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**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**

[www.townofbarnstable.ma.us/hyannismainstreet](http://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, 2<sup>nd</sup> Floor at 6:30 pm on Wednesday, September 20, 2017.

**MINUTES APPROVED AS AMENDED**

**Members Present:** Paul S. Arnold, John Alden, Taryn Thoman, Brenda Mazzeo and David Colombo and Timothy Ferreira

**Members Absent:** Marina Atsalis

**Staff Present:** Elizabeth Jenkins, Director, Planning & Development and Karen Herrand, Principal Assistant

**A quorum being duly present, Chair Paul S. Arnold opened the meeting at 6:41 p.m.**

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

The meeting started at 6:41 (late waiting for a member to make quorum).

**New Business**

**Allen Katzen c/o Soft as a Grape Inc. – 555 Main Street, Hyannis – Map 308 Parcel 104**  
Storefront Renovations

Mary-Ann Agresti in attendance for the applicant, Allen Katzen, reference is made to the photos, drawings, color palette, see Exhibit A and B. She explains the proposal for the renovations, brick will remain and be painted, Art Deco look.

Chair Paul S. Arnold confirms that sconces are going to be gone/replaced.

Mary-Ann Agresti confirms yes, they will be removing the sconce and will put the light fixture inside the trim..

David Colombo asks what kind of light?

Mary-Ann Agresti replies, regular light. The sign to be perpendicular. Ref. to Exhibit A -side view.

John Alden confirms that they use/occupy most of this bldg..

Mary-Ann Agresti replies yes.

David Colombo clarifies where the signs will be/location of.

Chair Paul S. Arnold likes the proposal, he is satisfied.

Taryn Thoman thinks the proposed changes look great, warm, and inviting.

Chair Paul S. Arnold entertains a motion to approve the application as presented, moved by David Colombo, seconded by Taryn Thoman, so voted unanimously.

### Informal Discussion

Sea Captain's Row – CapeBuilt Pleasant Street, LLC

Chair Paul S. Arnold states/clarifies that this is proposal that is done as a regulatory, to speed up the process, not an application for this Commission. This is to inform and let the Commission know about the project.

Rob Brennan, President of Capebuilt Development in attendance. He gives a Power Point presentation. He explains/outlines the project to the Commission. Gives information about the team involved with the project.

**Points:** Previous project in Dennisport – previous RV park (Heritage Sands) now cottages – design, wastewater infrastructure. - open spacing and massing.

Also housing for autistic adults.

This is new urbanism, back to village centers and walkable blocks.

The goal is to build an open, established and vibrant neighborhood. Also working with Cape Cod Professionals.

Barnstable Housing Statistics – limited availability of rental units.

Growth Incentive Zone (GIZ) is intended to do this and direct development/redevelopment.

Housing Analysis and market rate units not being brought here. There is a need for this here.

HHDC guidelines for new construction reviewed - "Hyannis Main Street Guidelines"

Sea Captains Row is already branded and has history. We saw the opportunity to keep this name and us for branding of the development/neighborhood for 60 housing units. Starting with core of properties.

Not sure of/when there was any occupancy of these buildings. Met with Deputy Chief Melanson about the homeless living here and the state of the bldg's. No preservation groups have been able to move forward to renovate/rejuvenate these homes/buildings.

Creating a series of bldg's like pocket neighborhoods, which will be meant to give a sense of place, creation of common spaces.

The Patriot Press Bldg., that is on the National Register, will be preserved, bring back this bldg. and put into reuse. Take the addition off the back that had been added later (1970's?). Possibly working with Maritime Museum to put this bldg. to greater use in terms of historical context, the details are being worked out. Intending to use both the up and downstairs of this bldg. Residences will be above.

Review of the scale of the bldg's and different views/perspectives.

Also there is another project, not yet ready, 255 Main St., the Furman Bldg. Will be proposing a formal filing for this that will come to the HHDC for Certificate of Appropriateness (COA). Proposed for both residential and retail use.

Chair Paul S. Arnold asks about the garage building next to Patriot Bldg., is this part of project?

Rob Brennan replies that Hy Line Cruises owns and uses this bldg. They cannot do anything with this.

Timothy Ferraira clarifies that they will be changing the parking, McEvoy properties will be changed and rezoned.

Elizabeth Jenkins replies that there is only one lot, 53 Pleasant St. that has parking now. The permitting process is within the GIZ which can provide/permit a project with a regulatory agreement. Yes, the license will be relinquished. Chptr 168 sets out



the terms under a contract agreement for a regulatory agreement and allows for flexibility for zoning and other code sections as a streamlining approach.

Chair Paul S. Arnold asks if anyone has walked this street? He has and states that these buildings are so far gone, with the exception of the Patriot Press Bldg. When was the last time these buildings were used?

Taryn Thoman asks how far gone? Not going to work with the footprint/any of it? Going to demolish altogether?

Rob Brennan replies yes, correct. They will work with any interested parties, i.e., the Maritime Museum, but the buildings themselves will be coming down.

John Alden comments that people say that Pleasant Street is an eyesore, it is a terrible representation of Hyannis.

Stephanie Zurek, Associate of Union Studio, Providence, in attendance. Power Point presentation.

### **Points:**

They are focusing on sustainable communities and principles of creating healthy neighborhoods/places. Overview of the project, strong pedestrian connection. Encouraging people to walk d from harbor to Main St. These are under utilized properties, 7 different new bldg's with a street edge, sidewalks, street trees for a sense and a walkable neighborhood, safer environment and traffic slows. Clustered for intimate gathering spots and community gardens with barbeque areas and a sense of place.

Architecture design, massing, the existing roof forms have been carried into the new design. Accents, shiplap siding, which also has modern and historic take/look.

The buildings all fit within the height ordinance/meet existing regulations. Since Planning Board meeting last week they have made a few changes with windows and porches, proportioned to mimic the triple hung windows which have been there. The infield space will also have shiplap siding.

### **Streetscape views.**

Floor layouts reviewed...1 bdrm, 2 bdrm 2 bath, ADA units (4), 3 bdrm 2 bath.

The Patriot Press Bldg., proposing to remove the rear cinderblock addition. The 1<sup>st</sup> floor for community use and the second floor for 2 studio apartments.

### **Different street views.**

Gabled roof resembles a traditional look for Hyannis. Front porches. Bike sheds.

Chair Paul S. Arnold really likes the idea of making a neighborhood and housing. Prices for these units? Outside of our purview.

Rob Brennan answers that this will be driven by the market, our goal is to meet the market need, for young professionals and/or empty nesters, but on Cape full time. It will be driven by market rates, it will be attainable.

Taryn Thoman interjects newspaper stated \$1,100.00 to – \$1,400.00 per unit, read somewhere today.

Rob Brennan replies he doesn't believe so. He mentions that the material pricing and the hurricanes will be driving the costs up.

David Colombo clarifies that these will be built to hurricane standards?

Rob Brennan answers yes and we will be going beyond the requirement for this.



MaryAnn Agresti in attendance. She is very familiar with the area and involved with the project, wants to integrate pieces/things, that can be reused in the gardens, would like to put them into the common areas. Reference to rendering of project, see Exhibit C. Hoping to tell the story through these sorts of things distributed throughout the gardens. Meeting with landscape design people. She reviews some perspective ideas, wants to bring creativity to the story of the historic Hyannis. She's delighted to be a part of this project and doing this.

Timothy Ferreira states he has been by the area, he doesn't understand how they cannot preserve at least one of these bldg's. He thinks they can try harder to restore. Thinks Dominic Alessandra should be included with this.

Rob Brennan replies that Dominic Alessandra did speak in support of the project at the Planning Board's last meeting, the best preserved home in the area is Dominic Alessandra's home. They have been working with him, however, the straight reality is that the buildings/existing structures they are discussing are beyond any economical feasible way to preserve. He knows the efforts have been ongoing for the preservation for many years, but no money has been allocated and nothing has happened.

Taryn Thoman asks if they have any pictures/etc. of the degradation to show that these bldg's are irreparable? It's our job, Historic Commission to try and save/preserve. Asks if they have a copy of the proposed regulatory agreement? Why can't any of these buildings be saved? She agrees we need housing and affordable units?

Rob Brennan states a draft is being prepared, nothing as of yet, it is still before the Planning Board.

MaryAnn Agresti interjects and confirms that no one has come forward with any funding or any interest to preserve.

Rob Brennan agrees that yes, historic preservation is the Historic Commission's job, but this is within the GlZ, this is an acting a balance within the regulatory agreement. Confirms that they are doing this not as affordable project but market rate.

John Alden comments that nothing has been done, it makes no sense to try and save one of these houses, to hold up a project to try and save one of these houses that is about to fall down is ridiculous, nothing's been done for many years. We need the housing.

David Colombo states that there are many things to consider, and the Developer has gone to great lengths, he is satisfied with these efforts and the historic lengths he has gone to for the project.

Chair Paul Arnold comments that Dominic Alessandra has been trying for many years to get funds and the means to save these historic buildings, it is sad that it has gone and been allowed to go this far.

Taryn Thoman would like pictures of the buildings' to show their present/existing conditions. She thinks this is a great project/likes the project, agrees the housing is needed, but she just wants to be comfortable that HHDC has done their diligence, and would like proof that they are not savable.

David Colombo states that we are here to talk about the design of the project and the aesthetics. Doesn't think restoring these is economically feasible.

Elizabeth Jenkins comments that the McEvoy's acquired the properties in the late 1980's early 1990's, and they were primarily parking lots/converted to parking areas, one property was rented many years ago.

Dave Colombo comments that they have an informal, and/or a summation of the project.

Elizabeth Jenkins interjects that she thinks a summary/set of comments should be submitted to the Planning Board, perhaps from the Chair.

Chair Paul S. Arnold asks if HHDC minutes should be submitted?

Chair Paul S. Arnold is in favor of the project, likes the conceptual design, likes the idea of a neighborhood.



Taryn Thoman is in favor of the project and thinks the design is pleasing, but she is looking for proof that these buildings are really in that bad of disrepair. Would like to see the Reg. Agreement. Would like to see the numbers that this is economically not feasible. In favor of the project, but considering the role of the Historic District Commission would like additional information in order for due diligence.

Timothy Ferreira would like Dominic Alessandra to be included/part of this project. Likes the artistic proposals for the project.

Discussion regarding a vote or summary.

David Colombo suggests that maybe we should put together a summary. He is satisfied, also that it doesn't make sense to spend the type of money to restore, there is a cost to restore and result would be less units. Likes the effort that Mary-Ann is putting to try and preserve and keep some historic pieces into this project. The value is in the land that's there.

Taryn Thoman states that she has spoken to people that restore historic properties, some would disagree. Aren't these are on an endangered list?

Chair Paul S. Arnold comments maybe a submission of a letter/summary?

Rob Brennan interjects/replies that he thinks they are preserving the history of Sea Captains Row, this could be lost entirely and you would have a commercial hotel or something that wouldn't embrace the history as much as this project will. People will be living in an area that has some historic appreciation. The lines of existing architecture (mimicked almost identically) is in preserving how the line of the houses/bldg's were originally built. Public space for the Maritime Museum and actually working with the Town and having them being affordable and significant. Deed restricted units to be coming in at 50% of AMI, which will make the units affordable.

Taryn Thoman states that \$1,100 to \$1,400, per unit, she read in newspaper were listed as affordable prices. Confirms that the Patriot Press is the only bldg. on the National Register.

Rob Brennan states they will be telling that story through the architecture and they will be preserving the Patriot Press bldg. ~~He would appreciate/like something to bring to the Planning Board on Sept. 25<sup>th</sup> meeting.~~

Taryn Thoman asks if any of these buildings are on some national list of endangered?

Rob Brennan replies no, that the Patriot Press Bldg. is the only one. This is the only one that is being entirely preserved. He would appreciate/like something to bring to the Planning Board on the Sept. 25<sup>th</sup> meeting.

Elizabeth Jenkins interjects, clears the record/clarifies that the individual bldg's are not recognized as contributing, it is the neighborhood – area of designation.

Mary-Ann Agresti clarifies it's the neighborhood that is registered nationally, not the individual bldg's. The neighborhood as a fabric.

Elizabeth Jenkins agrees with Mary-Ann Agresti and confirms that the Patriot Press does make a contribution as a nationally recognized bldg.

David Colombo states/directs to Elizabeth Jenkins that they are not here to vote –

**Motion made/proposed by David Colombo to do a letter of support or summation for this project**

Timothy Ferreira states that there is a process for this.

Chair Paul Arnold replies that there is no real process this is a regulatory procedure.

Taryn Thoman asks if something can be done out of public view that would clarify a few things? To be more informed about the historic homes? Review the Regulatory Agreement? Thinks this could be cleared up at another meeting.

Elizabeth Jenkins clarifies/replies, not collectively, this is not a vote. Chair Paul Arnold confirms as well.

Elizabeth Jenkins states that a summary of every individual's comments/input would be suffice, that is what the Planning Board is looking for.

Chair Paul S. Arnold confirms there is a motion on the floor to provide a letter of summation, asks if there is a second to this motion?

**Motion made/proposed by David Colombo to do a letter of support or summation for this project, seconded by John Alden. The vote is 3 yes, and 2 no (Paul, David and John are yes – Timothy and Taryn are no).**

Elizabeth Jenkins interjects/clarifies that this is not a vote able item, not a real vote. She reiterates that a summary of every individuals comments would be useful to Planning Board in consideration of input – some general feedback from this group.

Taryn Thoman and Timothy Ferreira would like to continue to next meeting – clear it up at the next meeting.

**Chair Paul Arnold would like a letter created (he and staff) for the Planning Board regarding a summary of all the members thoughts and this letter will go out to all to view.**

#### **Minor Modificaton**

Hyannis Harbor Hotel – 213 Ocean Street, Hyannis – Map 326 Parcel 035/00A  
Replacement materials

Elizabeth Jenkins confirms that this is a previous project that came to HHDC and they are looking for a minor modification. Continuation of a renovation project that was originally approved.

**Chair Paul S. Arnold entertains a motion to approve as submitted, moved by David Colombo, seconded by Taryn Thoman, so voted unanimously to approve.**

#### **Other Business**

Approval of September 6, 2017, minutes

**Chair Paul S. Arnold entertains a motion to accept the minutes as presented, moved by Taryn Thoman, seconded by Tim Ferreira, so voted unanimously.**

#### **Matters not Reasonably Anticipated by the Chair**

Chair Paul S. Arnold comments that Shoestring Properties (not to be discussed tonight-for October 4<sup>th</sup> meeting) wants us to take another look and provide some kind of statement. He will not be here for the month of October, Vice Chair Taryn Thoman will be here in his absence. They would like to know where HHDC is at.

Taryn Thoman asks what the goal for this is?

Chair Paul S. Arnold replies it is probably similar to what we just did. They would like to know where we are at.

Elizabeth Jenkins interjects/comments that they are looking for comments either collectively or individually, thoughts and concerns from this Commission.

Taryn Thoman asks if anything has changed with the project? Anything new?

David Colombo asks when going before Planning Board/update? Summation of the project?.



Elizabeth Jenkins replies no changes to the design of the project. Dockside project is now at Town Council. Clarifies that they are looking for comments and/or concerns, series of statements. Town Council has formed a subcommittee of three counselors in order to review this.

Taryn Thoman asks who is on the subcommittee?

Elizabeth Jenkins replies; Councilor Cullum, Councilor Chirigotis and Councilor Cushing.

Taryn Thoman clarifies that Councilor Chirigotis and Councilor Cushing will be gone in November.

Chair Paul S. Arnold replies to David Colombo's question, states that the Commission was divided the last time this was before them.

David Colombo is not fully in favor of it.

Taryn Thoman confirms their Town Council Liason is James Tinsley. Can we request that at least one of the Town Councilor's committee member be here on Oct. 4, 2017, for our meeting?

Elizabeth Jenkins replies that we can extend that invitation.

Next HHDC meeting scheduled for October 4, 2017

**Motion made by Taryn Thoman to adjourn, moved by Paul Arnold, seconded by David Colombo, so voted unanimously.**

Meeting adjourned at 8:22 p.m.

Respectfully submitted  
Karen A. Herrand

#### **List of Exhibit Documents**

- Exhibit A** – Pictures of existing/proposed bldg. and proposed renovations – 555 Main St., Hyannis map/par 308/104
- Exhibit B** – Proposed paint palette – 555 Main St., Hyannis map/par 308/104.
- Exhibit C** – Sea Captains Row – Schematic Design Packet – Informal Discussion