



**Hyannis Main Street Waterfront
Historic District Commission**
200 Main Street
Hyannis, Massachusetts 02601
Phone: 508-862-4665 / Fax: 508-862-4784



George A. Jessop, jr. AIA, Chair

Theresa M. Santos, Commission Assistant

**MINUTES
April 20, 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, April 20, 2011.**

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

Meeting called to order at 7:00pm

Continued Business

Certificate of Appropriateness

Duffy Health Center, 94 Main Street, Hyannis, Map 327, Parcel 195

Parking/Directional Signage

Represented by Mike Caggiano from Plymouth Sign Company

- Revised sketches submitted: reduced height implemented; previous committee suggestions incorporated
- Locations of signage reviewed; no smoking sign not previously reviewed but accepted
- Members accept updates

Motion duly made by Paul Arnold, seconded by Dave Colombo to accept as presented the new configuration of signs for the Duffy Health Center located at 94 Main Street, Hyannis.

Vote: So voted unanimously

Beech Tree Alley, LLC, 599 Main Street, Hyannis, Map 308, Parcel 118

Building Revisions, Fencing

Represented by Phillip Miller

- Request for minor modification of fencing reviewed
- Elevations reviewed
 - * front: widen portico and go to double french doors in the center as opposed to single door in the center
 - * side: door turns into six (6) windows from five (5); moving handicap lift to other; addition has been expanded to cover entire length; added door to set of stairs around the corner; take-out window removed; additional window added above existing window at rear access – will fit in underneath collar tie
 - * side: window in shed roof bump-out removed; handicap ramp at door; stairs to upstairs apartment now enclosed
 - * middle: not previously approved; grade issues around building entrance addressed; windows added, of which one is larger for additional light;
 - * rear: no building modification plans at this time

- Fencing: proposing Azek fencing with traditional rail and New England baluster to enclose the tree
- Paint colors will all remained the same
- Applicant will return for signage
- Exterior doors: proposing Simpson wood door with a pre-finish, commercial grade and weight, panel at base; same style throughout building; raised plate at bottom, closed receptor at top; raised sill door for wheelchair safety access; door color will match trim

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the revisions as presented including the doors

Vote: So voted unanimously

New Business

Certificate of Appropriateness

The Bluewater Grille, 213 Ocean Street, Hyannis, Map 326, Parcel 035

Represented by Mike Caggiano of Plymouth Sign; also present Tim Gaudette

Replace Existing Signage

Represented by Mike Caggiano from Plymouth Sign Company, and Tim Gaudette

- Proposal reviewed; seeking to replace existing sign to increase visibility from multiple locations
- Letters will be dark blue with gold leaf lettering; sandblasted on cedar with grain look and recessed background, sample submitted
- Existing older signs removed
- Applicant would like to install sign over the entrance above the canopy, sizing within parameters of code, sign is intended to fit fascia – same materials as other proposed signs

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to approve the signage as submitted

Vote: So voted unanimously

Review/Adopt Outdoor Dining Guidelines

- Review provided by Elizabeth Jenkins
- Patios: uniformity among restaurants in regards to quality sturdy furniture
- Barriers: metal / wrought iron is preferred; goal is to state items that are encouraged and positive; looking for voluntary compliance; language change from 'style' to 'architecture of the building façade and the style of the outdoor furniture' ; concerns about barriers and lack thereof where alcohol is served and required spacing for pedestrian traffic
- Umbrellas: need to be uniform and coordinated in appearance with quality materials of metal, aluminum, steel or wood; tilt top poles not permitted; minimum of 80" at all points
- Other elements: need to be of comparable material
- Landscaping: Commission requests Elizabeth to provide review of previous decisions for the Egg & I restaurant as several points approved have not been implemented properly; reference to concrete planters at Egg & I – all voids need to be filled and rubbed for aesthetic and safety concerns
- Goal is to ensure that all businesses are in compliance across the board
- Awnings and canopies: encouraged to provide shelter for pedestrians; should be fold-out; website addresses and phone numbers not permitted – encouraged for placement on doors; gable ended appropriate; a 'block' of awnings – should be consistent in design and material and compliment in color
- Purpose is to encourage consistent and enforceable issues; reference to BID guidelines
- These guidelines present a good exercise / tool for the Commission; going forward, Jenkins requests review of one element at each meeting; updating existing guidelines and ensuring conformance within the DIP (Design and Infrastructure Plan); understanding the difficulty with enforcement and need for consistency

Correspondence received:

- Letter to Building Commissioner from Chair Jessop regarding Asa Bearse House
- Letter to Building Commissioner from Chair Jessop regarding Duffy Health

Having no further business before this Committee, a Motion duly made by Paul Arnold, seconded by Joe Cotellessa to adjourn the meeting.

So Voted Unanimously

Meeting adjourned at 8:29pm

- ¹ Application: The Bluewater Grille
- ² Updated signage: Duffy Health Center
- ³ Application: Bluewater Grille
- ⁴ Letter to Building Commissioner re: Asa Bearse House
- ⁵ Letter to Building Commissioner re: Duffy Health

Respectfully submitted,
Theresa M. Santos
Growth Management Department

APPROVED