of the houses in the area had been either converted to commercial use, or moved or demolished to make way for new shops.

The building at 551-555 Main St. was located on the site of a ca. 1920 house that was converted to shops before being either moved or demolished to make way for the current building. Clothing stores are now located in each of the storefronts.

BIBLIOGRAPHY and/or REFERENCES

☐ see continuation sheet

Jenkins, Candace. *Town of Barnstable: Historic Preservation Plan*. August 1985.
Massachusetts Historical Commission. *Town Reconnaissance Survey Reports*. 1985.
----- Survey form for 480 Main Street. #1482.
Town of Barnstable. Assessors Records.

Atlases/maps:

Sanborn maps. 1919. 1924. 1932. 1965.

☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.



September 11, 2017

Paul S. Arnold, Chair
Hyannis Main Street Waterfront Historic District Commission
C/O Elizabeth Jenkins
Planning & Development Department
357 Main Street
Hyannis, MA 02601

RE: Sea Captains Row – Pleasant Street, Hyannis

Dear Mr. Arnold:

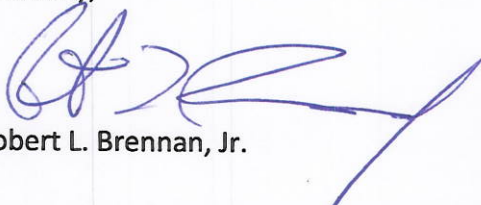
I am writing as President of CapeBuilt Pleasant Street, LLC ("CapeBuilt"), and in connection with CapeBuilt's proposal to redevelop certain properties on Pleasant Street pursuant to a regulatory agreement application presently pending before the Barnstable Planning Board. While our regulatory agreement application is seeking a consolidated approval process as provided for within the Growth Incentive Zone (including determinations that would otherwise be within the jurisdiction of the Hyannis Main Street Waterfront Historic District), CapeBuilt does respect and value the history of Pleasant Street. Indeed, it is our intention in developing Sea Captains Row, to highlight and preserve the many "stories" of the sea captains who called Pleasant Street their home, and the contributions that they made to the history of Hyannis.

In order to better inform our efforts to honor the history of Pleasant Street and its surrounding neighborhood, I am requesting the opportunity to present the Sea Captains Row project to the Hyannis Main Street Waterfront Historic District at your next meeting on September 20th, to receive comments from commissioners, and to answer any questions that you may have.

I can be contacted by email (Rob@CapeBuilt.com) or phone (617-233-4897) to confirm your ability to add our presentation within your current agenda.

I look forward to appearing before your Commission and to better informing our efforts in honoring the history of Sea Captains Row.

Sincerely,



Robert L. Brennan, Jr.

CONSULTANT	
STAMP	STAMP

ARCHITECT
Union Studio Architecture
& Community Design
140 Union Street
Providence, RI 02903
(401) 272-4724

PREPARED FOR:
CapeBilt Pleasant Street LLC
11 Chestnut Street
Suite M304
Amesbury, MA 01913

PROJECT TITLE
Sea Captains Row
24, 28, 43, 44, 53, 58, 66, 64
Pleasant Street
86 South Street
Hyannis, MA

CITY	DATE	DESCRIPTION
SHEET TITLE		
Existing Conditions		
Plan		

SHEET NO
C2.0

DATE: JUNE 26, 2017

30 0 30 60

SCALE IN FEET

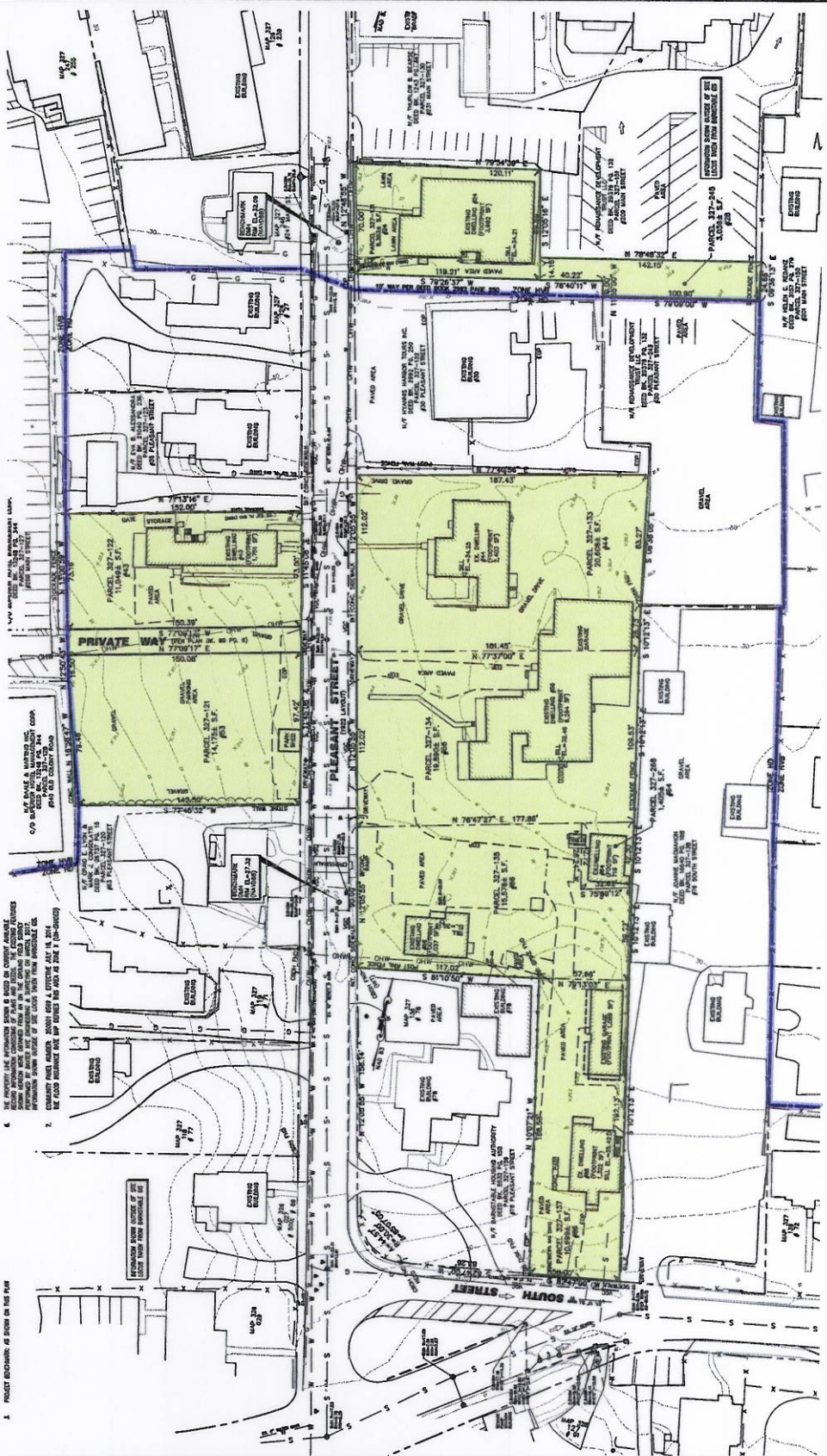
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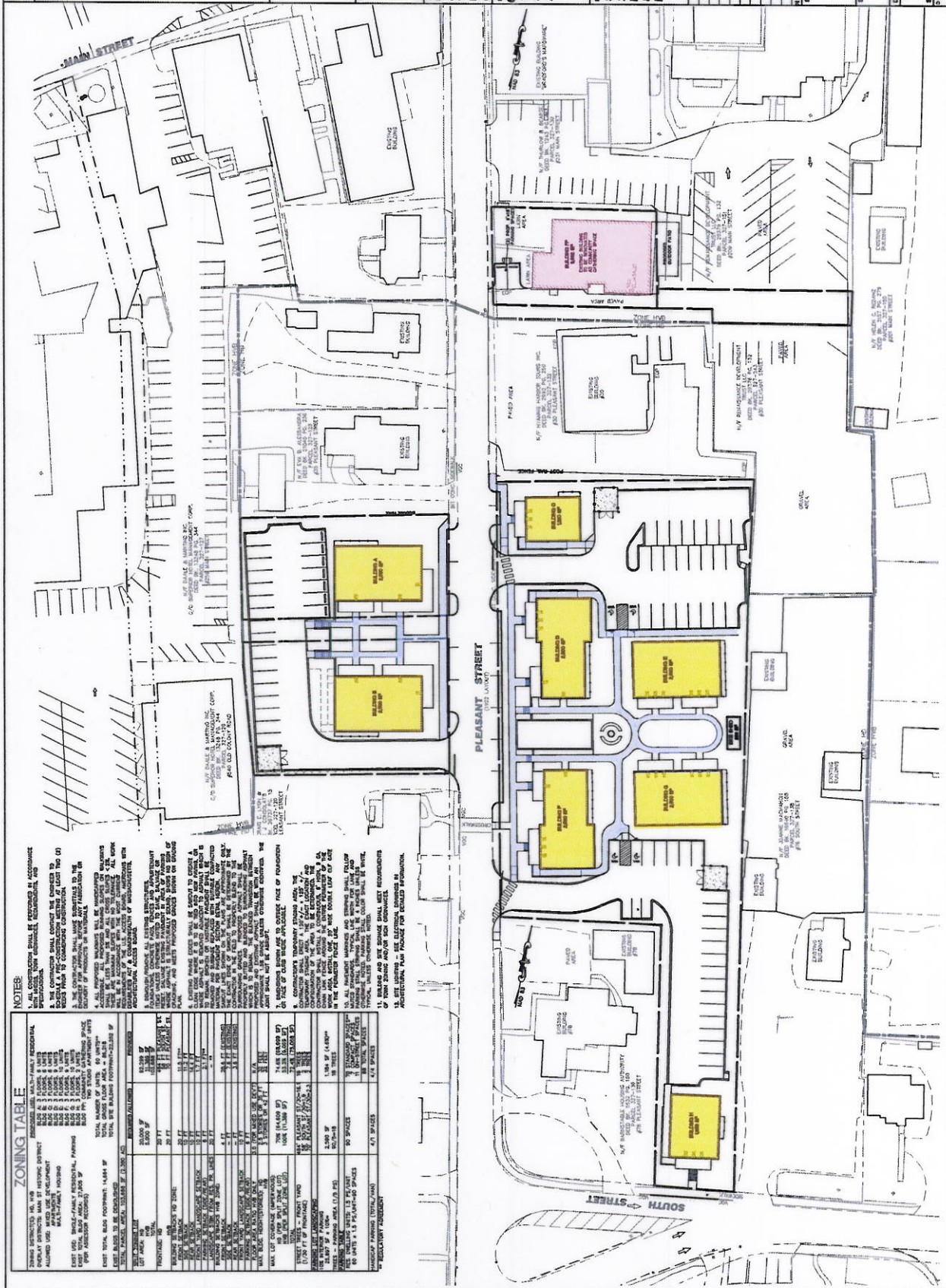
JOB NO: 2017-009 FILE: 2017-009 ECD



Locus Map **Scale: 1"=2000'**

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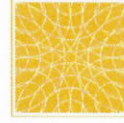
1. ALL CONSTRUCTION SHALL BE PERMITTED IN ACCORDANCE WITH THE ZONING REGULATIONS, ORDINANCES, AND REGULATIONS OF THE TOWN OF HYANNIS, MASSACHUSETTS.
2. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE TOWN OF HYANNIS, MASSACHUSETTS, PRIOR TO COMMENCING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES ON THE SITE.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTING.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PARKING AREAS.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND BARRIERS.
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SEA CAPTAINS ROW

SCHEMATIC DESIGN

HYANNIS, MA

JUNE 26, 2017



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

140 Union Street Providence, RI 02903

401.272.4724 401.272.4825

www.unionstudioarch.com



SEA CAPTAINS ROW

LOCUS PLAN

JUNE 26, 2017

SCALE: 1"=100'-0"



PAGE 2



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BUILDING & UNIT MATRIX									
	1 bed	2 bed	3 bed	Studio	1 bed	2 bed	3 bed		
Type A									
Floor 01	2	0	0		2	0	0		
Floor 02	2	0	0		2	0	0		
Floor 03	2	0	0		2	0	0		
Type B									
Floor 01	0	2	0		0	4	0		
Floor 02	0	2	0		0	4	0		
Floor 03	0	1	1		0	2	2		
Type C									
Floor 01	1	2	0		2	4	0		
Floor 02	1	2	0		2	4	0		
Floor 03	1	2	0		2	4	0		
Type D									
Floor 01	1	2	0		2	4	0		
Floor 02	4	0	0		8	0	0		
Floor 03	2	0	1		4	0	2		
Type E									
Townhouse Condo	0	0	2		0	0	2		
Patriot Press									
Floor 01									
Floor 02									
Common									
2 studios									
TOTAL	2	26	6	3%	26	43%	6	10%	60
TOTAL UNITS:									

SEA CAPTAINS ROW

SITE PLAN

JUNE 26 2017

SCALE: 1"=60'-0"

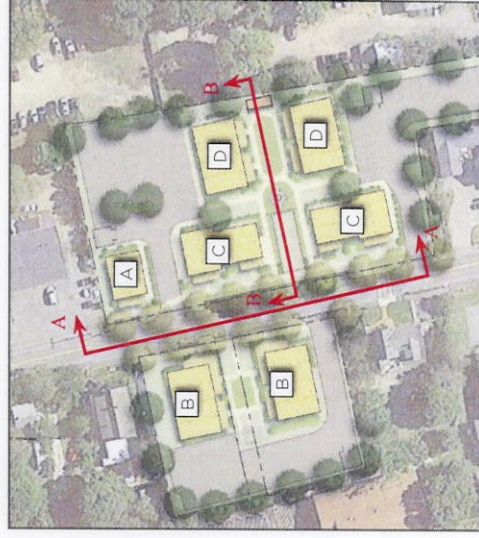




STREETSCAPE A - PLEASANT STREET



STREETSCAPE B - COMMON COURT



STREETSCAPE KEY

SEA CAPTAINS ROW

STREETSCAPE

JUNE 26, 2017

SCALE: 3/32"=1'-0"





SEA CAPTAINS ROW

AERIAL PERSPECTIVE - COMMON GREEN AT EAST SIDE OF PLEASANT STREET

JUNE 26, 2017



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AERIAL PERSPECTIVE - PLEASANT STREET

JUNE 26, 2017



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SEA CAPTAINS ROW

AERIAL PERSPECTIVE - COMMON GREEN AT WEST SIDE OF PLEASANT STREET

JUNE 26, 2017



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FRONT ELEVATION



SIDE ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATIONS - TYPE A

JUNE 26, 2017

SCALE: 1/8" = 1'-0"



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SIDE ELEVATION



FRONT ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridge line.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE B

JUNE 26, 2017

SCALE: 1/8" = 1'-0"



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FRONT ELEVATION

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridge line.*

SEA CAPTAINS ROW

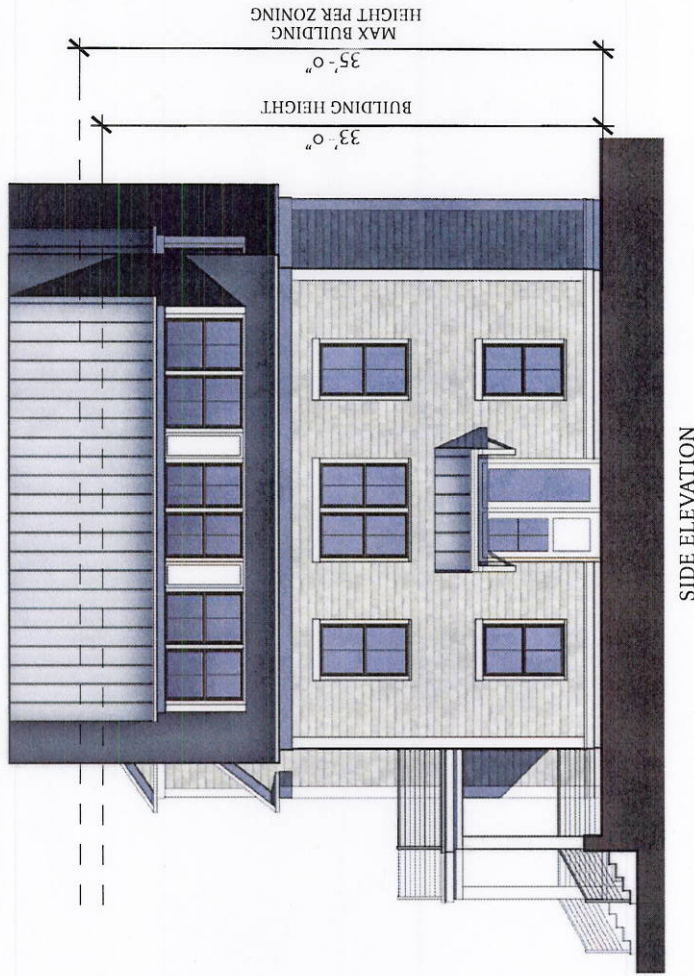
BUILDING ELEVATION - TYPE C

JUNE 26, 2017

SCALE: 1/8" = 1'-0"



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**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridge line.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE C

JUNE 26, 2017

SCALE: 1/8" = 1'-0"



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FRONT ELEVATION



SIDE ELEVATION

BUILDING HEIGHT
32'-0"

MAX BUILDING
HEIGHT PER ZONING
35'-0"

**BUILDING HEIGHT DEFINITION PER CITY OF BARNSTABLE ZONING ORDINANCE: Shall be measured as the vertical distance from the grade plane to the average height of the highest roof plane that also has the highest ridgeline.*

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE D

JUNE 26, 2017

SCALE: 1/8"=1'-0"





SIDE ELEVATION



FRONT ELEVATION

SEA CAPTAINS ROW

BUILDING ELEVATION - TYPE E

JUNE 26, 2017

SCALE: 1/8" = 1'-0"



SEA CAPTAINS ROW

PROPOSED SITE PLAN - PATRIOT PRESS

JUNE 26, 2017

SCALE: 3/32" = 1'-0"

PAGE 22

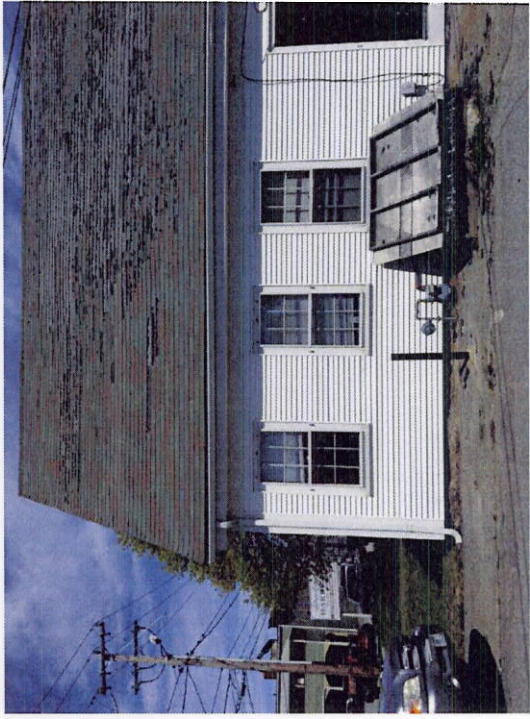
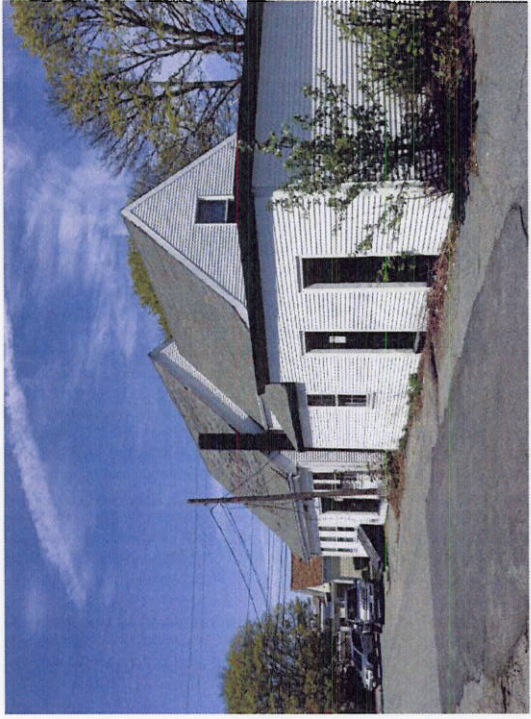
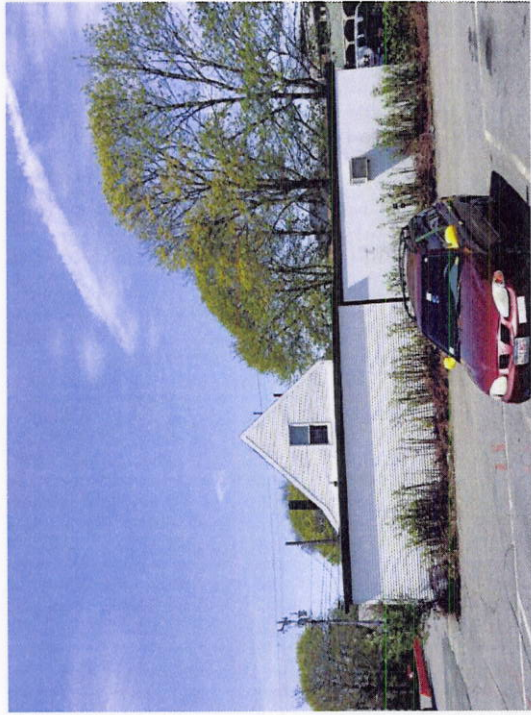
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SEA CAPTAINS ROW
EXISTING CONDITIONS - ELEVATION PHOTOS
JUNE 26, 2017





SEA CAPTAINS ROW
EXISTING CONDITIONS - ELEVATION PHOTOS
JUNE 26, 2017





Town of Barnstable
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 at 6:30 pm on **Wednesday, September 6, 2017.**

MINUTES

Members Present: Paul S. Arnold, John Alden, Taryn Thoman, Brenda Mazzeo and Timothy Ferreira

Members Absent: David Colombo and Marina Atsalis

Staff Present: Karen Herrand, Principal Assistant, Planning & Development Dept.

A quorum being duly present, Paul S. Arnold, Chair opened the meeting at 6:30 p.m.

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

New Business

Cape Cod Times – 331 Main Street, Hyannis – Map 327 Parcel 106
New Business Sign

Scott Freeman in attendance for Cape Cod Times. .

Chair Paul Arnold confirms/clarifies that the present sign was approved not to long ago.

Scott Freeman explains the colors and refers to the picture of the new signage, Exhibit A.

Chair Paul Arnold entertains a motion, moved by Taryn Thoman to approve as submitted, seconded by John Alden, so voted unanimously.

Chair Paul Arnold moves items out of order on Agenda as follows:

Kevin Bennett – 357 Main Street, Hyannis – Map 327 Parcel 115
New Business Sign

Kevin Bennett in attendance. He explains that he would like to put a sign on the existing metal bracket. He shows a rendering of the sign, Exhibit B. Discussion of the colors, will be a navy type blue.

Chair Paul Arnold confirms size as proposed on the application.

Kevin Bennett states that there will be no lighting, and he will use the metal bracket that is existing.

John Alden confirms the address.

Brenda Mazzeo clarifies that this is for an art gallery?

Kevin Bennett replies, yes.

Motion made by Brenda Mazzeo to accept the application as presented, seconded by Taryn Thoman, so voted unanimously.

Jason Ethier – 445 South Street, Hyannis – Map 308 Parcel 195
Fence

Steve Cook and Jason Either (owner) in attendance.

Steve Cook has a picture of the area where the fence will go, (site plan) Exhibit C. He explains why the Applicant would like to have a chain link fence. They have bushes/shrubs that are existing that will go along with the fence.

Chair Paul Arnold states that the HHDC guidelines do not permit chain link fences.

Taryn Thoman asks if there is already an existing 8 ft. chain link fence there? When put there?

Steve Cook replies not sure when but probably done without any permission.

Jason Either explains that he had to have a fence there because of trespassing. The existing fence was probably put there about 7 or 8 years ago without coming to this Commission.

Chair Paul Arnold asks if anyone thought about coming to HHDC? The fence that is there now is illegal. He doesn't want chain link in there, it is to industrial. He appreciates Applicant coming.

Brenda Mazzeo asks about the church on Main St. in Hyannis, they had a metal fence, maybe it was recommended for security reasons/to prevent vandalism possibly?

Steve Cook states maybe wrought iron fence.

Timothy Ferreira asks if any way to grow or add hedges now and put here?

Jason Either explains that he doesn't want the hedges to low, they have been cut down.

Chair Paul Arnold asks, do we need more than one fence here, can we have some type of alternative?

Steve Cook replies possibly similar would be a 6 ft high wood fence or wrought iron? The hedge will die off.

Taryn Thoman asks if he had started putting up a fence and then stopped when work order issued?

Jason Either clarifies that he was moving the existing fence over.

Steve Cook states they are proposing to do at least 6 inches off the property line.

Taryn Thoman asks for clarification about the 8 ft that goes to the back of the property.

John Alden asks if hedges are on Jason's property? The hedge will be on his side of the fence.

Brenda Mazzeo questions how will chain link work with exterior face fencing? Doesn't the nicer side face the neighbor?

Jason Either asks if the posts could be metal?

Steve Cook asks, what about a vinyl fence?

Chair Paul Arnold states that they can approve vinyl. He asks what would be the preference if no chain link?

Jason Either would like to do the posts as he has purchased them already. Metal posts that would be in the ground.

Steve Cook states a PVC board fence, 6 ft., picture of this type of fence, Exhibit D.

Chair Paul Arnold states he prefers 6 ft, not 8ft.

Taryn Thoman states that the application should be rewritten.

Discussion: Submit re-written proposal, updated description needed as well.

Chair Paul Arnold entertains a motion to continue, moved by Taryn Thoman, seconded by John A, so voted unanimously.

Carolyn Ferrell and Bruce Calabro – 439 South Street, Hyannis – Map 308 Parcel 194
Fence

Carolyn Ferrell and Bruce Calabro in attendance. Bruce Calabro explains that his neighbor's property has almost the same type of hedge in between.

Carolyn Ferrell refers to a plan, Exhibit E, she shows the picture of the backyard looking at the fence.

Bruce Calabro explains that the hedges have been maintained by them. Chain link fence put up on the other side of the hedge. They think it is their hedge. He would rather not put up a fence, but since the neighbor wanted to put up a chain link, illegal, non-conforming fence, they thought they would have to put up their own conforming fence. The fence they are proposing would be 4 ft. and would have a graduated height to 6 ft. and would go along (cedar fence) the rear, back. They have had their property surveyed and the chain link is on their property in two areas.

Chair Paul Arnold likes the proposed rendering and materials for this fence. There seems to be some confusion about the property line.

Brenda Mazzeo clarifies the type of and the design/caps on the fence, refers to Exhibit E.

Timothy Ferreira asks about the hedges, what will happen to them, who cut them up?

Bruce Calabro clarifies that they trimmed the hedges on both sides.

Carolyn Ferrell states that the hedges will be on the neighbor, Jason Either's property.

Taryn Thomas asks how far will the fences be apart from each other if two fences do get put up?

Carolyn Ferrell replies back to back.

Steve Cook comments that his concern is where the fence gets placed per the surveyor. They would like to see where the line is.

Carolyn Ferrell states that she has a copy of the survey and hands a copy to Steve Cook. There are permanent markers there.

Chair Paul Arnold entertains a motion, moved by Taryn Thoman to approve the fence at 439 South Street as submitted to be placed on the property line, seconded by John Alden, so voted unanimously.

Other Business

Approval of August 16, 2017, minutes

Chair Paul Arnold mentions if anyone would like Elizabeth Jenkins to come before the Commission again? And he will not be in attendance for any of the October meetings.

Taryn Thoman comments that some things are still illegal, i.e., the utility boxes.

John Alden agrees that it would be good to see if Elizabeth Jenkins could come from time to time.

Chair Paul Arnold entertains a motion, moved by John Alden to approve the minutes of August 16, 2017, seconded by Taryn Thoman, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for September 20, 2017

Chair Paul Arnold entertains a motion to adjourn, moved by Taryn Thoman, seconded by John Alden, so voted unanimously.

Meeting adjourned at 7:15 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

- Exhibit A** – Picture of proposed sign – 331 Main St., Hyannis – map/par 327/106 Cape Cod Times
- Exhibit B** – Picture of proposed sign – 357 Main St., Hyannis – map/par 327/115 Bennett Gallery
- Exhibit C** – Plan (site plan) of property – 445 South St., Hyannis – map/par 308/195 Jason Eithier
- Exhibit D** – Picture of chillmark vinyl fencing – 445 South St., Hyannis – map/par 308/195 Jason Eithier
- Exhibit E** – Pictures and plan sketch – boundary and fence – 439 South St., Hyannis – map/par 308/194