



Hyannis Main Street Waterfront Historic District Commission



George A. Jessop, Jr. AIA, Chair

Theresa M. Santos, Administrative Assistant

MINUTES September 7, 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, September 7, 2011.**

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

Meeting called to order at 7:04pm

Continued Business

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

Exterior building and site alterations

- Applicant requested continuance to Wednesday, September 11, 2011

Motion duly made by Bill Cronin, seconded by Paul Arnold to continue the application for First Cape Venture Realty Trust to Wednesday, September 21, 2011

Vote: So voted unanimously

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

Open/Closed flag, Trade flag, Business sign

Represented by Thiago Souto

Application¹ reviewed

Open / Closed flag

- Sample of flag reviewed; meetings HHDC standards
- Both the open/closed flag and the open sign may be approved, but only *one* may be displayed at a time

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the Open flag for Urban Zone as presented

Vote: So voted unanimously

Open / Closed window sign

- Sign reviewed

Motion duly made by Paul Arnold, seconded by Bill Cronin to approve the Open / Closed reversible sign in the window, with the stipulation that only one open / closed sign or flag can be displayed at a time

Vote: So voted unanimously

Business sign

- Elizabeth Jenkins states that HHDC reviewed and approved the application submitted in 2010 for both an open / closed flag and an open / closed sign, however the business sign was not approved; applicant was asked to secure approval and it is included in the current application; existing sign has been in use and requests consideration from the board

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the sign as submitted

Discussion:

- Bill Cronin states HHDC approved the Urban Zone sign with modifications in 2010; existing sign not appropriate for Main Street
- Elizabeth Jenkins states that the existing sign meets compliance with area requirements and is consistent with surrounding signage; asks members to specifically outline what they find objectionable
- Meaghann Kenney willing to approve the sign based on suggestions made in 2010

- Chair Jessop speaks to visibility of the existing sign in relation to the street and prominence of colors associated with it, but refers to the design alternate which increases the graphic which is impressive
- Mr. Souto agrees with the suggestions and states that it will take a few weeks to comply with the suggestions
- Members request applicant to return in two weeks with revised sign
- Bill Cronin suggests combining the words “clothing store for men and women” to one line which would then expand the graphic

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to continue the business sign for Urban Zone to Wednesday, September 21, 2011, at which time applicant will return with a revised sign for approval

Vote: So voted unanimously

New Business

Champ Homes, 75 School Street, Map 327, Parcel 258

Replace siding and trim; replace rear roof; replace 2nd floor fire exit door

Represented by Mark Adams, General Contractor of A&B Renovations

- Application² reviewed

Exterior siding and trim:

- Existing condition deteriorating; original clapboard covered in asbestos which will be professionally removed; trim contains lead which will also be professionally removed
- Applicant seeking more durable, modern material of Hardi Plank
- Reveal spacing will be at either 4” or 5”; existing reveal is at 12”
- Rear garage to be included in siding upgrade

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to accept the material substitution for replacing siding and trim

Vote: So voted unanimously

Replacement of rear roof

Original roof was rubber; existing roof has rubber on the bottom with shingles on top and leaking; seeking to install new rubber roof; deck will be lifted and replaced

2nd floor fire exit door

- Existing door is a double French door not currently handicap accessible; seeking to replace it with a single 9 light colonial style door and fill in the remainder of the space

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to accept the revisions to the rubber roof as a membrane, and the removal of the existing door and replacement with a 6’6” 9-light colonial style single door

Vote: So voted unanimously

Guidelines

Exterior materials and siding guidelines will be available at the September 21, 2011 HHDC meeting

* Chair Jessop requests that consideration be given for the residential continuation of original materials

Minutes of August 17, 2011

Motion duly made by Bill Cronin, seconded by Meaghann Kenney to approve the minutes of August 17, 2011 as submitted

Vote: So voted unanimously

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

Meeting adjourned at 7:35pm

¹ Application: Urban Zone

² Application: Champ Homes

Respectfully submitted,
Theresa M. Santos
Growth Management Department