



Town of Barnstable
Growth Management Department
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 6:30pm on Wednesday, June 5, 2013.

MINUTES

Members Present: George Jessop – Chair, Paul Arnold, Marina Atsalis, Joe Cotellessa and Bill Cronin, Meaghann Kenney and Brenda Mazzeo; **Members Absent:** Dave Colombo **Staff Present:** Theresa Santos, Principal Assistant and Elizabeth Jenkins of the Growth Management Department

A quorum being duly present, Chair Jessop opened the meeting at 6:31 PM

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

Continued Business

Warren Reid for Prova Brazil, 415 Main Street, Hyannis, Map 326 Parcel 014 (continued from April 17, 2013)

Outdoor Charcoal Barbeque Gazebo and Grill

Representation delayed

Motion duly made by Meaghann Kenney, seconded by Marina Atsalis to defer the application to the end of the meeting

Vote: So voted unanimously

Elaine Stathe d/b/a for Elaine & Yong's Place, 572 Main Street, Hyannis, Map 308, parcel 278

Outdoor dining, Location Hardship Sign

Represented by Yong Mavor

Location hardship sign

- Renderings reviewed (Exhibit B)
- Two designs submitted – Ms. Mavor prefers the sign with the following language: Elaine & Yong's Place / Breakfast Buffet and Lunch / Today's Specials
- Chair Jessop stated that this location was the original site applicable for a Location Hardship sign

Motion duly made by Marina Atsalis, seconded by Paul Arnold to accept the design for a Location Hardship sign as shown

Vote: so voted unanimously

Furniture

- Submitted style reviewed; no benches will be used

Motion duly made by Paul Arnold, seconded by Bill Cronin to accept the outdoor chair and table as show in the documents submitted and dated May 20, 2013

Vote: Aye – Atsalis, Arnold, Mazzeo, Cronin, Cotellessa, Jessop

Abstain - Kenney

Motion passes

Warren Reid for Prova Brazil, 415 Main Street, Hyannis, Map 326 Parcel 014 (continued from April 17, 2013)

Outdoor Charcoal Barbeque Gazebo and Grill

Represented by Warren Reid, Project Manager

- Updated renderings submitted into record and reviewed (Exhibit C)

Discussion

- Chimney height: Chair Jessop requested clarification from Elizabeth Jenkins who reported that it is not a Board of Health regulation it is a Building Code regulation which requires a vent cap to be a minimum of 2' from the base of the roof; the Building Commissioner informed Ms. Jenkins that often times the manufacturer, depending on the specs of the hood within the structure would require an additional foot of clearance. Under the building code it cannot be less than 2'; chimney height is 36" above the roof
- Chimney vent is fan-induced and made of stainless steel; exterior could be left to weather naturally, be made with a satin finish or be covered; height to be determined by the manufacturers specifications
- Roof options: proposal includes either flat or hip; members prefer a flat roof in line with the design of the man structure
- Bill Cronin expresses opposition to the entire structure citing the amount of time involved in the renovation of the building façade which was to be brought back as close to the original structure; the addition of the bar and statue actually hide the building
- Closure of the 6'x3' serving counter opening is to be an mechanical roll-down shutter painted white
- Members prefer a satin finish on the stainless steel chimney vent

Motion duly made by Meaghann Kenney, seconded by Paul Arnold to approve the application with the modification of a satin finish stainless steel vent on the chimney; a flat roof design with removal of perimeter brackets, and a mechanical roll up painted white closure to match existing structure

Vote: Aye – Atsalis, Arnold, Mazzeo and Kenney and Jessop

Nay – Cotellessa and Cronin

Motion passes

New Business

Fredy B. Chavez d/b/a Food Port – International Market, 338 Main Street, Map 327 Parcel 089

Business Sign, Open / Closed Sign, Trade Flag and Awnings

Represented by Fredy B. Chavez

- Application reviewed (Exhibit D)

Business sign

- Sign to be painted on wood as shown on the application
- To be hung on existing bracket; proposed sign size to be slightly smaller than previously hung sign
- Sign to be lit with Gooseneck lighting which will be mounted on the wall on both sides of the sign
- Flags on sign are country specific

Awnings:

- Awnings: seeking one awning which fronts Main Street and four individual awnings for the windows facing Barnstable Road; color to be a blue and tan stripe; swatch sample displayed for review
- Main Street awning to be hand cranked as opposed to a fixed frame; awning to have scalloped sided drip edge
- Window awnings to fit the windows: not wider than the brick opening and fit the sidewalk which is no closer than 7' from the sidewalk according to code
- Mr. Chavez requests the addition of an awning over the door which faces Barnstable Road; Chair Jessop advises that the awning should fit between the arc and the head of the door itself
- Clarification requested: there will be a total of four (4) individual awnings to fit above the windows facing Barnstable Road, one (1) awning over the door facing Barnstable Road and one retractable awning to replace the existing awning facing Main Street; colors to be blue and tan stripe
- Corner door to remain as it is with no awning

Open / Closed sign

- To be a two sided flip sign for the front door

Trade Flag

- To be a 3'x5' tri color open / closed flag
- Mr. Chavez requested and received approval to change the colors of the trade flag periodically to reflect countries served

Motion duly made by Meaghann Kenney, seconded by Joe Cotellessa to approve the wooden painted sign with goose neck lighting, one two sided open/closed sign, one trade flag and 4 blue and tan striped canvas awnings above the windows on Barnstable Road, one awning in same material above the door on Barnstable Road, and one retractable awning on the front of the building on Main Street which will be changed to the blue and tan striped canvas material to match those on Barnstable Road as presented with scalloped sides drip edge

Vote: So voted unanimously

Paula Martini d/b/a Spadicure Nail Salon, 569 Main Street, Unit 3, Map 308 Parcel 111-00F

Business Sign, Open / Closed Sign, Trade Flag

Represented by Paula Martini

- Application reviewed (Exhibit E)
- Business sign to be 20" H x 40" W and painted on wood; no color sample submitted with the application; Chair Jessop requests a color sample be submitted for the file record
- Sign color of bright pink is permitted providing it matches that of other Main Street businesses, i.e. Bella of Cape Cod
- Meaghann Kenney suggested Ms. Martini speak with the sign maker to address a more historic font
- No lighting is proposed at this time
- Trade flag to be 3'x5' of nylon material and will be positioned to meet ADA compliance; color of flag to match the business sign
- One neon open / closed sign in red

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to accept the design of the business sign for Cape Cod Spadicure as presented with the request of a color sample to be submitted for the file at 200 Main Street, one Trade flag in pink to match the business sign and one neon open / closed sign in red

Vote: Aye – Atsalis, Arnold, Mazzeo, Cronin, Cotellessa and Jessop

Abstain - Kenney

Hyannis Main Street Business Improvement District (BID)

Three (3) Public Welcome Signs (placement to be at 200 Main Street, Sherman Square and West End Alley)

** Meaghann Kenney recuses

** Brenda Mazzeo clarifies ability to participate as she is a member of the BID; Chair Jessop states she main remain and participate

Represented by Elizabeth Wurfain

- Application and updated samples reviewed (Exhibit F)

Locations:

- Two larger signs to be located one each at 200 Main Street / Yarmouth Road and one at Sherman Square, one way-finding sign to be located at the West End Walkway
- Sign placements have been reviewed by Roger Parsons of the TOB / DPW; size and angles benefit both vehicular and foot traffic
- Marina Atsalis speaks to an alternate location, specifically the triangle area located at the corner of Main Street and Center Street; need to assist travelers coming from the Route 28 / Yarmouth area; not in favor of signage at Sherman Square
- Ms. Jenkins speaks to the review of signage along Main Street and within the District; it being a busy gateway and that the suggested location at 200 Main Street opposite of Yarmouth Road has better visibility and less of a distraction to drivers where there is concern about the amount of signage at the triangle at Main Street and Center Street and it is often difficult for pedestrians and drivers to navigate

Design

- Chair Jessop states a preference for the word / mention of "historic" be included; Commission members agree

- Ms. Wurfbain refers to an Urban Land Institute study which suggests identifying Main Street through signage
- Ms. Jenkins stated that the intent is for them to be gateway signs into Main Street, not directional signs
- Sign language options reviewed
- Ms. Wurfbain clarifies purpose of signage is to improve the branding of Main Street and is amenable to removing the arrow on the bottom of the signs
- Ms. Jenkins to inquire of DPW as to whether the signs could be a bit larger
- West End walkway sign to be black with white lettering and symbols identifying restrooms and parking

Discussion

- Distinction between 'downtown Hyannis' and 'Main Street Hyannis'
- Workshop suggested to review sign designs and placement
- Decision and timeline of installation of signage for the season discussed
- Updated renderings to be sent from Ms. Wurfbain to Ms. Jenkins for distribution to members and should there be any concerns members to contact Ms. Jenkins directly
- Wording preferences voiced by members; consensus is 'Welcome to Historic Hyannis Main Street' for the East End and Sherman Square signs; West End sign to read "West End Walkway" with restroom and parking in both words and symbols

Motion duly made by Paul Arnold, seconded by Joe Cotellessa to approve the three (3) signs as follows: Walkway Alley sign to be white with black block lettering; two walkway signs - 200 Main Street / Yarmouth Road sign and Sherman Square signs to read "Welcome to Historic Main Street Hyannis"

Vote: Aye - Arnold, Mazzeo, Cronin, Cotellessa and Jessop
Abstain - Atsalis

** Meaghann Kenney returns

J & S Montero, LLC d/b/a Vista De Mare, 430 Main Street, Map 309 Parcel 219

Two business signs

Represented by Attorney Steven Hayes and George Montero

- Application reviewed (Exhibit G)
- Seeking to extend the existing awning structure out by another 1 ½'; existing overhang awnings to be replaced; color to be medium blue with a matt finish; proposing awning material to be vinyl with a matt finish and Chair Jessop states why this is not permitted or appropriate for a historic district; Attorney Hayes and Mr. Montero agree to an awning made of canvas material
- Chair Jessop refers to an existing soffit sign which is internally lit albeit non-functioning; applicant to replace the non-functioning illuminated sign with a hanging wood sign with color and lettering to match awning; external signs internally illuminated are not permitted
- A neon open / closed sign is permitted in the window or a two-sided open/closed sign is permitted on the door as well; additional option of a trade flag no larger than 3'x5' which could be mounted and hung on the wall provided proper mounting meets ADA compliance
- Mr. Montero would like to display window pictures that identify offerings i.e. coffee, espresso, etc. so that patrons are aware of what is available. Chair Jessop requests a layout of what the window would look like and continue that portion of the application
- Attorney Hayes clarifies the requested amendment as follows: a canvas awning as required in the historic district with a matt finish in medium blue with dimension as stated in the application; a wooden hanging sign with coloring and lettering to match to the awning and lit with existing soffit lighting with painting reflector; the addition of a red neon open/closed sign or two-sided open/closed sign and possibly a trade flag provided there is something underneath it to meet ADA compliance

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the amended application as stated by the Attorney for the applicant

Vote: so voted unanimously

Country Saloon Products d/b/a The Compound Bar & Grille, 644 Main Street, Map 308 Parcel 053

200 Main Street, Hyannis, MA 02601
 367 Main Street, Hyannis, MA 02601

Business Sign, Trade Flag, Valet Parking Sign

No representation

- Application reviewed (Exhibit H)
- Valet parking licenses have not been secured through the Town Manager's office
- Proposed parking will take place on private property

Motion duly made by Joe Cotellessa, seconded by Paul Arnold to continue the application to June 19, 2013

Discussion

- Mr. Cronin states that a temporary banner is already up and is in violation with the TOB sign code

Vote: so voted unanimously

Schooners Restaurant:

- Outdoor dining is in the bump-out again right to the curb and plastic furniture is being used which was not approved by HHDC.
- Ms. Jenkins states that the issue of the chairs is being resolved.
- Mr. Cronin asks if HHDC could request Sophia Macheras could be present at the June 19, 2013 HHDC meeting to address this issue; Ms. Jenkins will speak to Regulatory Services and if no resolution is reached the Commission would then reach out to Ms. Macheras to attend HHDC and let her know that the problem continues

Items for Discussion

Hyannis Harbor Suites Hotel, LLC & Harborview Hotel Investors, LLC

213 Ocean Street, Map 326 Parcel 035

Construction of a new, freestanding, four-story year-round hotel with a maximum of 68 rooms

The Applicant has requested an informal review of the proposed hotel in conjunction with the Regulatory Agreement application pending before the Planning Board. As the Hyannis Main Street Waterfront Historic District Commission does not have jurisdiction over this project, a vote is neither required, nor will be taken.

Represented by Attorney Mike Ford and Doug Cohen

Also present: Art Traczyk (Growth Management Department)

- Application status and process with the Planning Board reviewed; comments from HHDC to be shared with both the Planning Board and Town Council; Mr. Cohen continues to meet with abutters and other interested parties; project is scheduled before the next Planning Board meeting which is scheduled for June 10th and it is anticipated that an additional presentation may take place after the 10th as well
- Plans reviewed (Exhibit I); additional renderings distributed (Exhibit J)
- Proposed re-design calls for a the building to be set back 32' from Ocean Street and be a single story for another 17'9" back so that the four story section does not start until 50' back from Ocean Street; this is a change from the original filing with the Planning Board
- Mr. Cohen provides description of the building, the elements and materials; roof deck removed, there will be no public roof access at all; building heights reviewed
- Mr. Arnold states the re-design is an improvement, suggests removing the gables; Ms. Atsalis suggests keeping the widows walk; Chair Jessop confirms that the railing is for decorative purposes only and the design fits the style of a historic building; Ms. Jenkins believes the gables breaks up long line of the building
- Mr. Cronin expresses concern about the shadows effect across Ocean Street, on Bismore Park and the Anglers Club and requests a face-on view and would also like to know what the lighting effect will be on Bismore Park, particularly at sunset; Mr. Cohen states that the re-design was a combined decision with representatives from the Anglers Club and does not believe there will be a shadow effect but will provide a lighting study to that effect
- Mr. Cohen to provide requested information for members as soon as they are available
- Exterior visibility: A/C units will not be visible; top of elevator towers provide an unbroken line around the perimeter and defines the upper limit
- Mr. Arnold and Ms. Atsalis prefer the decorative railing with the cornice; further discussion results in a consensus to keep the railing
- Commission thanks both Attorney Ford and Mr. Cohen for their presentation

- Mr. Cohen to provide requested information for members as soon as they are available, as well as any other changes that may take place

Approval of Minutes

Motion duly made by Joe Cotellessa, seconded by Bill Cronin to approve the minutes of May 15, 2013 as amended

Discussion

- International Inn: Elizabeth Jenkins sent correspondence to the Building Department, response not yet received; no formal letter has been drafted to date
- Letter to Mr. Bosworth regarding awning at 459 Main Street sent (Exhibit M)

Vote: Aye – Atsalis, Mazzeo, Kenney, Cronin, Cotellessa, Jessop

Abstain - Arnold

Motion duly made by Paul Arnold, seconded by Meaghann Kenney to adjourn

Meeting adjourned at 8:58 PM

Next HHDC meeting scheduled for Wednesday, June 19, 2013

List of documents / exhibits used by the Committee at the meeting

- Exhibit A: Meeting agenda dated June 5, 2013
- Exhibit B: Document: Updated specs: File 308/278 dated May 20, 2013
- Exhibit C: Document: Updated renderings: File 326/014 received May 15, 2013, not dated
- Exhibit D: Certificate of Appropriateness: File 338/327 dated May 10, 2013
- Exhibit E: Certificate of Appropriateness: File 308/111/OOF dated May 7, 2013
- Exhibit F: Certificate of Appropriateness: Hyannis Main Street Business Improvement District dated April 30, 2013
- Exhibit G: Document: updated renderings: Hyannis Main Street Business Improvement District dated May 31, 2013
- Exhibit H: Certificate of Appropriateness: File 309/219 dated May 21, 2013
- Exhibit I: Certificate of Appropriateness: File 308/053 dated May 22, 2013
- Exhibit J: Documents: File 326/035 dated May 31, 2013
- Exhibit K: Documents: File 326/035 not dated
- Exhibit L: Draft minutes May 15, 2013
- Exhibit M: Document: Letter to Mr. Bosworth dated May 30, 2013

Respectfully submitted
Theresa M. Santos
Growth Management

Public files are available for viewing during normal business hours 200 Main Street, Hyannis.

** Further detail may be obtained by viewing the meeting video via Channel 18 on demand at <http://www.town.barnstable.ma.us> **