



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
www.townofbarnstable.ma.us/hyannismainstreet

20 AUG 12 P12:30

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 is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor at 6:30 pm on **Wednesday, March 4, 2020.**

MINUTES

Members Present: Cheryl Powell, Dave Dumont, Timothy Ferreira, Betsy Young, Dave Dumont Cecelia Carey and David Sorensen

Members Absent: Jack Kay

Staff Present: Karen Herrand, Principal Assistant, Paul Wackrow, Senior Planner, Planning & Development Dept., and Gloria McPherson, Economic Development Coordinator

An announcement was made by Cheryl Powell, Chair, 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. *Please silence your cell phones.*

Call to Order

Roll Call

Welcome to New Members, Special Guests, and Advisors

Kristine Clark, Town Council Liaison, Precinct 11 in attendance. Sarah Korjeff of the Cape Cod Commission in attendance.

Housekeeping

Chair Cheryl Powell discusses Preservation Award – The application is finalized. This was unanimously voted/submitted for Marina Atsalis. This is a Commission decision. She had 23 years of service. She would like all Commissioners to sign the application.

Chair Cheryl Powell gives an Attendance update – would like everyone to try and attend as much as possible.
Chair Cheryl Powell attended zoning meeting on Monday.

Paul Wackrow makes comment regarding information from Cape Cod Commission regarding the Town and the downtown zoning Growth Incentive Zone (GIZ), this builds off previous work with Cape Cod Commission. Residential density. Goals are not just looking at residential. Form based code. The information is about an hour long for whomever would like to view.

Gloria McPherson comments that it is unknown at this time from a procedural process.

Reminder of Commission's Purpose and Proper Procedure

New Business

Bradford's Ace Hardware/John Wheatley – 231 Main Street, Hyannis - Map 327 Parcel 130
Business Sign

Andrew Layman from Sign Art Inc. in attendance. He gives an explanation of the proposed signage. There were two smaller signs also on the original but they have decided to take those off. Exhibit A. Also, pictures of other historic areas and the signage used is referred to. He has a sample, crushed glass from what old sign makers used to use to make signs. The letters are plastic, painted in gold metallic, prismatic letters, not reflective. A sample is passed around.

Tim Ferreira asks for clarification regarding parking.

Andrew Layman replies no paid parking and the bottom two signs will be removed.

Chair Cheryl Powell asks for any public comment - positive or negative. – None.

Betsy Young likes the sign. Dave Colombo likes the raised lettering.

David Dumont refers to the Arlington sign picture, Exhibit B. He likes the number in the top of the arch of this sign.

Andrew Layman replies that this would put them over the allowed square footage for the sign.

Chair Cheryl Powell entertains a motion on the Findings, moved by Dave Dumont to find this application to be compatible with the preservation and protection of the district, seconded by Betsy Young, so voted unanimously.

Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Cecelia Carey to issue for the application at 231 Main Street, Hyannis, as described in the submitted materials, seconded by Dave Colombo, so voted unanimously.

**Greater Hyannis Chamber of Commerce – 44 Barnstable Rd./55 Elm Ave., Hyannis – Map 327 Parcel 076
Business Sign and Awning**

Betsy Young recuses herself.

David Dumont recuses himself.

David Colombo recuses himself.

Todd Deluca in attendance of Greater Hyannis Chamber of Commerce. He gives an explanation of the proposed signage and awning that they would like to add over the door. He refers to the picture of glass door with frame, Exhibit C. Whereby they would like to put the awning, and Exhibit D, location where he would like to place the sign.

Paul Wackrow asks about the condition of the sign they will be using.

Todd Deluca states that it was previously used on the South Street address, it will be cleaned before they put back up. Exhibit E.

Chair Cheryl Powell asks for any public comment in the positive or negative - None.

The number on the sign will change to 44, the new address.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cecelia Carey to find this application to be compatible with the preservation and protection of the district, seconded by David Sorensen, so voted unanimously. Making the adjustment that the sign read 44, the new address.

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Cecelia Carey to issue for the application at 44 Barnstable Rd., Hyannis as described in the submitted materials, seconded by Tim Ferreira, so voted unanimously.

Other Business

Approval of February 19, 2020, Minutes

Chair Cheryl Powell entertains a motion to approve the minutes, as amended to correct the typo in her name on pg. 2, seconded by Cecelia Carey, Dave Colombo abstains, the motion passes.

Commission Training

Sarah Korjeff of Cape Cod Commission in attendance. Exhibit F - handout. Presentation for Historic District Commission Training.

Four different categories. Secretary standards. Rehabilitation, preservation, reconstruction and restoration.

Three categories – museum, tax credit projects, most work at local level may involve some change, but in a way to preserve.

Keep/preserve important features and spaces. Key features. Keep significant layers. If you can't preserve, replace in kind. The new should be similar but different. New work will be differentiated from the old.

Paul Wackrow interjects: he will get material out to the Commission - the Secretary Standards that focuses on old and the new.

Sarah Korjeff - Massing, Cape Cod House, smaller windows, central chimney, lower roofing. Asymmetrical Cape Cod House form.

Paul Wackrow we have 2 of these types on Pleasant Street. Both ¼ Cape's.

Sara Korjeff - Georgian/Federal Style houses. Two stories, much larger. Detail primarily focused on door surround/front entrance. Georgian has central chimney/Federal has chimneys on both sides.

Paul Wackrow we have this type on South Street.

Sara Korjeff – Transition type houses. Coins on end of bldg's.

Greek revival style. Trying to mimic Greek temple form. Courthouse is an example. Transitions – began as Cape Cod style and had additions/changes to. Gothic revival style. The architectural detail begins to grow. Steep pitched roof. Pointed or arched windows, decorative detailing. Primer on Architecture Styles, Transitions . Italianate style, very wide eave, usually paired with brackets. Second Empire style, double pitched roof, slope on roofs. Dramatic dormers. Stick style, has detail on outside, decorative elements, patterned shingles. Queen Anne style, cluster of forms, more complex building form, towers, porches, different forms. Different window forms. Transitions to shingle material. Bungalow/Four Square style, open floor plan, large porches. Storefronts are a form, not a style. Location, display windows, variety of materials used.

Form B Inventory Forms. History research. National Register criteria. Contributing /significant information.

National Register nomination forms.

Access to documents for this information. All can be accessed on the State's database, MACRIS system. Search by town.

MACRIS maps. Colored dots on the property.

Historic District Design Guidelines. Know zoning regulations.

Project review. Mock Design Review – example 509 Commercial St., Provincetown.

Gloria McPherson comments on how Provincetown did this house, rewriting zoning.

Findings and Conditions and instruction for using. Reference the date of the plans that are being referenced.

Questions

David Sorensen asks what was the issue, why the Provincetown house/property preserved?

Sarah Korjeff replies that the property owner was required to maintain the historic significance. Bldg. was in register for historic places.

Gloria McPherson states that this structure was in disrepair. Issue was that the value of the improvements and FEMA regulations, certain things had to do to the house. Changes to the foundation. The value of the structure was very low, so the renovations triggered the use. When people maintain their homes, continually do changes which bumps up the 50%. Anything to help people maintain their historic properties.

Chair Cheryl Powell asks if properties are added/upgraded, should we go by the most up to date?

Sarah Korjeff replies to choose the one that is most prominent.

Chair Cheryl Powell asks about zoning guidelines, sticking to purview. How can we maintain with the zoning changes?

Sarah Korjeff clarifies to pay attention to the zoning and any impact that it may have on historic district. i.e., setback changes/conflicts of what zoning allows.

Chair Cheryl Powell asks about neglect with properties. Impact if nothing done, then we loose the property. How could we avoid death by neglect?

Sarah Korjeff replies that some communities have adopted regulations, not sure if would fit in Hyannis. Maybe consider regulations whereby a building - abandoned for an amount of time, or if along Main Street where storefront empty. Some towns fine the owners if this is the case.

Chair Cheryl Powell confirms that we can get in touch with the Cape Cod Commission if any questions and preservation instruction.

Kristine Clark – asks about National Register nomination.

Sarah Korjeff explains that the owner can make application and Mass Historical Commission members make a vote.

Cecelia Carey asks if there are other historical commissions that are superseded by a regulatory agreement?

Sarah Korjeff replies no other Commissions on the Cape that this applies to. This is a unique situation.

Next HHDC meeting scheduled for March 18, and April 1, 2020

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Betsy Young, seconded by Dave Dumont., so voted unanimously.

The meeting ended at 8:10 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

- Exhibit A** – Bradford’s Hardware – 231 Main St., Hy – Map/Par 327/130 – Picture of proposed sign
- Exhibit B** - Bradford’s Hardware – 231 Main St., Hy – Map/Par 327/130 – Picture of sign in another town.
- Exhibit C** – Greater Hyannis Chamber of Commerce – picture of bldg./where awning will go
- Exhibit D** - Greater Hyannis Chamber of Commerce – picture of where sign will go
- Exhibit E** - Greater Hyannis Chamber of Commerce – picture of sign
- Exhibit F** – Cape Cod Commission presentation/handout “Historic District Commission Training”