

**THE MATERIALS FROM THE LAST HHDC
MEETING OF NOVEMBER 1, 2017, ARE NOT IN
THIS PACKET, SINCE THEY WERE ALREADY
SENT TO ALL.**



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

Application
Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under M.G.L. Chapter 40C, The Historic Districts Act for proposed work as described below and on plans, drawings or photographs accompanying this application for:

Assessor's Map No. _____ Parcel No. _____

Address of Proposed Work: 386 Main Street (AKA 376)

Applicant Name: Brian Walsh

Applicant Mailing Address: 461 From Road Town/State/Zip: Paramus, NJ 07652

Applicant Phone Number: 973-253-9393 ext. 161

Applicant E-Mail: bwalsh@sargarch.com

Property Owner Name: Cape Cod Commercial Real Estate – Robert Ciavarra

Owner Mailing Address: 23 New Hampshire Ave Town/State/Zip: West Yarmouth, MA 02675

Owner Phone: 508-341-7408

Agent or Contractor Name: Kathy Schorffhaar

Agent or Contractor Address: 1050 Bay View Rd Town/State/Zip: Petoskey, MI 49770

Agent or Contractor Phone: 231-758-3924

Agent or Contractor E-Mail: kschorffhaar@kilwinsfranchise.com

PROPOSED WORK

Please check all categories that apply:

Building Type:

- ☒ Commercial ☐ Residential ☐ Accessory
☐ Other _____

Work Proposed:

1. Building Construction: ☐ New Building ☐ Addition ☒ Alteration
2. Exterior Alteration: ☐ Windows ☐ Doors ☐ Siding ☐ Roof
☐ Other _____
3. Exterior Painting: ☐
4. Signs: ☐ New sign ☐ Alteration to existing sign
5. Accessory Improvement: ☐ Fence ☐ Parking Lot ☐ Outdoor Dining
☐ Awning/Canopy
6. Other: Outdoor Seating

Hyannis Main Street Waterfront Historic District Commission

BUILDING MATERIAL SPECIFICATION SHEET

Please complete this sheet only if new building construction or alterations
to an existing building are proposed.

Fill out all sections that are applicable to your project.
Include materials, specifications, dimensions and/or colors to be used.

FOUNDATION: N/A

SIDING TYPE: PAINT FINISH TO BE REMOVED AND CLEANED TO ORIGINAL
BRICK MATERIAL (MATCH ADJACENT TENANT'S FACADE) COLOR: ORIGINAL BRICK

CHIMNEY TYPE: N/A COLOR: N/A

ROOF MATERIAL: EXISTING RUBBER MEMBRANE COLOR: BLACK

ROOF PITCH: EXISTING TO REMAIN

DOORS: KAWNEER ANODIZED ALUMINUM (SUBMISSION ON 10/18) COLOR BLACK: NO. 29

WINDOWS: KAWNEER - ANODIZED ALUMINUM (SUBMISSION ON 10/18) COLOR BLACK: NO. 29

SHUTTERS: N/A COLOR: N/A

TRIM: N/A COLOR: N/A

GUTTERS: N/A

PATIO/PORCH/DECK: NEW ARDEX TOP COAT (ARDEX K301)

GARAGE DOORS: N/A COLOR: N/A

OTHER: N/A

Hyannis Main Street Waterfront Historic District Commission

DETAILED DESCRIPTION OF PROPOSED WORK

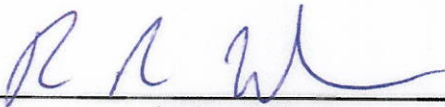
- Provide detailed specifications of the proposal.
- Include a detailed description of changes to existing conditions, if applicable.
- Describe proposed materials to be used, desired colors, manufacturer's specifications, etc.
- In the case of signs, give locations of existing signs and proposed locations of new signs.

Attach an additional sheet, if necessary.

Storefront Scope: Storefront to be accessorized with a new seating area. Kilwins is proposing (3) new tables and (6) new chairs

Rear Scope: Existing rear area: There is an existing patio that will be refinished with an exterior grade self-leveling concrete topping (Ardex K301). An additional seating area is being proposed for this area and will include (3) tables, (3) umbrellas, and (6) chairs.

Signed



Applicant - Agent

Date

10/27/12



File

Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

www.town.barnstable.ma.us/HyannisMainStreet

CERTIFICATE OF APPROPRIATENESS
APPLICATION SUBMISSION REQUIREMENTS

RECEIVED
OCT 30 2017
PLANNING & DEVELOPMENT

- ☒ **Application – 3 Copies** Complete all sections and provide a detailed description of the proposal.
- ☐ **Supporting Materials – 3 Copies**
- ☐ **Samples** Material samples for all changes to exterior materials.
Color samples (paint chips) for changes to exterior colors.
Manufacturer's specification sheets for fixtures, furniture, fences, etc.
(Note: If samples are too large to submit with the application, they may be brought to the hearing.)
- ☐ **Photographs** Include pictures of the affected area.
- For new construction, redevelopment, rehabilitations, or additions:
- ☒ **Plot Plan/Site Plan** A plan showing all structures on the lot and all additions or changes.
- ☒ **Elevations** Detailed elevations of all building facades, including dimensions and material specifications.
- ☐ **Landscape Plan** Detailed plan showing types, sizes, and quantities of plant material.
- ☒ **\$75 Filing Fee** The \$75 fee must be submitted with the application.
Checks should be made payable to the Town of Barnstable. We are unable to accept credit/debit cards.
- ☒ **Postage Stamps** Contact the Growth Management Department for the number of required stamps.
Stamps are required for abutter notification.

IMPORTANT INFORMATION

- All decisions of the Commission are subject to a 20 day appeal period. Approved applications may be picked up at 200 Main Street after the appeal period has ended. Please speak with staff for more information on the appeal period.
- Review the Historic District guidelines for information on recommended designs, materials, colors, etc.
- Providing all requested information with the application will prevent delays in processing and hearing your application.
- The applicant or a representative must be present at the scheduled hearing; delays or a denial may otherwise result.
- Approvals from the Historic Commission are required before you can apply to the Building Division for required permits.

If you have any questions, please call the Planning & Development Department at (508) 862-4665 or contact Elizabeth Jenkins at elizabeth.jenkins@town.barnstable.ma.us.

Woodard

Home » Solid Iron 30" Round Bistro Table with Universal Base



WOODARD

Solid Iron 30" Round Bistro Table With Universal Base

13L4RD30

Material: Iron

Height: 29"

Width: 30"

Depth: 30"

Woodard

Home » Residential » Iron » Iron Café Series » albion » **Café Series Albion Textured Black Arm Chair - Stackable**



WOODARD

Café Series Albion Textured Black Arm Chair - Stackable

7R0021.92

Material: Iron

Height: 35.8"

Width: 21.5"

Depth: 18.5"

Seat Height: 17"



Search



Furniture Outdoor Decor Baby & Kids Bed & Bath Kitchen & Dining Lighting Pets Home Improvement Holiday Gifts More **Sale**

BEDROOM SALE

BAR & GAME ROOM SALE

HOST FOR THE HOLIDAYS EVENT

PET SUPPLY SALE

Hayneedle > Outdoor > Umbrellas & Shade > Patio Umbrellas & Accessories > Patio Umbrellas > Item # GLT112

DON'T MISS OUT! Earn double reward points when you make a purchase. — THROUGH OCT. 30. —



Belham Living 7.5 ft Sunbrella Commercial Grade Aluminum Wind Resistant Patio Umbrella
by Belham Living

\$159⁹⁸ ~~\$179.98~~ Save 11%
Sale

34 Reviews

1 Question Answered

Shade Color

Sunbrella Black



- 1 +

ADD TO CART



FREE Shipping arrives by Nov 01
Upgrade to get it sooner

Earn \$9.60 in My Rewards

Buy 3 or more to save 5%

Full Screen



Product Overview

Specifications

Delivery



TOP

- Free swatches are available! Call 888-880-4884 to order.
- Guaranteed lowest priced Sunbrella online
- One of our most popular commercial umbrellas
- The only Sunbrella source with next day shipping
- Commercial quality, but perfect for your backyard
- For volume quotes call 1-866-736-2084

Dimensions
90L x 90W in.

Weight
15 lbs.

Assembly
Some Assembly Required

Brand
Belham Living

FedEx Ground - FREE
Nov 1 (Wednesday)

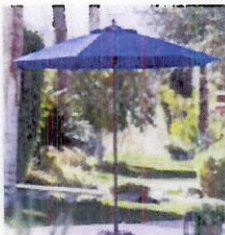
FedEx 1 Day - \$31.02
Oct 31 (Tuesday)

[MORE DELIVERY INFO](#)

[MORE PRODUCT INFO](#)

Similar Patio Umbrellas

[SHOP ALL PATIO UMBRELLAS](#)



Recommended Accessories



Product Information



Overview

- Free swatches are available! Call 888-880-4884 to order.
- Guaranteed lowest priced Sunbrella online
- One of our most popular commercial umbrellas
- The only Sunbrella source with next day shipping
- Commercial quality, but perfect for your backyard
- For volume quotes call 1-866-736-2084

What's Included

- Umbrella

What's Not Included

- Stand



Description

Shade the customers at your cafe or your friends in your backyard with the Belham Living 7.5 ft. Sunbrella Commercial Grade Aluminum Wind Resistant Patio Umbrella. This quick-shipping umbrella is designed with style and simplicity to meet the demands of your commercial application. A seamless threaded coupling gives this umbrella a sleek appearance, while its two-piece assembly means it can be stored and transported with ease. The poles screw together in the coupling, which is more durable than a typical push-button coupling. A durable resin hub and runner are capable of handling years of use.

The simple push-up lift is easy to raise, and a pin locks the canopy in position. This umbrella features fiberglass ribs that allow for greater flexibility than ribs made from other materials. Fiberglass ribs will stand up to windy conditions and are less likely to break if the umbrella should tip over.

For the Belham Living 7.5 ft Sunbrella Commercial Grade Aluminum Wind Resistant Patio Umbrella, we recommend at least a 25 lb. umbrella stand if you are using it with a table. Use at least a 50 lb. stand if it will be freestanding or a 70 lb. stand or heavier when used in a particularly windy area.

Shown in Sunbrella Sapphire, this umbrella is available in a large range of colors so you're sure to find the perfect fit for your style and space.

About the Swatch Program

We know how important home is, so we want to help you find exactly what you love for where you live. That's why we offer complimentary swatches for you to see and touch. Seeing a swatch in various light and placement, and with your existing décor, can help you make the perfect choice. To order a free swatch, please call 888.880.4884.

...

Cleaning and Caring for Sunbrella

Regular maintenance is the best way to keep your Sunbrella fabrics looking good and delay deep, vigorous cleaning. Brush off dirt before it becomes embedded in the fabrics, and wipe up spills as soon as they occur. For light cleaning, use a mild soap and water solution and a sponge, allowing your cleaning solution to soak into the fabric. Rinse thoroughly to remove all soap residue and allow fabric to air dry.

Sunbrella fabrics have been tested to provide up to 98% UV protection, depending on depth of color. Whites and lighter-colored fabrics provide less protection than darker fabrics. This protective factor is inherent to the product and will not diminish through use or exposure to the sun. Sunbrella furniture and umbrella fabrics have been awarded the "Seal of Recommendation" by the Skin Cancer Foundation, an international organization dedicated to the prevention of skin cancer. Beautiful and protective fabric is the hallmark of Sunbrella.

Thoughts on our product description? [Leave feedback.](#)

Technical Details



Specifications

Assembly	Some Assembly Required
Brand	Belham Living
Commercial Grade	No
Dimensions	90L x 90W in.
Fabric Type	Sunbrella
International Shipping	Canada
Lift	Push Up
Number of Ribs	8
Pole Diameter	1.5 in.
Pole Finish	Black
Pole Material	Aluminum
Rib Material	Fiberglass
Ribs	Fiberglass
Tilt	No Tilt
Type	Commercial
Umbrella Shape	Round
Warranty	Manufacturer Warranty Included
Weight	15 lbs.

Thoughts on our specifications? [Leave feedback.](#)

Delivery & Returns





ARDEX K 301™

Exterior Self-Leveling Concrete Topping

A blend of Portland cements and other hydraulic cements

Smooth new or existing concrete and approved non-porous surfaces

**Install from 1/4" - 3/4" (6 - 19 mm) neat and up to 2" (5 cm)
with aggregate**

Walk on in 2 to 3 hours

Freeze-thaw resistant

Suitable for use in wet areas

For commercial, light industrial and residential applications

Use for exterior and interior applications

Suitable for use under the ARDEX MC™ Moisture Control Systems

Can be used as an underlayment prior to installing floor covering



ARDEX ENGINEERED CEMENTS
400 Ardex Park Drive
Aliquippa, PA 15001 USA
Tel: 724-203-5000
Toll Free: 888-512-7339
Fax: 724-203-5001
www.ardexamericas.com

ARDEX K 301™

Exterior Self-Leveling Concrete Topping

Description and Usage

ARDEX K 301™ Exterior Self-Leveling Concrete Topping is a self-leveling topping and underlayment for fast-track resurfacing and smoothing for exterior and interior applications over concrete and approved, properly prepared, non-porous surfaces, including terrazzo, epoxy coatings and ceramic and quarry tile – on, above or below grade. A blend of Portland cements and other hydraulic cements, ARDEX K 301 can be sealed to create a concrete wear surface for commercial, light industrial and residential applications, including storage rooms, workshops, parking garages, parking decks, driveways, patios and plazas. It also can be used as an underlayment for finish flooring and under the ARDEX MC™ Moisture Control Systems.

ARDEX K 301 installs from 1/4" to 3/4" (6 - 19 mm) in one application and up to 2" (5 cm) with the addition of appropriate aggregate. Pourable or pumpable when mixed with water, ARDEX K 301 seeks its own level, produces a smooth, flat, hard surface and dries quickly without shrinking, cracking or spalling.

Substrate Preparation

All substrates must be solid, thoroughly clean and free of oil, wax, grease, asphalt, latex and gypsum compounds, curing compounds, sealers and any contaminant that might act as a bond breaker. Acid etching, adhesive removers, solvents and sweeping compounds are not acceptable means for cleaning the substrate. Sanding equipment is not an effective method to remove curing and sealing compounds from concrete. Substrate and ambient temperatures must be a minimum of 50°F (10°C) during and for 48 hours after the installation of ARDEX K 301. For more detailed information on substrate preparation, please refer to the ARDEX Substrate Preparation Brochure at www.ardexamericas.com.

If necessary, mechanically clean down to a sound, solid substrate by shot blasting or similar. Overwatered, frozen or otherwise weak concrete surfaces must also be cleaned down to sound, solid concrete by mechanical methods.

Concrete surfaces must have a minimum ICRI Concrete Surface Profile of 3 (CSP #3). Approved, non-porous substrates must be mechanically abraded to create a profiled surface for bonding. Any additional preparation required to achieve these profiles must likewise be mechanical.

Recommended Tools

ARDEX T-1 Mixing Paddle; ARDEX T-10 Mixing Drum; ARDEX T-4 Spreader; ARDEX T-5 Smoother; ARDEX MB-5.0 Measuring Bucket [5 quarts (4.73 L) per 50 lb. (22.7 kg) bag]; 1/2" (12 mm) heavy-duty drill (min. 650 rpm) and baseball or soccer shoes with non-metallic cleats.

Joints and Moving Cracks

Under no circumstances should ARDEX K 301 be installed over any joints or any moving cracks. All existing expansion joints, isolation joints, construction joints and control joints (saw cuts), as well as all moving cracks, must be honored up through the topping by installing a flexible sealing compound specifically designed for use in moving joints, such as ARDEX ARDISEAL™ RAPID PLUS. Failure to do so may result in cracking and/or disbonding of the topping. Even the slightest amount of movement in a control joint will cause the ARDEX K 301 to show a hairline crack in a pattern reflective of the joint.

ARDEX cannot be responsible for problems that arise from joints, existing cracks or new cracks that may develop after the system has been installed.

Dormant Cracks

Before proceeding with the installation, all dormant cracks greater than 1/32" (0.7 mm) wide must be prefilled with a fully rigid, high-modulus, 100% solids material, such as ARDEX ARDIFIX™. Please note that the repair material must be sand broadcast to refusal while still fresh and allowed to cure fully prior to removing all excess sand and proceeding with the installation.

The filling of dormant cracks as described above is recommended to help prevent the cracks from showing through the topping. However, should movement occur, cracks will reappear.

Priming

Prime with ARDEX EP 2000™ Substrate Preparation Epoxy Primer. Follow the recommendations for substrate preparation above, and apply the ARDEX EP 2000 with sand broadcast, carefully following the instructions in the ARDEX EP 2000 technical data sheet.

Mixing and Application

Manually

ARDEX K 301 is mixed two bags at a time. Mix each 50 lb. (22.7 kg) bag with 5 quarts (4.73 L) of clean water. Pour the water in the mixing drum first, and then add each bag of ARDEX K 301 while mixing with an ARDEX T-1 Paddle and a 1/2" (12 mm) heavy-duty drill (min. 650 rpm). Mix thoroughly for approximately 2 to 3 minutes to obtain a lump-free mix. **Do not overwater!** Yellowish foam while mixing or settling of the sand aggregate while placing indicates overwatering.

Pumping

ARDEX K 301 can be pumped using ARDEX ARDIFLO™ Automatic Mixing Pumps. ARDEX ARDIFLO Pumps provide high productivity and smooth, consistent installations. Pumps may be rented from an authorized ARDEX Distributor. Contact the ARDEX Technical Service Department for complete pump operation instructions.

ARDEX K 301 has a flow time of 10 minutes at 70°F (21°C). Elevated slab temperatures, direct sun at high temperatures or wind or drafts moving across the surface will reduce the flow time. In warm weather, use cold water to extend the flow time, and apply early in the day.

Pour the mix onto the substrate and spread with the ARDEX T-4 Spreader. Immediately smooth the material with the ARDEX T-5 Smoother. Wear baseball or soccer shoes with non-metallic cleats to avoid leaving marks in the liquid ARDEX K 301.

Thickness of Application

ARDEX K 301 can be installed from 1/4" (6 mm) up to 3/4" (19 mm) over large areas neat and up to 2" (5 cm) with the addition of proper aggregate. ARDEX K 301 also can be tapered to meet existing elevations.

For areas with thicknesses greater than 3/4" (19 mm), mix ARDEX K 301 with washed and well-graded 1/8" to 3/8" (3 to 9.5 mm) pea gravel. Please note that the aggregate size must not exceed 1/3 the depth of the pour. Mix the ARDEX K 301 with water first, and then add 1 part aggregate by volume, mixing until the aggregate is completely coated. Do not use sand. If the aggregate is wet, reduce the amount of water to avoid overwatering.

The addition of aggregate will diminish the workability of the product and may make it necessary to install a neat coat to obtain a smooth surface. Allow the initial application to dry for 24 hours, and then prime this layer with ARDEX EP 2000 and sand broadcast, following the instructions in the ARDEX EP 2000 technical data sheet. Allow the primer to dry 16 hours before removing all excess sand and installing the neat coat of ARDEX K 301.

Curing

Although ARDEX K 301 requires no special curing procedures, avoid applying this product if rain is expected within 6 to 8 hours or if freezing temperatures could occur within 48 hours of application. As with any cementitious material, the above conditions can alter the appearance and performance of the topping.

Use as a Pre-Smoothing Compound beneath ARDEX MC™ Moisture Control Systems

If using ARDEX K 301 as a pre-smoothing compound beneath an ARDEX MC Moisture Control System, allow the ARDEX K 301 to cure 24 hours (70°F) prior to following the instructions for installing the selected ARDEX MC system in the appropriate technical data sheet. Please note that the ARDEX K 301 must be shot blasted to a minimum ICRI Concrete Surface Profile of 3 (CSP #3) prior to installing the ARDEX MC system.

Wear Surface

ARDEX K 301 will produce a flat, smooth, cementitious surface. If a reduced-slip surface is required, it can be obtained by using ARDEX CD™ Concrete Dressing and then broom finishing or by incorporating grit into the selected sealer. If ARDEX CD will be installed, allow the ARDEX K 301 to cure 24 hours, and follow the instructions for installing ARDEX CD over concrete in the ARDEX CD technical data sheet.

The surface of ARDEX K 301 always must be protected from oil, salt, water and surface wear by applying a suitable protection system, such as a concrete sealer or paint. ARDEX recommends the use of ARDEX CG™ Concrete Guard to seal ARDEX K 301 that will be exposed to normal traffic. Sealing with ARDEX CG can proceed after 24 hours under standard conditions of 70°F/21°C and 50% RH. Traffic can proceed as soon as the ARDEX CG has dried to ARDEX recommendations. For ARDEX CG installation instructions, please refer to the ARDEX CG technical data sheet.

For areas to receive heavier traffic, as well as areas such as restaurants and food courts, sealing should be done using an appropriate wear protection coating. As the performance of coating systems varies greatly, the installer is responsible for assessing the suitability of these coatings. If a waterborne sealer is to be applied at a thickness not-to-exceed a total of 20 mils (500 microns), the coating can be applied to the surface of the ARDEX K 301 after 24 hours at 70°F (21°C). When using a solvent-borne or 100% solids coating applied at a total thickness of 20 mils (500 microns) or less, the ARDEX K 301 must



cure for a minimum of 48 - 72 hours at 70°F (21°C). When the total application thickness will exceed 20 mils (500 microns), the ARDEX K 301 must cure 7 days at 70°F (21°C) prior to installing the protection layer.

Foot traffic can proceed as soon as the sealer / coating has cured in accordance with manufacturer recommendations. Avoid vehicular traffic for a minimum of 48 hours after the ARDEX K 301 has been installed.

If ARDEX K 301 is being used as an underlayment that will receive a finish floor covering, allow the ARDEX K 301 to cure 24 hours (70°F) prior to proceeding with the flooring installation.

Drying time is a function of jobsite temperature and humidity conditions and the installation thickness. Low substrate temperatures and/or high ambient humidity will extend the drying time. Adequate ventilation and heat will aid drying. Forced drying can dry the surface of the underlayment prematurely and is not recommended.

Cracking

ARDEX K 301 is formulated as a highly durable, nonstructural wear surface. As such, it is important to note that no one can predict with 100% accuracy the appearance of cracking in a nonstructural topping.

While there can be several causes for cracking, it must first be understood that the installation of thin layers of non-structural toppings are not capable of restraining movement in the structural slab, which could lead to reflective cracking. Conditions most likely to lead to crack telegraphing include deflection of a concrete slab; vibration of a concrete slab, such as that due to truck traffic and subways in metropolitan areas; swaying or "racking" of substrates in high rise buildings due to wind; existing cracks in the substrate; control joints or saw-cuts; expansion joints; abutment of dissimilar substrates; embedded metal ductwork and/or small cracks off of the corners of metal inserts, such as electrical boxes or vents in the floor. While priming with ARDEX EP 2000 is the best way to minimize the possibility of reflective cracking, cracks may telegraph up into the surface in any area that exhibits movement. We know of no method to prevent this telegraphing from occurring.

Additionally, certain jobsite conditions can lead to hairline cracking, also known as map cracking

or crazing. Hairline cracking, while aesthetically unpleasant, typically does not affect the overall performance of the topping. The most common cause of hairline cracking is overly rapid moisture evaporation from the topping during cure, which tends to happen when ambient humidity in the space is very low and/or air is moved rapidly over the surface of the topping. Hairline cracking also can occur when there is slight substrate movement while the topping cures.

If cracking occurs, we recommend sounding the affected areas to ensure that the topping is well bonded to the substrate. As long as the topping is well bonded, its overall performance will not be affected. If there is a desire to smooth or mask the appearance of the cracks, please contact the ARDEX Technical Service Department for a recommendation.

Notes

FOR PROFESSIONAL USE ONLY.

ARDEX K 301 wear surfaces are intended for light industrial, commercial and residential use only. While light foot traffic can proceed after 2 - 3 hours, avoid vehicular traffic for the first 48 hours after installation. Excessive service conditions, such as steel- or hard plastic-wheeled traffic or dragging heavy metal equipment or loaded pallets with protruding nails over the surface, will cause gouging and indentations. ARDEX K 301 is not a resurfacing topping for heavy-duty manufacturing areas, areas with heavy truck traffic or for chemical environments requiring customized industrial toppings. As with any floor covering (wood, soft natural stone, marble, etc.), allowances must be made for scratches or abrasion that occur due to moving or sliding furniture or fixtures over the surface. Keeping the surface clean and free of dirt or other contaminants also will help to minimize scratching and abrasion due to foot traffic.

This product is not a vapor barrier and will allow free passage of moisture. **Follow the directives of the sealer manufacturer regarding the maximum allowable substrate moisture content, and test the substrate prior to installing ARDEX K 301.** Where substrate moisture exceeds the maximum allowed, ARDEX recommends the use of the ARDEX MC™ ULTRA Moisture Control System. For further information, please refer to the ARDEX technical data sheet.

ARDEX K 301 wear surfaces are not intended to be perfectly homogeneous in appearance. The physical act of spreading and smoothing will result in optical variations in the appearance of the installation even though it is very flat. The aesthetic appearance that is created is subject to possible technical and artistic tolerances. Variations in the overall finished appearance are an intended effect and should be expected.

ARDEX K 301 is formulated from Portland cement and is a light gray color when dry. As concrete color and jobsite conditions vary widely, it is not intended that this product will match the color of the concrete being resurfaced or an adjacent concrete pad. Jobsite conditions, such as direct sunlight and wind, as well as the surface of the topping being exposed to moisture before it completely sets, can lead to color variations in the appearance of the topping. Should this be undesirable, a pigmented sealer such as ARDEX CG Concrete Guard Gray may be used. Consult the ARDEX Technical Service Department for additional information.

Always install an adequate number of properly located test areas, including the wear protection system, to determine the suitability and aesthetic value of the products for the intended use. As floor coverings and coatings vary, always contact and rely upon the manufacturer for specific directives, such as maximum allowable moisture content, coating / adhesive selection and intended end use of the product.

The finished installation does not achieve its published surface hardness until after 28 days.

While ARDEX K 301 can be installed over concrete that contains in-floor heating, ARDEX K 301 should not be used to encapsulate any heating system directly. If the concrete substrate has in-floor heating, it should be turned off, and the concrete should be allowed to cool, before installing ARDEX K 301.

ARDEX primers may need longer drying times with low surface temperatures and/or high ambient humidity. Do not install ARDEX K 301 before the primer has dried thoroughly.

Never mix with cement or additives other than ARDEX-approved products. Observe the basic rules of concrete work. Do not install below 50°F (10°C) surface and air temperatures. Install quickly if the substrate is warm, and follow warm weather instructions available from the ARDEX Technical Service Department.

Precautions

Carefully read and follow all precautions and warnings on the product label. For complete safety information, please refer to the Safety Data Sheet (SDS) available at www.ardexamericas.com.

Technical Data According To ARDEX Quality Standards

Physical properties are typical values and not specifications. All data based on a partial, in-lab mix. Mixing and testing completed at 70°F / 21°C and in accordance with ASTM C1708, where applicable.

Mixing Ratio:	5 quarts (4.73 L) of water per 50 lb. (22.7 kg) bag
Coverage:	23 sq. ft. per bag at 1/4" (2.1 sq. m at 6 mm) 12.5 sq. ft. per bag at 1/2" (1.1 sq. m at 12 mm)
Flow time:	10 minutes
Compressive strength (ASTM C109/mod – air cure only):	4,300 psi (301.0 kg/cm ²) at 28 days
Flexural strength (ASTM C348):	1,000 psi (70.0 kg/cm ²) at 28 days
Walkable:	2 - 3 hours
Min. Cure Time prior to coating:	Waterborne: 24 hours Solvent-borne and 100% solids (less than 20 mils/0.5 mm): 48 - 72 hours High build polymer coating (greater than 20 mils/0.5 mm): 7 days
VOC:	0
Packaging:	50 lb. (22.7 kg) net weight bag
Storage:	Store in a cool, dry area. Do not leave bags exposed to sun.
Shelf life:	1 year, if unopened
Warranty:	ARDEX Engineered Cements Standard Limited Warranty applies.

Made in the U.S.A.

© 2014 ARDEX Engineered Cements, L.P.
All rights reserved.

Updated 12-11-2014. Supersedes all previous versions.
Check www.ardexamericas.com for most recent version
and for technical updates, which may supersede the
information herein.

AT210 E 1214

For easy-to-use ARDEX Product Calculators and Product Information On
the Go, download the ARDEX App at the iTunes Store or Google play.



ARDEX ENGINEERED CEMENTS
400 Ardex Park Drive
Aliquippa, PA 15001 USA
Tel: 724-203-5000
Toll Free: 888-512-7339
Fax: 724-203-5001
www.ardexamericas.com

[illegible][illegible]

NOT APPLICABLE		
EXISTING		
FURNISHED & INSTALLED BY	APPROVED	OWNER
FURNISHED BY		
INSTALLED BY		
FURNISHED & INSTALLED BY		
INSTALLED BY		
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REMARKS		

NOT APPLICABLE		
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FURNISHED & INSTALLED BY	APPROVED	OWNER
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INSTALLED BY		
FURNISHED & INSTALLED BY		
FURNISHED BY		
INSTALLED BY		
REMARKS		

1

SYMBOL LEGEND

SCOPE OF WORK

10

KILWINS
386 (AKA 376) MAIN ST.
HYANNIS, MA 02601
STORE #: 165

1

PROJECT DIRECTORY



VENDOR DIRECTIONS

DRAWING INDEX

A %
M

SQUARE FOOTAGE BREAK DOWNS	AREA	AREA %
RAISED AREA	1415 SQ FT	76 %

SARGENT
ARCHITECTS

[illegible]

201

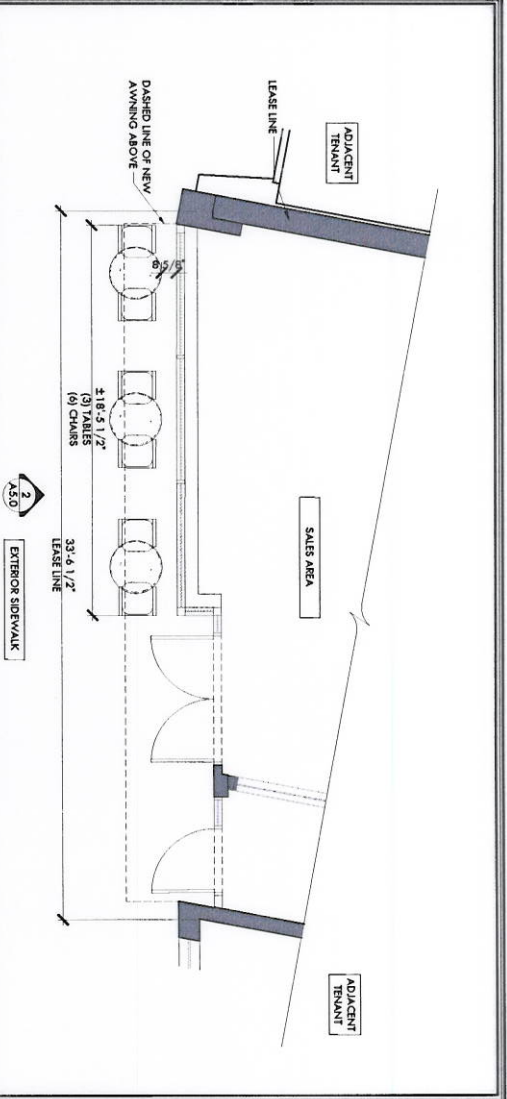
ISSUES ARISING FROM THE FIELD
CONCERNS OR CONFLICTS BETWEEN THE
THEORY AND THE PRACTICE

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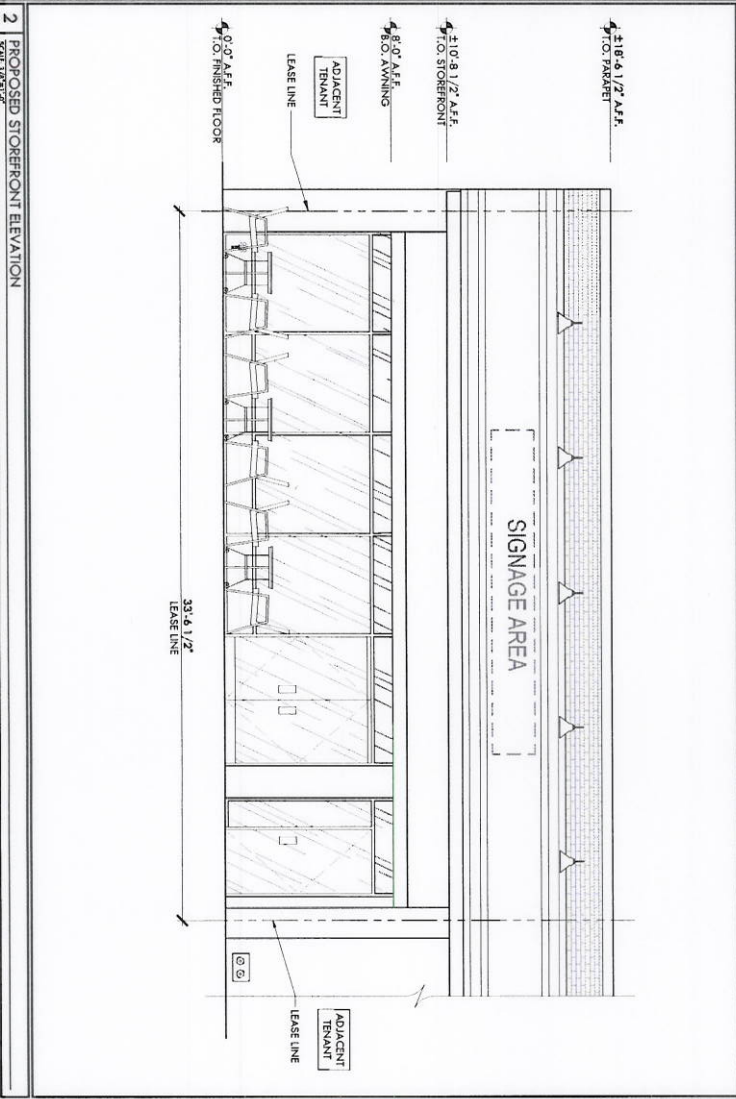
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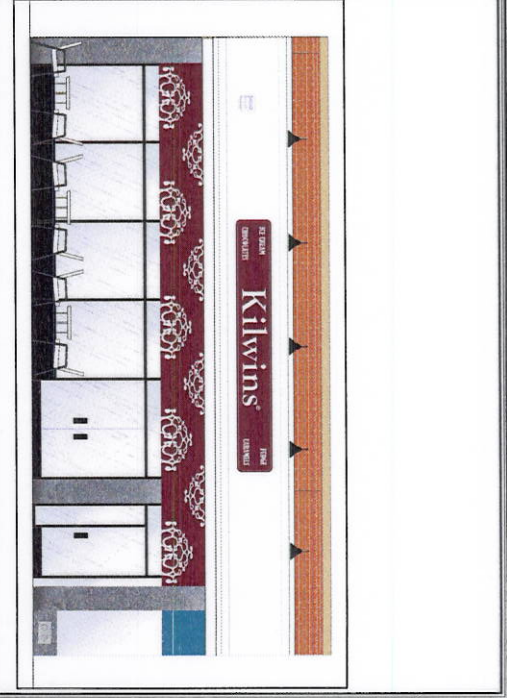
SHEET NUMBER



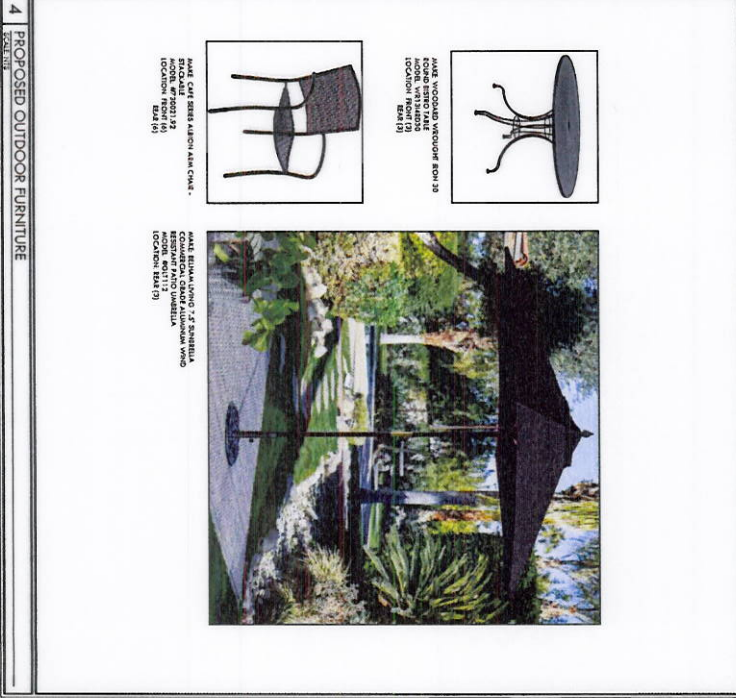
1 PROPOSED STOREFRONT PLAN
SCALE: 1/8\"/>



2 PROPOSED STOREFRONT ELEVATION
SCALE: 1/8\"/>



3 PROPOSED STOREFRONT ELEVATION RENDERING
SCALE: 1/8\"/>



4 PROPOSED OUTDOOR FURNITURE
SCALE: 1/8\"/>

SA

SARGENTI ARCHITECTS

441 JACO ROAD
SUITE 200
DALLAS, TEXAS 75208
WWW.SARGENTI.COM

PROJECT INFORMATION

CLIENT: KILWINS

LOCATION: 3901 PHILLIPS, MA
PHASE 1: 15

PROJECT INFORMATION

DESIGNER: SARGENTI

DATE: 1/15/17

PROJECT: PROPOSED STOREFRONT SEATING PLAN ELEVATION & DETAILS

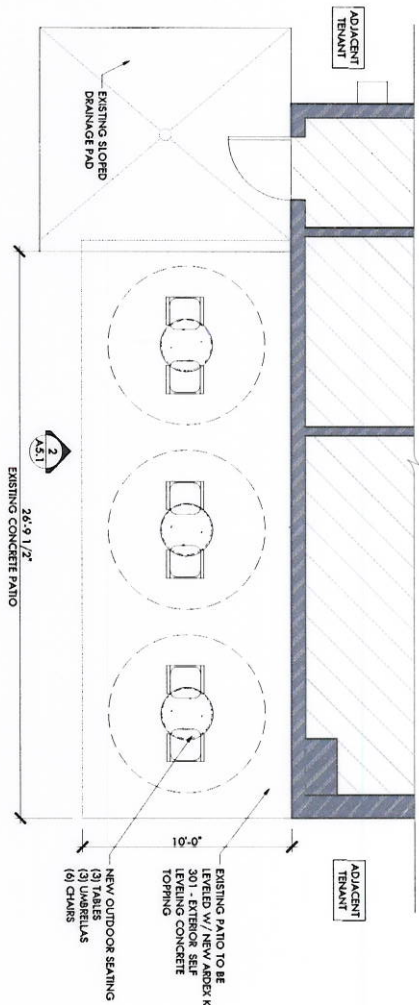
SHEET NUMBER: A.5.0

CONTRACT NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS.

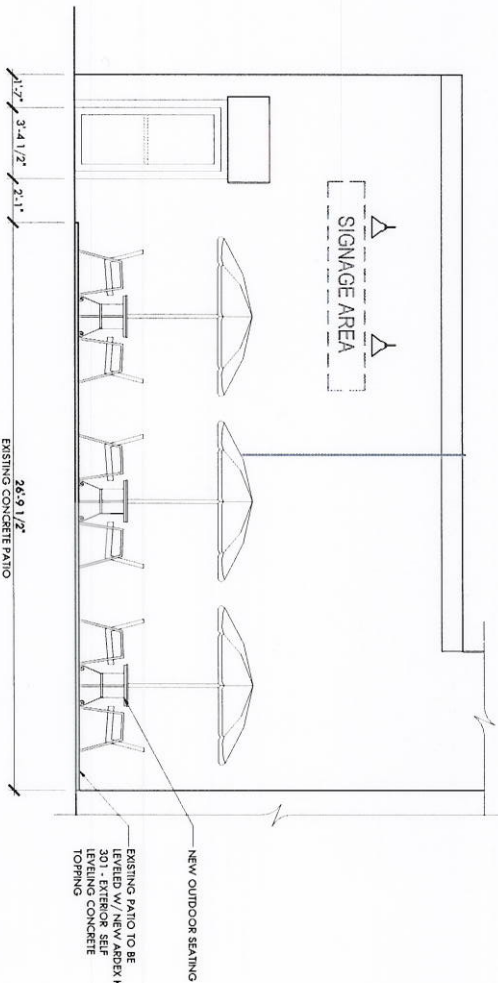
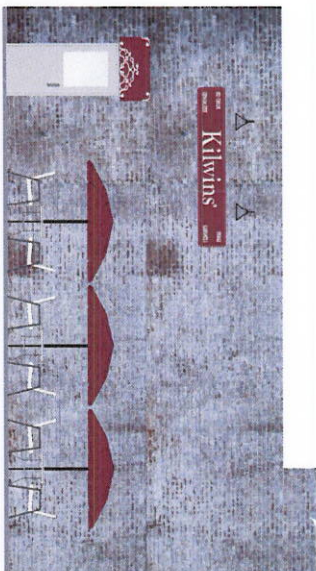
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE CITY OF DALLAS, TEXAS, AND THE STATE OF TEXAS.



1 PROPOSED REAR PLAN

3 PROPOSED STOREFRONT ELEVATION RENDERING



2 PROPOSED REAR ELEVATION

SA

SARGENT
ARCHITECTS
441 2ND ST. 2ND FL.
ANN ARBOR, MI 48106
734.763.8888
WWW.SARGENT-ARCH.COM

CD CONSULTING INC. BHM
1000 N. ZEEB RD.
ANN ARBOR, MI 48106
734.763.8888
WWW.CDCONSULTING.COM

ARCHITECTURAL FIRM

CONTRACTOR

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DATE	DESCRIPTION
10/27/17	10/27/17

DATE: 10/27/17



KILWINS
300 MAIN STREET
ANN ARBOR, MI 48106
734.763.8888

PROJECT INFORMATION
DATE: 10/27/17
DRAWN BY: [Name]
CHECKED BY: [Name]
REVIEWED BY: [Name]

ARCHITECTS
SARGENT ARCHITECTS
ANN ARBOR, MI 48106

A5.1



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

Application
Minor Modification to Prior Approval

Application is hereby made for a minor modification to a Certificate of Appropriateness approved by the Hyannis Main Street Waterfront Historic District Commission:

Applicant: KILWINS

Address of Proposed Work: 386 MAIN STREET

Assessors Map: _____ Parcel: _____

Date of Initial Approval: OCTOBER 18, 2017

Minor Modification Requested: (1) ORIGINAL APPROVAL AWNING MODIFIED VALANCE TO ADD
WORDS: "CHOCOLATES - FUDGE - ICE CREAM" / "KILWINS" / (2) RELOCATE ORIGINAL
APPROVED "CHOCOLATE" VENT TO UNDER SIDE OF STOREFRONT SOFFIT OVER
ENTRY DOORS

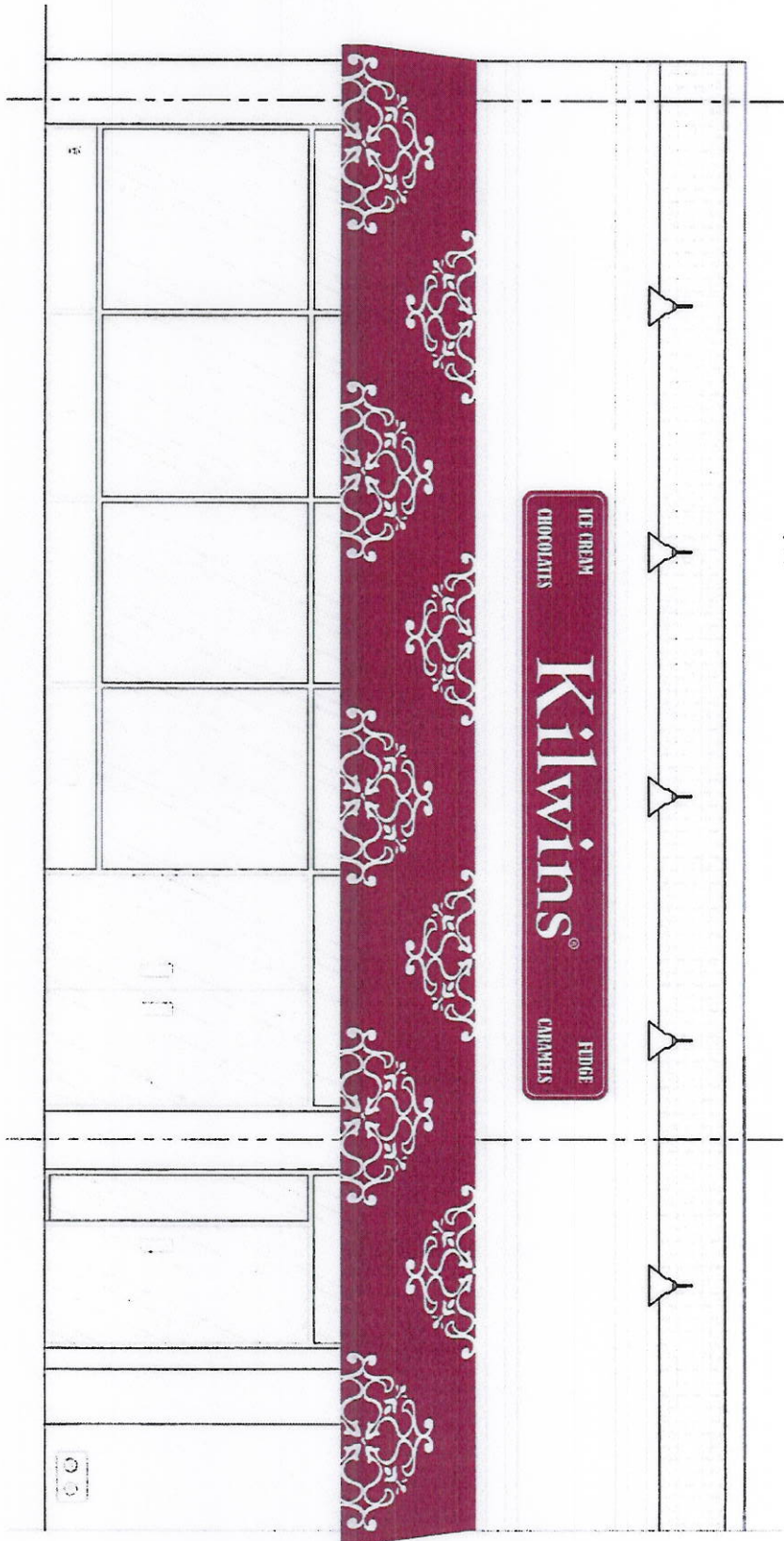
R R W
Signature: Applicant/Agent

11/07/17
Date



FUDGE CARAMELS

CHOCOLATES ♦ FUDGE ♦ ICE CREAM





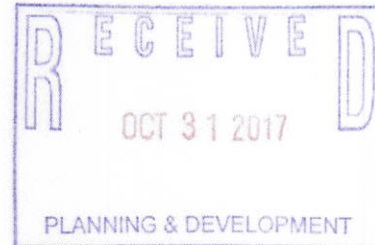
Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission

Application
Certificate of Appropriateness for Signage

Application is hereby made for the issuance of a Certificate of Appropriateness under MGL, Chapter 40C, The Historic Districts Act, for proposed signage as described below and on drawings or photographs accompanying this application.

CHECK ALL THAT APPLY:

1. Business Sign _____
2. Open/Closed Sign _____
3. Trade Flag _____
4. Trade Figure or Symbol _____
5. Location Hardship Sign _____



Assessor's Map No. _____ Parcel No. _____

Address of Proposed Work 369 main st Hyannis

Applicant Karina Hernandez Tel # 508.364.4970

Applicant Mailing Address 569 main st Town/State/Zip Hyannis MA 02601

Applicant E-Mail Address Karinaant22@gmail.com

Property Owner Michael Santos Tel # 508.326.8366

Owner Mailing Address _____ Town/State/Zip _____

Agent or Contractor Simple Signs Tel # 508.778.0536

Mailing Address 650 - MA 28 Town/State/Zip Yarmouth MA

Agent E-Mail Address _____

Signature of Applicant [Signature] Date 10/31/17

☐ For Location Hardship Signs & freestanding Trade Figures or Symbols to be located on private property:

Check box if property owner has granted permission to locate Sign or Figure on their property abutting the building front.

Business Sign 1:Size of Sign 30 x 27Material(s) of Sign PVC panels 4x4 pt post with PVC sleeve

Material of Lettering (if different) _____

Will the sign be illuminated? Yes / No

If yes, what type of light fixture _____ Location of Fixture _____

Business Sign 2:

Size of Sign _____ x _____

Material(s) of Sign _____

Material of Lettering (if different) _____

Will the sign be illuminated? Yes / No

If yes, what type of light fixture _____ Location of Fixture _____

Open/Closed Sign:

Size of Open/Closed Sign _____ x _____

Material of Open/Closed Sign: _____

If Neon, indicate color (circle one option): Red / Red & Blue

Color of Open/Closed Sign: _____

Trade Flag:

Size of Trade Flag: _____ x _____

Material of Trade Flag: _____

Trade Figure Or Symbol:

Dimension of Trade Figure or Symbol: _____ x _____ x _____

Material of Trade Figure or Symbol: _____

Location Hardship Sign:

Size of Hardship Sign: _____ x _____

Material of Hardship Sign: _____

Lettering Color and Material: _____



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission
Growth Management Department • www.town.barnstable.ma.us/HyannisMainStreet

APPLICATION SUBMISSION REQUIREMENTS – SIGNAGE

- ☐ **Application – 3 Copies** All applicable sections must be complete. Complete the specification sheet and include details of proposed signage.
- ☐ **Supporting Materials – 3 Copies**
- ☐ **Proposed Sign Design** Submit a color drawing/rendering of the proposed sign. Include sign dimensions on the drawing.
Note: If the drawing does not accurately show the proposed sign colors, color samples (paint chips) are recommended.
- ☐ **Proposed Sign Location** Submit a photograph of the proposed sign location. If possible, superimpose the proposed sign on the photo.
- ☒ **\$ 75 Filing Fee** The filing fee should be submitted with the application.
Checks should be made payable to the Town of Barnstable. We are unable to accept credit/debit cards.
- ☒ **Postage Stamps** Contact the Growth Management Department for the number of required stamps. Stamps are required for abutter notification.

IMPORTANT INFORMATION

- All decisions of the Commission are subject to a 20 day appeal period.
- Approvals from the Historic Commission are required before you can apply to the Building Division for a Sign Permit.
- Review the Historic District guidelines for information on recommended designs, materials, colors, etc.
- Providing all requested information with the application will prevent delays in processing and hearing your application.
- The applicant or a representative must be present at the scheduled hearing; delays or a denial may otherwise result.
- Approved Certificates of Appropriateness are valid for 1 year after approval. A one year extension may be granted by the Commission, but shall be requested prior to the expiration date.

If you have any questions, please call the Growth Management Department at
(508) 862-4665 or contact Elizabeth Jenkins at elizabeth.jenkins@town.barnstable.ma.us.

SIGNAGE REQUIREMENTS

Business Signs

- The Growth Management Department recommends speaking with Building Division staff to determine the amount of permitted business signage prior to applying for a Certificate of Appropriateness from the Hyannis Main Street Waterfront Historic District Commission.

Open/Closed Signs

- Only one (1) Open/Closed Sign per business establishment is permitted
- Acceptable colors for neon Open/Closed signs are red or red and blue
- Open/Closed Signs cannot incorporate or display flashing, moving or intermittent lighting
- Open/Closed Signs cannot incorporate or display LED (light emitting diode) or LED border tube signs - including any sign that incorporates or consists solely of a LED border tube lighting systems
- Simulated neon signs, which are extremely bright backlit signs, and neon colored inks or translucent vinyl for lettering and display are prohibited

Trade Flags

- Only one (1) Trade Flag per business establishment is permitted per building façade as may face any street
- Trade Flag dimensions cannot exceed three (3) feet x five (5) feet
- Trade Flag images, designs or lettering must be exemplary of the business and consistent with Hyannis' historical character

Trade Figure or Symbol

- A Trade Figure or Symbol cannot be located on Town property
- A Trade Figure or Symbols should represent the business and/or its services and be based on historic trade representations
- Trade Figure or Symbol dimensions cannot exceed two (2) feet x three (3) x four (4) feet
- A Trade Figure or Symbol cannot be animated or internally illuminated and cannot produce any sound
- A Trade figure or symbol cannot be plastic

Location Hardship Signs (A-Frame Signs)

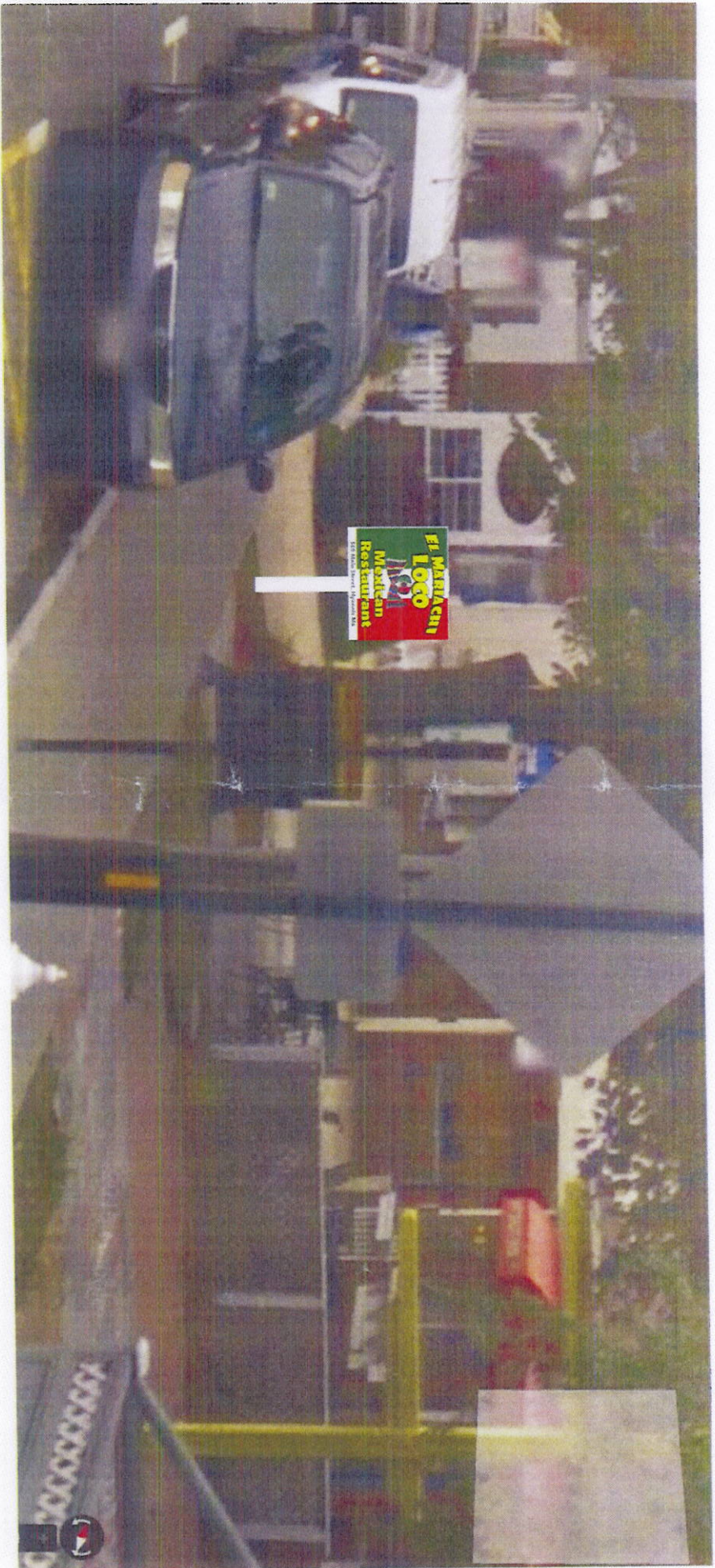
NOTE: Location Hardship signs are only allowed with a Special Permit from the Planning Board. You may immediately apply to the Planning Board for the Location Hardship Sign Special Permit provided you submit proof of application to the Hyannis Main Street Historic Commission with the special permit application.

- Location Hardship Sign materials must be wood, composite material, or metal
- Location Hardship Signs must be professionally lettered
- Location Hardship Signs cannot incorporate or display individual plastic or vinyl lettering such as "marquee" letters
- Location Hardship Sign dimensions cannot exceed two (2) feet x four (4) feet
- Location Hardship Signs cannot have a sloped or pitched rail cap
- If a Location Hardship Sign incorporates a chalkboard, only flat black chalkboard is appropriate
- No lights, banners, flags or other similar objects may be placed on or adjacent to a Location Hardship Sign

30" x 27"



569 Main Street, Hyannis Ma



30" x 27"



30" x 27"



30" x 27" x 3/4" PVC Panels
1 Panel Each Side / 2 Panels total
4"x4" PT Post With PVC Sleeve



Town of Barnstable
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 at 6:30 pm on **Wednesday, October 18, 2017.**

MINUTES

Members Present: Paul S. Arnold, John Alden, Taryn Thoman, Brenda Mazzeo, Timothy Ferreira and Marina Atsalis

Members Absent: David Colombo

Staff Present: Karen Herrand, Principal Assistant, Planning & Development Dept.

A quorum being duly present, Paul S. Arnold, Chair opened the meeting at 6:30 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.

New Business

Kilwins – 386 (aka 376) Main Street, Hyannis – Map 327 Parcel 001
Storefront Renovations and Signage

Brian Walsh of Sargenti Architects in attendance, Senior Project Manager. He makes reference to the plans, Exhibit A (sheets C1.0, A5.0 - A5.5) that has a change to the project. He reviews the site plan. This will be the main space, the bookstore. Proposed seating, Paint back storefront, new gooseneck lighting. Seating in the back/rear as well is being proposed. Review of existing conditions. New awning, paint the façade, new vent for pumping the chocolate smell out.

Chair Paul S. Arnold clarifies the area/address, proposed seating. Asks what type of business/other locations?

Brian Walsh replies, ice cream, homemade chocolate, candy apples. They do have other locations throughout the U.S.

Marina Atsalis clarifies the colors and what parts of the bldg.

Brian Walsh confirms the colors and makes reference to Exhibit A, pg. A5.3.

Tim Ferreira asks if they are proposing to paint over the brick in the back/rear? Corner of the building? Any thought to washing away the white color and maintaining the red brick?

Brian Walsh replies that he doesn't have that proposed as an option from the Designer.

Marina Atsalis suggests that this be presented as a possibility.

Chair Paul S. Arnold confirms the design on the awning.

Brian Walsh states that they want to do a pop out of the storefront, the doors will meet code. The proposed pop out storefront would give more visual presence.

Chair Paul S. Arnold confirms the width of the storefront, retail sales, venting, seasonal or year round? Confirms the proposed signage.

Brian Walsh replies that the landlord is putting in a hallway, reference to the plan, a common hallway. Kilwins is a Mars chocolate brand company. The chocolate venting is used to entice customers in, this will be a year round business.

Marina Atsalis confirms that it will be the bookstore that is being taken over.

Brenda Mazzeo asks for clarification about bumping out the storefront.

Brian Walsh reviews the sketch, Exhibit A, request for 18 inches out for this proposed bump out, 16 inches and then seating added as well. The neighbors are aligned the same way, with a recessed vestibule. This is legal and to code.

Brenda Mazzeo confirms that 16 inches of sidewalk will be lost?

Chair Paul Arnold states that they will need approval for the outdoor seating/tables and chairs that they want to use. They will have to come back to the HHDC for this.

Brian Walsh clarifies bump out space.

Chair Paul Arnold confirms that this can be done. The Building Dept. can confirm what the walk way space for this would be. It cannot be in the public way. He doesn't know for sure.

Marina Atsalis comments that the other businesses have outdoor seating and this has been managed ok. Asks for clarification that the baseboard will be black?

Brian Walsh confirms, yes, black.

Taryn Thoman comments that she is amazed and really likes the design and all the work put into the project.

Chair Paul S. Arnold entertains a motion, (leaving out the seating for the front and back, which the Applicant will have to come back for), moved by Marina Atsalis to accept the application as presented, including suggestion for brick to be uniform red color for the whole bldg., seconded by John Alden, so voted unanimously.

Other Business

Chair Paul S. Arnold comments that Brenda Mazzeo will be leaving/resigning, thanks her for her service, she will be missed. Brenda Mazzeo states that her work makes it difficult to do all that's why she is leaving.

Chair Paul S. Arnold refers to the letter dated Sept. 22, 2017, Exhibit B, that he considers to be an outline of the thoughts of the Commission for the Sea Captains Row proposal. He apologizes if he did this incorrectly but stated that he felt it was his job/position as Chair, people needed to know where we were at. I understand some people had trouble with this.

Timothy Ferreira comments and asks for clarification if/about a vote taken not to send the letter?

Chair Paul Arnold replies that there was no vote taken. He thinks people need to know where we are at.

Taryn Thoman interjects/comments that it is inappropriate and that there are Town codes. She makes reference/refers to a September 11, 2017, letter, Exhibit C, we met on Sept. 20, 2017, and we did not have this letter, we were unprepared and misinformed.

Chair Paul Arnold clarifies that the Commission doesn't have a vote for this, this is a regulatory agreement and they are looking for input, but no vote.

Taryn Thoman reads her notes into the record: Exhibit D – *The Commission shall issue a certificate of appropriateness based upon the application if it determines that the construction, alteration, or demolition for which an application has been filed will be appropriate for or compatible with the preservation or protection of the district. In deliberating on applications for certificates, the Commission shall consider, among other things, the historical and architectural value and significance of the site, building, structure, setting, or place;*

*In cases of demolition or removal, the Commission shall consider whether such demolition or removal of a building, structure, setting, or site element whose architectural or historical significance contributes to the historic character of the district would impair the public interest and the general welfare of the people of Barnstable; whether the demolition or removal of the building or structure would undermine the purpose and intent of this article, whether the building or structure has so deteriorated that preservation or restoration is not structurally or economically feasible, provided that the owner's self-created hardship or failure to maintain the property in good repair shall not qualify as a basis for the issuance of a certificate of hardship. The Commission may seek advice from individuals or organizations in making these determinations. The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historical aspects or the architectural and other physical characteristics of the surroundings and of the district. **How would demolition preserve/protect the district - ?!***

In all her research; town codes etc., nowhere can she find that HHDC should serve as an advisory board, this is possibly a legal issue and anything to do with this seems inappropriate.

John Alden comments that these buildings have been here for many years and nothing has been done, they have been left in disrepair.

Marina Atsalis reads her notes/letter into record; Exhibit E.

My statement is to the Hyannis Main Street Waterfront Historic District Commission Members and our viewers, on Oct. 18th, 2017.

You are all aware that a letter from Preservation Massachusetts, dated Sept 11th, 2017, to Elizabeth Jenkins was only just received by our Historic Commission in the Oct 18th packet for tonight's meeting.

Mrs. Jenkins, who received this communication, obviously didn't think it necessary or important enough to make it available to the Commission Members as soon as possible.

I was going to concentrate on only one paragraph in the letter, but quickly realized that every paragraph is too important and informative to neglect. That we did not have access to this valuable letter, early on, is an injustice to the validity and function of this Board. Perhaps those of you that are giving your support to the DEMOLITION of these "buildings of significance to the history and character of Hyannis and their centrality to the integrity of the National Register", will in fact review your decision! As a Historic Commission, our purview is in fact to the preservation of Historic Homes and Structures. We should all be committed to that endeavor...Sea Captains Row is listed on the "MOST ENDANGERED" list of Historic Homes in the Village of Hyannis AND the State of Massachusetts! How can we possibly support this DEMOLITION proposal as members of the Historic Commission?? I can only envision how this Board will be remembered! I am sure we will be the "Talk of the Towns" by adjoining Historic Commissions and future Historic Publications.

Is the Hyannis Main Street Waterfront Historic District Commission simply a Commission of Convenience?

As a Board Member since 1992, when the Commission was established, I am now constantly left to wonder, these recent years, how fast forward projects of significance that are changing our landscape and wiping away our History, are ultimately allowed to proceed. Preservation Massachusetts has offered "to recommend qualified preservation professionals to assist with the evaluation of the Capt. Peter Norris House c.1830, the Capt. William Barse House, built 1832, and the Captain Nelson Kelly House, built c.1842, Sea Captains Row.

I did not sit on this Board only to approve flags, a-frames, outdoor furniture, signs and colours!!

It is obvious that whenever a project of importance is brought to this Board, when we have carefully looked at the project and brought forth our recommendation and concerns, if the Applicant is not happy with us, then he is fast on his way to a Regulatory Agreement process. That, in fact negates the Hyannis Historic Commissions recommendations, as shown in the Ocean Street newly built Hotel, the Dockside project, and now Sea Captains Row. All of these projects changing the landscape of the Designated Historic District in the most prominent and endangered area in our Village! I do not see any

support of the Hyannis Historic Commission by members of Regulatory, Planning Board, Town Council, Growth Incentive Zone authorities, (formally known as Growth Management) etc.

WILL ANY OF THESE BOARDS TAKE THE OFFER PROPOSED BY PRESERVATION MASSACHUSETTS TO EVALUATE THE PROPERTIES BY AN INDEPENDENT OFF-CAPE PRESERVATION SPECIALIST????

It is incomprehensible that wiping away this very important piece of our Historic History will be granted by ALL involved in our Town political system, Organizations, the Business Community, and the Community itself. The SHAME will be on ALL the proponents of this "BULLDOZE AND BUILD" project, and and the EMBARRASMENT carried by those of us that tried our best to stop it! END

Marina Atsalis comments that any historical house/bldg. should be kept, restoration is an option. Maybe bring to the Town and have them preserve it, they spend money on a lot of other things, this would be for something good and lasting. There is a lot of land on these properties.

Timothy Ferreira is looking for clarification he is confused about what he did as a vote previously.

Brenda Mazzeo comments that the letter from Preservation Massachusetts, Exhibit C, is a good and interesting letter with some good options/recommendations that could help restore/save the properties. It would be good to at least look into what Preservation Mass has said in the letter. She reads a paragraph from Exhibit C letter into record: *Which could include moving one or more of the existing buildings on their sites/lots, to help facilitate the building of new structures around them.*

Clarification regarding preserving the buildings and that this letter is not against the project. They want to preserve the bldg's but not against the project. She refers to the Chair's letter to the Planning Board, dated Sept. 22, 2017, Exhibit B and states that we should have had a chance to review this letter.

Chair Paul Arnold comments that their purview is historic and it is possible to do any of these things discussed tonight. This neighborhood looks bad, maybe the bldg's can be moved, where is the money and the will going to come from in order to restore or move these buildings? He is in agreement with the project going forward. He doesn't want to see more non-profits here, he would like to see a neighborhood.

Marina Atsalis comments that everyone is going/applying for a regulatory agreement now. HHDC doesn't have a say. A lot of things have been around for 30 or more years, the Town should make the owners take care of homes/houses.

Discussion amongst members.

Chair Paul Arnold states that he is happy to step down if the Commission isn't happy with him and he is acting out of line, he is happy to resign. He doesn't think it is economically feasible that these buildings be renovated. They have been left alone for many, many years.

Marina Atsalis comments that maybe the Developer wasn't aware, but should be aware that these are historic buildings when he decided to buy the properties and develop.

Taryn Thoman states that she has read a lot of information about historic and preservation, this is our main purview/thing. There needs to be an independent look at these buildings. Comments that HHDC should not be taking the Developer's word, it's our job to preserve historic.

Marina Atsalis comments that maybe another Developer can come in to restore these bldg's. We have to think about historic preservation.

Chair Paul Arnold states/asks what is our recommendation?

Taryn Thoman replies that the recommendation is not to waive our statutory responsibility to look at these houses and do our due diligence, to not waive our review and to not grant any demolition. Inform the Planning Board.

Discussion regarding writing a letter from a third party/independent person to come in and evaluate the homes and give an opinion, traffic in the area, preservation in other towns/historic.

Chair Paul Arnold asks the Commission what is our recommendation to the Town and Planning Board? Independent person/entity, makes reference to the Sept. 11, 2017 letter from Preservation Mass, Exhibit C?

Marina Atsalis states yes.

Taryn Thoman interjects and states no, send letter to the Planning Board and tell them we don't agree with waiver of our statutory responsibility and we don't agree with demolition of these buildings and would like them to defer to Sept. 11th letter from Preservation Mass and arrange an independent structural review of each building, individually.

Marina Atsalis asks if we can take a vote on this tonight?

Chair Paul Arnold states that the Commission is divided on this by 4 to 2.
Discussion regarding voting on an item that is not on the Agenda.

Chair Paul Arnold suggests putting this on the next November 1st, HHDC Agenda?

Taryn Thoman interjects that the Planning Board is meeting on October 23rd so she will go and speak as she did at the last Planning Board meeting. She cancelled the last October 4, 2017, HHDC meeting because no one from legal could come to clarify what this advisory position is all about.

Timothy Ferreira clarifies that a vote should/could be put on the next Agenda for this or is this considered matters not reasonably anticipated by the Chair?

Chair Paul Arnold would like it to be put on an Agenda.

Taryn Thoman suggests requesting that a letter be sent, the Chair could deny it. Four members would like it to be sent and three probably not.

Chair Paul Arnold would like to see any letter that goes out and states that this is a divided Board/Commission.

Taryn Thoman states that she will go to the Planning Board and speak for herself. She reads the September 11, 2017, Preservation Massachusetts letter into record, Exhibit C:

This letter was sent to the Planning Board on September 11, 2017, for their Sept. 11, 2017, meeting regarding the Sea Captains Row project. HHDC had a meeting on September 20, 2017, and was copied on the letter, but did not have a copy of the letter at the meeting.

Dear Ms. Jenkins,

I write in regard to an item on tonight's Planning Board Agenda involving Capebuilt Pleasant Street, LLC's application to enter into a Regulatory Agreement with the Town of Barnstable to redevelop nine parcels on Pleasant and South Streets in Hyannis, specifically numbers 24, 28, 43, 44, 53, 56, 64 and 66 Pleasant Street and 86 South Street.

These properties have been determined to have historic and architectural significance as evidenced by their being listed both on the National Register of Historic Places (as part of the Pleasant-School Street Historic District (11/10/1987) and the Barnstable Multiple Resource Area (11/10/1987) and as being within the boundaries of the Hyannis Main Street Historic District (10/03/1996).

Preservation Massachusetts became aware of these properties when our organization included Sea Captains Row among its list of Massachusetts' Most Endangered Historic Resources in 2016, responding to the nomination of the properties by The Keepers of Sea Captains Row. Since 1993, Preservation Mass has endeavored through the Most Endangered Resource List to identify and aid in the preservation of important historic resources from across the Commonwealth. Local groups or individuals who are deeply concerned about the potential loss of significant resources in their community nominate sites from across the state. The list is one of the first steps in focusing statewide attention on the condition of these historic resources and their importance to communities, and often serves as a catalyst for successful preservation outcomes.

Sea Captains Row was selected for the 2016 list through a highly competitive process in recognition of its historical and architectural importance to Hyannis and because of its potential for loss. This concentration of Greek Revival style mariners' homes on Pleasant and School Streets, which connect Main Street to the Inner harbor, are an important witness to Hyannis' history and represent a compelling reminder of Hyannis' past as a major seafaring port. As the Main Street Waterfront Historic District survey report notes, "An exceptionally fine cluster of these Greek Revival style houses, all fronted by imposing porches with fluted Doric columns, remains on the east side of Pleasant Street...Despite some alterations this group is a centerpiece of the Pleasant/School Street NRHD." Although the buildings have been neglected in recent years, we believe that it is too soon to say that they are beyond rehabilitation and preservation or that the only positive outcome for Sea Captains Row includes the demolition and replacement of many of its surviving historic buildings.

We believe that—given these buildings' significance to the history and character of Hyannis and their centrality to the integrity of the National Register and Local Historic Districts of which they are a part—at the very least, any changes to them should go through the proper Local Historic District and demolition delay review processes, and we respectfully recommend that the request for waivers proposed in the Regulatory Agreement Application regarding these reviews should be denied.

Further, we would strongly advocate for the preservation of at least 3 of the properties—numbers 43 Pleasant St. (Capt. Peter Norris House, built c.1830), 44 Pleasant St. (the Capt. William Bearse House, built 1832), and 56 Pleasant St. (the Capt. Nelson Kelly House, built c.1842)—which further study could prove are salvageable and could possibly be incorporated into the new development as valuable features, rather than being swept away and totally replaced.

Our organization would be happy to recommend qualified preservation professionals to assist with the evaluation of at least the 3 properties mentioned above, to advise on their preservation and rehabilitation (which could include moving one or more of the existing buildings on their sites/lots, to help facilitate the building of new structures around them), and to help coordinate this study process, were the appropriate authorities to determine that such a study should be undertaken. As well, we have connections with experts in the use of federal and state historic preservation tax credits, which could possibly be used to help rehabilitate the historic properties in an appropriate manner. Our Preservation Circuit Rider for Eastern Massachusetts, Jeffrey Gonyeau, has already visited the site and has met with local people and organizations interested in preserving the structures since they were named to our Most Endangered Resource list last year; we would be happy to continue his involvement with these important properties.

We thank you for the opportunity to express our opinion on the future of Sea Captains Row, and hope that, at the very least, the Hyannis Main Street Waterfront Historic District Commission is allowed to provide a thorough and thoughtful review of the proposed project and its impact on these historic resources.

Copies to: Hyannis Main Street Waterfront Historic District Commission, Hyannis Historical Commission (BHC people), Barnstable Town Council, Dominic Alessandra, Cape Cod Maritime Museum, and Cape Cod Commission

Chair Paul Arnold would like to put on the next Agenda for discussion of what a Regulatory Agreement means and what it doesn't mean and we will vote on it accordingly.

He states that Taryn Thoman is a citizen of the Town and as such is free to go before the Planning Board and state what she wants. He is in basic disagreement. He thinks both opinions have merit.

Approval of September 20, 2017, minutes

Motion made by Taryn Thoman to continue the September 20, 2017, minutes to the next meeting, seconded by Brenda Mazzeo, so voted unanimously to continue.

Chair Paul Arnold entertains a motion to adjourn, moved by Taryn Thoman, seconded by Marina Atsalis, so voted unanimously.

Matters not Reasonably Anticipated by the Chair

Next HHDC meeting scheduled for November 1, 2017

Meeting adjourned at 7:38 p.m.

Respectfully submitted
Karen A. Herrand

List of Exhibit Documents

- Exhibit A** – Kilwins set of plans (7 pgs.) – storefront renovations, 386 Main St., Hyannis, Map/Parcel 327/001
Exhibit B – Sea Captains Row Project - Letter dated September 22, 2017, addressed to Planning Board Chair from Paul S. Arnold, Chair, HHDC
Exhibit C – Sea Captains Row Project - Letter dated September 11, 2017, from Preservation Massachusetts, addressed to E. Jenkins
Exhibit D – Sea Captains Row Project – Notes/Comments submitted by Taryn Thoman
Exhibit E – Sea Captains Row Project – Notes/Comments (not yet submitted) by Marina Atsalis