



Hyannis Main Street Waterfront
Historic District Commission
200 Main Street
Hyannis, Massachusetts 02601
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George A. Jessop, jr. AIA, Chair

Marylou Fair, Commission Assistant

**MINUTES
MAY 05, 2010**

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 05, 2010.**

Members Present: George Jessop, Chairman, Barbara Flinn, Joe Cotellessa

Alternate Members Present: William Cronin, Paul Arnold

New Business

Certificate of Appropriateness

Housing Assistance Corp, 309 South Street, Hyannis, Map 308, Parcel 235

Represented by Conrad Geysler of Cotuit Solar

Solar Photovoltaic Panels on Buildings B & D

Mr. Geysler informed the Committee that Building D already has had some work done as far as placing the membrane material on the roof and he apologized; they did not realize they were in the Historic District. George Jessop asked exactly where the panels will be located and the Applicant indicated the back pitch of the roof on Building B and on the flat portion of the roof on Building D. The panels will be flat on both roofs.

Paul Arnold asked what kind of power will these panels produce and it was estimated that Building B is 5.6 kilowatt which will produce 6000 KW per year and Building D is 2.3 kilowatt which will produce 2600 KW per year.

Motion duly made by William Cronin, seconded by Joe Cotellessa to Approve the Certificate of Appropriateness as Submitted.

So Voted Unanimously

Certificate of Appropriateness

Unveiled Seafood, Inc., 410 Main Street, Hyannis, Map 327, Parcel 262

Represented by Florence Lowell

Outside Dining, Signage, Awning

Ms. Lowell presented to the Committee outdoor furniture from Contract Furniture Company and the European Wrought Iron Series for the tables and chairs. The umbrellas proposed will be taupe made out of Sumbrella canvass eggshell #855708 and available through the same manufacturer as the furniture.

Applicant explained to the Members that they are looking for something different in the barriers that will be needed for the outside dining and presented information on Montebello Fencing. Although the members did agree that the design of the barrier with its scrollwork was something they would consider, they would need more information as to the type of material it is made of and how it would be installed. A discussion took place as to whether it could be installed directly into the sidewalk or perhaps incorporated within two foot planters. More information is needed for the barrier fencing.

Ms. Lowell then introduced Sarah Holt, a local artist whom she has contacted to present hand-drawn porcelain samples of a variety of food related images to incorporate into the present fascia of the building. The existing awning will come down and the painted porcelain would be added to the front of the building. William Cronin asked if this would be considered signage and Ms. Lowell noted that she had a conversation with the Sign Officer who informed her it would not.

For the actual sign, there is an existing yardarm from which the proposed sign will hang. The sign is wood, double-sided with carved lettering. There are existing lanterns for lighting, but it is not known if they work.

An awning is proposed for the rear of the property and a sample and design was submitted. The awning color is Regatta Tweed #82005-000 with the Restaurant's name incorporated into the awning in the same lettering as the sign. Awning will be fastened to the brick and will be flush to the wall.

Motion duly made by Barbara Flinn, seconded by Joe Cotellessa to Approve the Certificate of Appropriateness for outside dining furniture (tables & chairs), umbrellas, decorative fascia, sign and awning at rear of building as Submitted. The barrier fencing to be continued for submission of detailed materials and manufacturer.

So Voted Unanimously

Certificate of Non Applicability

Louis Capolino dba Caffé e Dolci, 430 Main Street, Hyannis, Map 309, Parcel 219

4' High Black Aluminum Railing System

Motion duly made by William Cronin, seconded by Joe Cotellessa to Continue the Certificate of Non Applicability until a detailed drawing of the fence can be obtained.

So Voted Unanimously

Minor Modifications

Pappas Family Realty Trust, 20 Barnstable Road, Hyannis, Map 327, Parcel 081

Removal of Cupola on Re-Build of Garage previously shown on Plans dated 12/22/2009

The Members questioned what would be used for venting if the cupola was to be removed, however, did not object to the removal of the cupola.

Motion duly made Paul Arnold, seconded by Barbara Flinn to Approve the Minor Modification to the Approved Plans dated 12/22/2009 for the removal of the cupola with a request for information on how the roof will be vented.

So Voted Unanimously

Informal Discussion

Jo Anne Miller Buntich, Director Growth Management Department

Discussion on Enforcement Issues

Jo Anne Miller Buntich was present to address the concerns of the Members regarding enforcement along Main Street. Ms. Buntich informed the Commission that they are presently constructing a spreadsheet of all properties by Map/Parcel number and address and indicating which properties have received Historic permission and including a copy of each of the decisions. This could be a tool for the members when researching which projects have or have not come before their review. This is a time-consuming task and she hopes to have this spreadsheet completed soon. The Town Manager has indicated that he would like to, along with the Members of this Board and Growth Management, take a walk down Main Street. William Cronin suggested a Sunday morning as the street is fairly empty at this time. Jo Anne Buntich informed the

Commission that once the spreadsheet is completed and the information is organized, she will coordinate a time for everyone to come together.

Amendment to Zoning Ordinance – Sign Regulations

Jo Anne Buntich also was present to review the proposed amendment to the Zoning Ordinance, Section 240-60 as it relates to the sign regulations in the HVB District. The Planning Board will be holding a Public Hearing, Monday, May 24, 2010 and she encouraged the members to attend or submit their written comments.

In reviewing the amendment information, concerns were raised regarding:

- Trade Flags and the punctuation on the phrase “letters”,
- Open/Closed signage should be at pedestrian level and 22”x14” is too large
- Trade Figure or Symbols should have a depth and acceptable materials clarified
- Determine if there is a preference to the acceptable materials for Hardship signs

William Cronin noted that the proposed new ordinance stated nothing about having to come before this Historic Commission and Ms. Buntich explained that the proposed ordinance is for the HVB zoning district, which is larger than the Historic District. Currently, all signs that are permitted in the Historic District must come before this Commission.

Other Business

Chairman Jessop asked if any correspondence from member, Joe Dunn had been received at the Historic Offices, and hearing that none had been received asked the members for a Vote.

Motion duly made by Barbara Flinn, seconded by Joe Cotellessa to remove Joe Dunn from the Roster of Members effectively immediately.

So Voted Unanimously

Scriber’s Note: A Letter of Resignation from Joe Dunn was received at the Historic Offices at 200 Main Street, Hyannis May 6, 2010

Having no further business before this Commission, a Motion to Adjourn at 8:35pm was duly made by Barbara Flinn and seconded by Joe Cotellessa.

So Voted Unanimously

Respectfully submitted,

Marylou Fair, Recording Secretary