



**Hyannis Main Street Waterfront
Historic District Commission**

**Approval of minutes:
Motion duly made by**



George A. Jessop, jr. AIA, Chair

Theresa M. Santos, Commission Assistant

**MINUTES
June 15, 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, June 15, 2011.**

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

Meeting called to order at 7:02pm

Continued Business

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

Trade flag

- Application¹ review provided by Elizabeth Jenkins
- Revised signage submitted as a courtesy based on the Commissions recommendations

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to accept the trade flag and revised sign as submitted

VOTE: So voted unanimously

Discussion:

- Chair Jessop commented on existing furniture as previously discussed at the HHDC meeting of May 18, 2011; still plastic, not acceptable nor approved by HDHC
- Request for Elizabeth Jenkins to pursue contact with applicant to address the outdoor dining furniture issue

New Business

Cape's Best Gyros and Grill, 569 Main Street, Map 308, Parcel 111-00O

Business sign

Represented by Mike Santos

- Application² review provided
- Awning: design and colors are acceptable, lettering reads well
- Material needs to be changed, vinyl not permitted; lettering style and colors acceptable
- Existing umbrellas have not been approved
- Applicant states existing furniture is cast iron; verification through current photos requested by Commission members to be submitted
- Chair Jessop reiterates to applicant and viewing public that any exterior changes within the Historic District require approval prior to installation
- Meaghann Kenney notes that the sign company being used by the applicant has signage not approved by HHDC; to be reviewed and addressed by Elizabeth Jenkins
- Members noted that the awning went up first, then the printing, then the open sign – on three separate occasions and none of which were reviewed for approval by HHDC

- Chair Jessop referred applicant to 200 Main St. to review the guidelines for menu board sign
- Commission requires applicant to submit an amended application addressing furniture, awning material with color swatches, ice cream sign and possibly menu board sign
- Applicant requested to see Theresa Santos to sign an extension

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application for Cape's Best Gyros and Grill to July 6, 2011

VOTE: So voted unanimously

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

Lights and poles

Represented by David Dumont

- Application³ review provided; owner seeking installation to illuminate the parking lot; pole placements chosen to minimize loss of parking spaces
- Proposing 2 18' 4x4 standard light poles in the parking lot with a shoe box fixture head, paint proposed is a semi-gloss black powder coat finish which coordinates with those on Main St.
- Mr. Dumont refers to the same style in several different locations throughout the district
- Chair Jessop speaks to the HHDC approved design (acorn head on a capital base) with cement bumper stops for pole protection; submitted style by applicant not appropriate for the historic district; acceptable bases discussed; acceptable lamps are those of historic styled that has directional diffusers built into it; limited height
- Commission requires submission of a plot plan identifying where the municipal poles are located and where the proposed poles will be; also to identify locations where suggested poles can be found
- Elizabeth Jenkins to provide relative information to Mr. Dumont

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to continue the application for David Dumont to July 6, 2011, and for applicant to provide a plot plan denoting existing municipal pole lights and to offer different variations of lights and poles that are historic

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

Exterior alteration, sign and fence

Represented by Charles Martin of Building Technologies; General Project Contractor

- Application with updated landscape plan⁴ reviewed; proposed for the outside patio is a bar area to the left side of the building where the freestanding sign is currently located; existing handicap access at front left side will be removed; the existing entrance will act as handicap access; two – sub-surface pits are being designed and will be installed on each side of the patio to carry what the max volume that will be displaced from both the building and the patio area; proposed sign location to the right of the walkway; and in the middle of the right patio area there will be a gas fire pit; the patio itself is a flat/smooth cobblestone insert
- Commission requires submission of photos
- Mr. Martin states that by raising the grade to street level and pitch both left and right side of walkway to the drainage pits is designed to eliminate the water build up
- Outdoor dining furniture to be cast iron with granite top
- Awning at entrance and existing handicap ramp to be removed; proposed rooftop awning sign to be attached to the fascia above columns; awning will be of canvas material and folding
- Only changes to floors 2 and 3 are for gutter repair and further repair of extensive deterioration; Mr. Martin described extensive deterioration to siding and has also reviewed the guidelines published by the Secretary of the Interior regarding preservation of historic structures and how to approach such repair on the exterior part of the building; Mr. Martin also clarifies that portions of

the existing siding was aluminum. Chair Jessop advises Mr. Martin that alternate materials are permitted only on the portion of the building that is not historic, and that the building itself carries historical significance; Chair Jessop offers desire to help applicant and reiterates why there is a need for review by the Commission and for the benefit of the public, to protect original properties, which is why stop work orders were implemented; requests for Mr. Martin to keep the Commission apprised of the progress.

- Windows: to be replaced with wooden windows of same, better quality; Mr. Martin to submit specifications to the Commission
- Mr. Martin expresses concerns regarding the structural integrity of the interior due to several facets of construction over time, and the need to finish the interior structural work; Chair Jessop states that those plans need to be submitted to the Building Department
- Applicant needs approval from the Commission prior to issuance of a permit from the Building Department for the interior work
- Chair Jessop requests exterior construction drawings, site plan and elevations be submitted to the Commission; Mr. Martin states that there will be no change to the exterior and they have every intention of keeping the integrity of the historic building, and what they need is an 'ok' to go forward and finish the interior section of this building inclusive of the penetrations in the roof, repairing the collapsed fireplace which happened during the demolition and the solarium in the back which sustained structural failure during the storm; seeking to bring the roof back to its original profile and prepare the eaves properly
- Chair Jessop offers a site visit to the property upon request of the applicants
- Applicants to submit a picture of the bowl proposed in the front, furniture
- Bill Cronin would like to see photos of the building prior to its current state

Motion duly made by Bill Cronin to continue the application for First Venture, 415 Main Street to July 6, 2011

Discussion:

- Elizabeth Jenkins inquires as to whether the applicant wished to review any other feature changes at this time
- Property is not listed on the National Historic Register, but is a contributing building within the Hyannis Historic District; this means that applicant could be eligible for potential tax credits related to the buildings restoration
- Louis Medeiros speaks the relocation of outside freezer from side door to rear
- Improvements to the elevation for drainage purposes
- Front columns are rotted out, need to be replaced in-kind, same design, same material
- Chair Jessop states that the Commission has the current application outlined, it requires completed specification sheet inclusive of all materials; in order for work to move forward; applicant would need to speak with the Building Department in regards to what documentation is needed for that permit and submit directly to them; before the Commission can approve the present application, required plans, materials, etc. needs to be submitted for review, that includes what work will be done, where and how; Mr. Martin agrees to provide this to the Commission
- Time extension to continue this application to July 6, 2011 was signed by applicant
- Commission eager to work with the applicant in proper fashion to both bring the building back to historical integrity / acceptable condition as well as timely for applicant to begin business
- Applicant agrees to restore the exterior to original materials and the original elevation level taking off the untraditional materials

Previous motion made by Bill Cronin to continue the application for Certificate of Appropriateness for First Venture to July 6, 2011, seconded by Joe Cotellessa

Vote: So voted unanimously

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

Business sign, location hardship sign and trade flag

- Application⁵ review provided by Richard Page
- Sign to be produced by Cape and Islands Sign, Co; black lettering; fonts are good

- Meaghann Kenney suggests reducing and / or rearranging some of the proposed language
- Chair Jessop suggests taking out two lines on each side and locate them on each side of the bottom line opposite “antiques and collectibles” , so that “Atomic Dimestore” takes up the entire top piece; four (4) modules on the bottom, far let to say antiques & collectibles, and three (3) remaining boxes on the bottom, keep housewares, toys & dolls, and pop culture
- Color preference is Benjamin Moore Covington Blue with black lettering, or Behr Botanical Tint #480A-2 with black lettering
- Trade flag – red, white and blue with open in black lettering

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve the building sign as revised as follows - to remove two lines on either side and moved to the bottom, “toys & dolls”; 1950’s, 60’s and 70’s; pop culture and housewares; suggest taking the suggestion of Covington Blue color; and trade flag as submitted

Discussion

- Business sign draft reviewed, not to the liking of the applicant; updated sketch needs to be submitted; to be continued
- No changes have been made to the location hardship sign ordinance since its adoption
- Planning Board must approve the sidewalk sign; Elizabeth Jenkins offer to speak to the applicant regarding the hardship sign process

Vote: So voted unanimously

Motion duly made by Meaghann Kenney, seconded by Bill Cronin to continue the application for sidewalk sign for Atomic Dimestore to July 6, 2011

Vote: So voted unanimously

Informal

Hyannis Business Improvement District re: Hibel Building

Window Art

- Represented by Elizabeth Wurfbain
- Proposed window art is temporary to help alleviate the blight of the building
- Recommended adhesive photographs, estimated to last throughout the summer; placed on 5 windows; black and white
- Chair Jessop suggests them to be placed in an artist stretch frame and fitted into the windows

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve the submitted artwork, in black and white

VOTE: So voted unanimously

Other Business

Hyannis Harbor Arts Center Signage

- Review provided by Elizabeth Jenkins of the Growth Management Department
- Proposing signage change from the Guyer Barn to the Hyannis Harbor Arts Center
- Comments:
 - * Would be nice to have different locations organized under one name
 - * Guyer Barn is well known throughout the community, don’t change it
 - * Suggest Hyannis Harbor Arts Center *at the Guyer Barn*; do not eliminate *the Guyer Barn*
 - * Not in favor of the color
- Elizabeth Jenkins identifies the multiple functions of the building

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to continue discussion to the July 6, 2011 meeting

Vote: So voted unanimously

Minutes of June 1, 2011

Motion duly made by Meaghann Kenney, seconded by Bill Cronin to approve the minutes of June 1, 2011 as amended

Vote: So voted unanimously

Discussion:

- Bill Cronin requests and receives confirmation of a previous request to Elizabeth Jenkins regarding letters to be sent to Metro PCS, Urban Zone and the Beauty parlor
- Membership of Barbara Flinn: Retiring from the Commission after serving since its inception over 13 years ago; well deserving of praise and recognition!

Committee Elections

Meaghann Kenney duly nominated George Jessop as Chair, Dave Colombo as Vice-Chair and Joe Cotellessa as Clerk

Nominations to be help open, revisited and voted on at the July 6, 2011 HHDC meeting

Motion duly made Meaghann Kenney, seconded by Bill Cronin to adjourn the meeting

Meeting adjourned at 8:29pm

- ¹ Application – The Broken Cone
- ² Application – Cape's Best Gryro's and Grill
- ³ Application – David Dumont
- ⁴ Application with updated landscape plan– First Venture
- ⁵ Application – Atomic Dimestore
- ⁶ Signage – Hyannis Harbor Arts Center

Respectfully submitted,
Theresa M. Santos
Growth Management Department