

**Hyannis Main Street Waterfront
Historic District Commission**
200 Main Street
Hyannis, Massachusetts 02601
Phone: 508-862-4665 / Fax: 508-862-4784



George A. Jessop, jr. AIA, Chair

Theresa M. Santos, Commission Assistant

MINUTES May 4, 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 Selectmen's Conference Room, 2nd Floor 7:00 P.M. on **Wednesday, May 4, 2011.**

Members Present: George Jessop (Chair), Paul Arnold (Alternate), Marina Atsalis, Bill Cronin, Joe Cotellessa, Dave Colombo, Meaghann Kenney

Members Absent: Barbara Flinn

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

Meeting called to order at 7:01pm

New Business

Cape Cod Harley Davidson, 615 Main Street, Hyannis, Map 308, Parcel 120/00M

Trade Flag

Represented by Cat Wilson and Jim Taylor GM at Harley Davidson

- Permitting application updated; new photos submitted into record
- Height review: must be in accordance with ADA code
- Protruding pipe: needs to be addressed for safety concerns; guidance / approval needed from the building department regarding the protruding obstruction
- Flag: plain black and white Harley Davidson (HD) bar and shield; to be anchored away from the open / closed flag and will be brought in nightly; size to be reduced to code 3x5
- Seasonal banners: interchangeable depending on the season; banner designs governed by HD; members agree designs are in good taste and conservative; banner height to be raised to 80"
- Sign allowance: May end up with an option of either both the flag and banner or just one; both of which will be permitted through Hyannis Historic and the Building department – possibly only using one at a time
- All signage to be displayed in accordance with the Sign Code and ADA requirements, and after receipt of permit from the Building Department

Motion duly made by Dave Colombo, seconded by Joe Cotellessa to approve the flag as presented size 3'x5 in the elevated position, and the four seasonal banners as presented

Vote: So voted unanimously

Menagerie on Main, 366 Main Street, Hyannis, Map 327, Parcel 002

Business sign, Open / Closed sign and Trade Flag

Represented by John Bellini – check spelling

- Review of business and hours of operation; intending to be seasonal at this time;
- Mr. Bellini stated that the 'free newspaper box' in the photo has been removed
- Lighting: current fixtures inoperable; gooseneck lighting fixtures encouraged as an appropriate lighting style; should the business remain open through the fall and winter, application required to return to HHDC to address lighting

- Planters: boxes to remain; will be painted white and filled with cornflowers and impatience
- Trade flag: standard red, white and blue, size 3'x5' approved as submitted
- Business sign will be same size replacement in what is currently installed; no open / closed sign will be used
- Sign recommendations
 - * Placement: placed in existing location as previous business
 - * Border: change to white border ½" wide and set in ½" from the edge; ½" in blue and ½" in white
 - * balance words both vertically and centrally on the fascia
 - * Change lettering: reduce size of "On Main"; change the color of the words "A unique collection of art, gifts & fine crafts" to white letters with a dark blue outline and size increased
- All signage to be displayed in accordance with the Sign Code and ADA requirements, and after receipt of permit from the Building Department

Motion duly made by Dave Colombo, seconded by Joe Cotellessa to approve the sign by reducing font size for the words "On Main", increase the font size of "a unique collection of art, gifts & fine crafts" and make the letters white with a dark outline; include a border the same color as the sign ½" on the outside and then ½" white border on the inside

Vote: So voted unanimously

The Broken Cone, 569 Main Street, Map 308, Parcel 111-00D

Trade Flag, Business sign

Represented by Janis Gold

- Business reviewed
- Current awning (McGee's Ice Cream) to be replaced with The Broken Cone *servng Four Seas Ice Cream*; white lettering on blue awning accepted
- Outdoor furniture: current furniture (white plastic) is not permitted in the Historic district; furniture needs to meet HHDC guidelines; applicant will address this; copy of guidelines to be provided to applicant
- Applicant seeking multiple signage; total amount to be approved by the TOB Building Department
- Language: Business lease requires this language: The Broken Cone *servng Four Seas Ice Cream*
- Dell's Lemonade sign to be removed; ice cream cone in background on both signs to be removed;
- Menu board: soups, sandwiches and salad to remain; change lettering color to blue to match sign, include a white border; change the color of 'the' to blue and be separated from the "B" in Broken; reduce the size of the word *servng* and centered on the sign; border to be ¼" glue set in ¼" from the edge
- Main sign: to have all white background; change the color of 'the' to blue and be separated from the "B" in Broken; reduce the size of the word *servng* and centered on the sign; border to be ¼" glue set in ¼" from the edge
- Members agree no other signage to be displayed on windows or doors
- All signage to be displayed in accordance with the Sign Code and ADA requirements, and after receipt of permit from the Building Department

Motion duly made by Dave Colombo, seconded by Meaghann Kenney to approve the awning as submitted; to approve the Four Seas sign with all white background; the word "the" in blue and separated from the "B"; a ½" border around the sign in the same color blue with ¼" setback; the word "servng" to be smaller and straight; the menu board to be same all white background with same ¼" border ¼" in same blue color lettering; remove the Dell's lemonade sign; no additional signage shall be displayed on the windows or doors

Vote: So voted unanimously

*** Chair Jessop states to the committee that there is a DCI sign on the fascia of the 500 Block building that was never approved by the Commission; request for Elizabeth Jenkins to send a letter to the Building Commissioner

Hyannis Flea Market, Inc., 514 Main Street, Hyannis, Map 308, Parcel 261

Business Sign

Represented by Lawrence Goldman, Owner

- Original name – Cape Cod Sweat and Tee Outlet; brief review of business
- Sign: color is darker than the awning; awning was approved to unify the façade; sign on front of building is smaller in size; Hyannis Flea Market sign will eventually be removed eliminating two different business name signs
- Material is a sturdier aluminum composite; sample in file
- Border is solid blue; lettering is vinyl, sample in file

Motion duly made by Bill Cronin, seconded by Paul Arnold to approve the sign as submitted

Discussion:

- Need more white space as border does not provide enough contrast
- Set the border 1" white with ½" blue inside; sized to reflect 1" of the sign fascia is shown above and below
- Placement: move the sign to the setback where the window begins; concern raised that the tree will block view of the sign; sign to be centered

Amended motion by Dave Colombo, seconded by Marina Atsalis to approve the sign centered on the business with border, 1" setback top and bottom on fascia in white, ½" blue border set in 1", and no more than 2' on the sign and centered over the business but no closer than the corner of the building on the left

Vote on amendment: Aye: Kenney, Colombo, Atsalis, Jessop

Nay: Cotellessa, Cronin, Arnold

Motion passes

Motion duly made by George Jessop, seconded by Joe Cotellessa to approve the sign with a 1" border, with a ½" outline set back to the fourth (4th) rib or equal to the setback to the corner of the building

Vote: So voted unanimously

Minor Modifications

Bluewater Grille, 213 Ocean Street, Hyannis, Map 326, Parcel 035

Signage

- Applicant approved for a free standing v-sign, TOB bylaws do not allow; approved for a double faced sign same size, color and copy
- Sign will be at right angles

Motion duly made by Meaghann Kenney, seconded by Dave Colombo to approve the modification as submitted

Vote: So voted unanimously

*** Meaghann Kenney leaves at 8:21pm

Park Square Professional Building / Duffy Health, 94 Main Street, Map 327, Parcel 195

Light poles and fixtures, HVAC screening

Represented by Roy Catignani, Conserve Group and Architect Dave Vaschon

- Tree removal: no documentation submitted to Commission; applicant to plant replacement tree albeit not as mature as the one removed and in a different location due to issues of root structure identified by a civil engineer
- Signage: sign relocation of a new tree may be required in order to fit the sign in; members agree to move the tree; height of hedge will be limited to 3'; reserve parking signage

- Landscaping:
 - * Hedge is to be mature English Boxwood; concern is the length of time it will take for the * hedge to mature and the fact that they are not green year-round
 - * prefer fencing in front of HVAC units to shield the view;
 - * hedges require little maintenance; could be foundation style planting especially if it is carried across elevation; existing hedge to be removed from current location and replanted in front of fence provided they stay green annually
- Fencing: fence could be of a material not requiring maintenance; should wrap around the front of the building; suggest vertical board with plantings in front; fencing height to match top of units so windows are not blocked; members agree fencing will be white vertical board and cap, posts with Nantucket cap and posts all of which will match existing rear fence; fence will wrap to return of face of building inside corner boards
- HVAC: placement of HVAC units never reviewed for approval by the Commission; units are @3' high with @4-6" space below the window sill; units need to be screened preferably with a foundation style planting that run across the elevation wrapping the corner of the building; no other location for units; units to be screened from as many views as possible

*** Paul Arnold leaves – 8:55pm

- Light poles: installed poles approved through the Planning Board, albeit not what HHDC approved; working with abutter Mr. Littleton regarding light infiltration; currently installed fixtures are not what was approved; applicant agrees all should have matched those of 110 Main; project manager made incorrect decision; 2' concrete bases approved by Building Commissioner, could be painted black; total number of fixtures is 21; 3' head not appropriate in conjunction with height of pole; members suggest reducing pole height and removing base

*** Joe Cotellessa leaves at 9:18pm

Chair suggest continuing the application to the next meeting as concerns remain regarding all aspects of the fixture(s); encourages applicant to return with a plausible solution

Motion duly made by Bill Cronin, seconded by Marina Atsalis to continue the application for Certificate of Appropriateness for 94 Main Street to May 18, 2011

Vote: So voted unanimously

Motion duly made by Bill Cronin, seconded by Marina Atsalis to move approval of minutes from April 20, 2011 to May 18, 2011

Vote: So voted unanimously

Other Business

Review/Adopt Design Guidelines (Storefronts)

Represented by Elizabeth Jenkins

* Postponed to May 18, 2011

Motion duly made by Bill Cronin, seconded by Marina Atsalis to adjourn the meeting
Meeting adjourned at 9:32pm

¹ Application: Cape Cod Harley Davidson

² Application: Menagerie on Main

³ Application: The Broken Cone

⁴ Application: Hyannis Flea Market

⁵ Minor Modification: Bluewater Grille

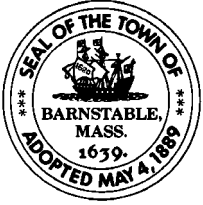
⁶ Minor Modification: Park Square Professional Building / Duffy Health

⁷ Letter: From New England Design and Building Technologies Inc. (re: Asa Bearse House)

Respectfully submitted,

Theresa M. Santos

Growth Management Department



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APPROVED