



Town of Barnstable
Growth Management Department
Hyannis Main Street Waterfront Historic District Commission

www.townofbarnstable.ma.us/hyannismainstreet

To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing was held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2nd Floor 6:30 P.M. on Wednesday, January 18, 2012.

MINUTES
January 18, 2012

Members Present: George Jessop (Chair), Dave Colombo (Vice Chair), Joe Cotellessa (Clerk), Bill Cronin and Brenda Mazzeo (Alternate)

Members Absent: Paul Arnold, Marina Atsalis, Meaghann Kenney

Also Present: Elizabeth Jenkins, Principal Planner

Meeting called to order at 6:33pm

Continued Business

First Cape Venture Realty Trust, 415 Main Street, Map 326, Parcel 014

Exterior building and site alterations

Represented by Mr. Charles Martin, Building Technologies

- Update provided; exterior progress noted
- Seeking approval on building awnings, specifications on tables and chairs as submitted through a new application, and sign that will be installed on the building
- Two additional windows installed on the Pearl Street side as requested by Commission
- Fence placed at rear of building on Pearl Street side to enclose exhaust equipment; solid section is 5'6" high; fencing will continue to end of double doors at end of the driveway; railing has been installed on top as requested by the Commission; Dave Colombo requests for pent caps - colonial caps be installed on post tops as well
- Awnings: three (3) awnings for the separate windows on top and one (1) awning over the prime double entrance on the main floor; (1) at side doorway on west elevation and one (1) at kitchen entrance; remaining windows will not have awnings; color proposed is black; style will match that of Palio Pizzeria; awnings will have side panels so as not to see the steel framing; no graphics for awnings are planned at this time, should that change a new application would be made to HHDC
- Columns not installed yet
- Site plan with new railing proposed not available at this time

New Business

First Cape Venture Realty Trust, d/b/a Prova Brazil, 415 Main Street, Map 326, Parcel 014

Signs and outdoor dining; table tops and bases, umbrellas, seating

Represented by Mr. Charles Martin, Building Technologies and Mike Caggiano of Plymouth Sign

- Application reviewed ¹
- Building sign proposed is a carved, black with gold leaf sign on the building over the doors; scaling is not accurate on sketch; discussion as to changing the placement of the sign; suggest placement be fully within the sign fascia; existing fascia discussed
- Freestanding sign proposed is a double sided, carved, black sign between two posts; placement proposed adjacent to entrance walk; size 28x60; proposed sign to be continued to February 1st; Mr. Martin agrees to bring to revised sketch with the proposed sign placement
- Proposed outdoor furniture style and materials reviewed and discussed; amendment on materials submitted; Mr. Luiz Medeiros speaks to proposed wicker tables and glass top which have been approved by the Health Department as well; Dave Colombo recommends tempered glass; Mr. Medeiros refers to a restaurant in Falmouth which uses the same tables and chairs proposed; Commission requests sample be brought to the 2/1/12 HHDC meeting
- Chairs may come with cushions; color yet to be determined but suggested to match that of umbrellas
- Umbrellas: offset post and canopy reviewed; style designed for placement of up to 4 umbrellas with the use of one pedestal; plan calls for @5 pedestals; color preferred is white so as to not take away from the building, members concerned about maintaining the

cleanliness of umbrellas; final decision on color to be approved by Commission; umbrella bases to be secured to the ground between the patio blocks

- Commission requests revised fascia rendering with photo realization of proposed awnings and color, canopy at front elevation, building color, patio with furniture and umbrellas and chair sample be submitted at the 2/1/12 meeting

Discussion

- Elizabeth Jenkins notes that there are two separate applications on 415 Main Street; signage, outdoor furniture and umbrellas are under a separate application from the renovation
- Recap on original application provided identifying previous approvals for roof, building colors, patio, siding, fencing, windows, exterior columns, door, chimney, outdoor bar, freezer screening, handicap ramp and patio bull figure
- Only remaining item requiring approval is for the awnings; Commission inclined to approve the awnings in black with the understanding that should the applicant decide to change the color a request for Minor Modification would be required

First Cape Venture Realty Trust, 415 Main Street, Map 326, Parcel 014

Exterior building and site alterations - Motion and vote:

Motion duly made by Dave Colombo, seconded by Joe Cotellessa to approve the fence enclosure on Pearl Street with the addition of colonial caps on the posts, as well as the awnings and canopies at the entrances and over the second floor front elevation windows as presented with the closed ends and fixed frame in black as shown

Vote: So voted unanimously

Motion passes; original application complete

Freestanding sign for Prova Brazil

- Proposal reviewed: posts black with colonial caps; sign is bordered appropriately; lettering is gold leaf and white
- Lighting for signs not proposed at this time; applicant will return to Commission with an application for lighting

Motion duly made by Dave Colombo, seconded by Bill Cronin to approve the 28"x60 freestanding sign as presented

Vote: So voted unanimously

Motion duly made by Dave Colombo, seconded by Bill Cronin to continue the remainder of the application for Prova Brazil for fascia sign, outdoor dining; table tops and bases, umbrellas, seating to February 1, 2012

Vote: So voted unanimously

Certificate of Demolition

Mary Real Estate Trust, 39 Pearl Street, Map 308, Parcel 089

Demolition of existing building

- no representation
- Letter of support¹ from Janet Scerra, owner By Design Salon submitted into record
- Façade is all that remains of a historic nature
- Building Department has a standing order to the property owner to either restore, demolish or secure the property
- Permitted uses in district reviewed
- Commission options: permit demolition without restriction; seek restoration

Motion duly made by Bill Cronin, seconded by Dave Colombo to approve application for demolition

Vote: Aye – Jessop, Colombo, Cronin,

Abstain – Cotellessa, Mazzeo

**** Motion does not carry due to insufficient number of members present voting in the affirmative**

Discussion:

- Review of required number of members for a motion to pass
- Joe Cotellessa speaks to maintaining building façade's
- Abstention from Mazzeo due to abutting property belonging to a family trust
- Chair Jessop refers to a previously approved demolition with the exception of the façade on an existing building façade on the old First National Building on the corner of Ocean and Main Streets
- Existing safety issue of the building remains
- Clarification of vote provided by Elizabeth Jenkins; options include either continuing the application to February 1, 2012 when more members are present or deny the application now

Motion duly made by Dave Colombo, seconded by Bill Cronin to withdraw the previous vote to approve the application for demolition for 39 Pearl Street

Vote: Aye – Jessop, Colombo, Cronin, Cotellessa

Abstain – Mazzeo

Motion duly made by Dave Colombo, seconded by Bill Cronin to continue the application for demolition to February 1, 2012

Vote: Aye – Jessop, Colombo, Cronin, Cotellessa

Abstain – Mazzeo

Informal review

Mike Caggiano of Plymouth Sign for Beech Tree Alley
Valet signage

- Previous application for valet parking sign and base procedurally denied; proposed base changed for better securing of sign post; valet business name to be identified on sign; because sign is temporary color must be black and white; filing of new application required
- Elizabeth Wurfain of the Hyannis Business Improvement District suggest one sign
- Uniform criteria: restaurant logo; change shape of sign to horizontal from vertical with top half white on black with restaurant and bottom half black on white with valet and service provider
- Established size and height suggested as: 16 x 12 horizontal; height at 52"; umbrella style base either wrought iron or steel disc / chrome with a collar and threaded connection to lock in the post; all fastenings must be smooth for safety purposes

Business sign

- Previously approved by HHDC; seeking to incorporate actual Beech Tree into the sign; will file minor modification and return to HHDC on February 1, 2012

Minutes

Motion duly made by Bill Cronin, seconded by Dave Colombo to approve the minutes of January 4, 2012 as submitted

Vote: So voted unanimously

Other Business

Review / Adopt District Design Guidelines

Motion duly made by Bill Cronin, seconded by Joe Cotellessa to postpone review of guidelines to February 1, 2012

Vote: So voted unanimously

Motion duly made by Joe Cotellessa, seconded by Dave Colombo to adjourn

Meeting adjourned at 8:05pm

Next HHDC meeting scheduled for Wednesday, February 1, 2012 at 6:30pm

¹ Application: First Cape Venture Realty Trust, d/b/a Prova Brazil

² Letter of support from Janet Scerra of By Design for 39 Pearl Street

Respectfully submitted

Theresa M. Santos

Growth Management

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

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