



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

MINUTES
April 21, 2021
6:30 p.m.

2021 JUL 20 PM 3:20
BARNSTABLE TOWN CLERK

Members Present: Cheryl Powell, Betsy Young, Tim Ferreira, David Sorensen, Cecelia Carey and Jack Kay

Members Absent: David Colombo

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

The Hyannis Main Street Waterfront Historic District Commission's Public Hearing will be held by remote participation methods as a result of the COVID-19 state of emergency in the Commonwealth of Massachusetts. Alternative public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be accessed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>

2. Real-time access to the Hyannis Main Street Waterfront Historic District Commission meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and Meeting ID provided below.

Link: <https://zoom.us/j/97494593780>

Phone: 888 475 4499 US Toll-free

Meeting ID: 974 9459 3780

3. Applicants, their representatives and individuals required or entitled to appear before the Hyannis Main Street Waterfront Historic District Commission may appear remotely and are not permitted to be physically present at the meeting, and may participate through the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting so that they may be displayed for remote public access viewing. Please note that this meeting will be recorded and broadcast on Channel 18 and, in accordance with *MGL Chapter 30A §20*, anyone taping this meeting please make their presence known. *Please silence your cell phones.*

Call to Order

Attendance Roll Call

Jack Kay – came in late
Tim Ferreira
Betsy Young
David Colombo – absent
Cecelia Carey
David Sorensen
Cheryl Powell

Welcome to New Members, Special Guests, and Advisors

Elizabeth Jenkins, Director Planning & Development in attendance.
Kris Clark, Town Council Liaison in attendance.

Updates

- Trainings – Chair Cheryl Powell is trying to organize a training with state Mass Historical. May be delayed slightly.
- Awards – no updates.
- Selectman's Conference Room – Elizabeth Jenkins states that we are not holding meetings in person until further notice. The Website will just indicate open and available to the public.
- Reminder on Recusals

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell reads Chapter 112-24 – Purpose into record:

"The purpose of this article is to promote the educational, cultural, economic and general welfare of the inhabitants of the Town of Barnstable, and the Town's unique community character, through the preservation and protection of the distinctive characteristics of buildings, structures, and places significant in the history and architecture of Barnstable and through the preservation, maintenance and improvement of appropriate settings for such buildings, structures and places and the encouragement of new design which is compatible with the historical and community character, and through the benefits resulting to the economy of said Town by preserving and enhancing the amenities and historical aspects of the various villages and areas which make Barnstable a desirable place to live and for tourists to visit."

New Business

Elizabeth Wurfbain and Sturgis – 529 Main Street, Hyannis – Map 308 Parcel 269
Greenhouse

Betsy Young recuses herself for this matter.

Elizabeth Wurfbain, President of the Business Improvement District (BID) in attendance. She refers to picture of greenhouse, aluminum and plexi material, built on heavy wooden base attached with anchors, Exhibit A.

CL Fornari in attendance. Review of greenhouses on Cape Cod in different locations. A history of throughout the Cape and the science of.

Mary Ann Agresti in attendance.

Chair Cheryl Powell asks for clarification of Mary Ann Agresti being a member of the HHDC Appeals Committee, and if any issues with this.

Mary Ann Agresti replies, yes, she is a member of the Appeals Committee, no problem with that.

Elizabeth Wurfbain refers to a picture sent via email with other towns that have greenhouses (unable to load- sent 6:47).

Mary Ann Agresti explains that she is here to answer any technical questions.

Cecelia Carey screen shares/shows other two pictures submitted with the application, Exhibit B.

Elizabeth Wurfbain explains where it will be located, between the two seagull statues in front of the building. Some spaces for gardening, would like to add some gardening features.

Mary Ann Agresti comments that it will marry with the building, has the gable over the clock and design in the awnings. The geometry will fit with this space.

Chair Cheryl Powell asks about covering brick area.

Elizabeth Wurfbain replies that it will be very adjacent and the circle will be landscaped, the sidewalk will remain clear. Over the red brick not over the green.

Tim Ferreira asks about the base, wood with anchors, will it be painted?

Elizabeth Wurfbain replies yes will match silver color of the structure. Chose silver because thinking this will look better in this location and some silver colored planters inside, good background for this color.

Mary Ann Agresti, also put window box planters outside, built a bit larger, you will see very little of the platform.

Elizabeth Wurfbain, will have large square planters near the building as well. People have asked for more beautification, we thought this would work well.

Chair Cheryl Powell opens for public comment - None. Chair closes public comment.

Chair Cheryl Powell states that there were some concerns regarding safety, glad this has been moved to different location. History of greenhouses in the area – they have been called different things, i.e., gazebos and other things. First recorded greenhouses were in Rome – the first in US was in Northeast, 1737, George Washington built one. Conservatory, glass houses and the historic nature of such.

Cecella Carey shows some pictures of historic greenhouses, a few different types/styles.

Chair Cheryl Powell – the first meeting had some concern about the aluminum and the color of silver, don't usually have metallic colors. Gazebos are in our listing, but not greenhouses. Windows are polyurethane with this.

Chair Cheryl Powell went through ordinances and guidelines:

Pg. 4, 2012 of HHDC guidelines, *whereby material of aluminum is prohibited.*

Pg. 42, 43, of HHDC guidelines, Fountains and Gazebos;

Pools, fountains and gazebos were uncommon in the District's early days. However, due to the dramatic change within the District, and efforts to expand interior space to outdoors, pools, fountains and gazebos are now part of some residential yards.

Remember that pools, fountains, and gazebos were not common historically. If such features are installed, they should be kept to the rear of the lot and made as invisible as possible from the street. Consider using landscaping, rather than walls and fences, to screen these features.

Silver color previously brought up, concerns about the weights, but sounds like the anchor may take care of that. Did not know about the silver planters.

Mary Ann Agresti replies to see not as a gazebo, but a temporary structure, like a tent, not a permanent structure. Architecturally not. This is a temporary seasonal piece, project been supported and funded specifically in COVID main street activities. Temporary intervention. Aluminum siding is not allowed, but this is not for aluminum siding. Aluminum framing is everywhere on Main Street, all aluminum framing. Nautical reference also, unpainted with ships and salt resistant metals, harbors have a lot of aluminum. Won't see rust over time. For it not to be painted will be more durable as well.

Jack Kay asks for clarification that it is a temporary structure and what is the timeline? And will it be in the same spot?

Elizabeth Wurfbain replies that yes, put up in spring as soon as approved and through summer and fall and take out November 1st, something like that. This could give a look for each season. Remove for the winter. It will not be moved around.

Chair Cheryl Powell quotes from the ordinance, Chapter 112.25 definitions;

Temporary structure of building – Building that shall not be in existence for a period of not more than two years, and a structure not to be in existence for a period of more than one year. The Commission shall further limit the time periods set forth herein as it deems appropriate.

Clarifies to be used as decoration – April to October. The original application was different. Asks for clarification of what will be put in the Greenhouse.

Elizabeth Wurfbain replies, would do plantings in spring and summer and fall. Nice to have a seasonal look/change each season with a mix for each season. Found old fashioned tin planters to use. Setting a stage for the plants, may have planters, small table for putting on. Tools will be in as well, like look for old fashioned greenhouse.

Jack Kay asks will it need electrical power? And how will it get there?

Elizabeth Wurfbain replies yes, there is an outlet next to it, the building. Like the lighting in the alleys, bistro lighting, would use for the greenhouse. Will probably suspend the cord, above the head.

Cecelia Carey asks for any Staff input .

Elizabeth Jenkins comments that the BID has been a great partner with the Town, nice addition to the street and in sync with the Town. There were some questions given the temporary nature of the subject, but thinks this is a good additional and temporary installation but want to make sure it will work together to beautify Main Street.

Cecelia Carey states that when went through the recommendations, a lot of material be placed at the rear per the/our ordinance. Refers to HHDC Guidelines, pg. 42 and 43.

Elizabeth Jenkins replies, would state guidelines for permanent structures in a residential – but this is more of an art piece and should look at this in context.

David Sorensen asks about the cost and how BID money being used.

Elizabeth Wurfbain received a grant and will be using this so as to make people be encouraged to be outside, two grants. We won a grant on some of our ideas, did some work on parking lot on High School Rd. Did a lot of activities, did something every month, outdoor events every month. Trying to be out of the box and exciting and make people comfortable. Money from the state awarded to the BID.

David Sorensen states that some businesses crushed on Main St. and it seems like a lot of permanent closings. Any figures of how many closed as result of COVID?

Elizabeth Wurfbain replies that we have had some, but we have new leases coming in/up, people making decisions rather to downsize and/or open for the season only. The COVID forced people to make decisions that they were starting to ponder. A lot of resiliency for some of the restaurants, people working hard with their spacing. Adaptations for sure. Shops went online and did things not done before.

David Sorensen states he has seen things coming from the businesses themselves of having to go out of business.

Elizabeth Wurfbain replies, yes, a lot of suffering, but Main Street is not in complete dire straights.

David Sorensen states that a lot of businesses having issues with the BID, dues, fees, liens placed on properties. Has the BID done anything to help and lift liens for these businesses?

Elizabeth Wurfbain replies that the BID is a state entity and based on the needs that businesses needed an operation and a revenue stream, over the past 20 years have done well to improve and put all eyes on Main Street. Every 5 years there's a vote by the members to continue and that determines. Put out \$60,000 directly to the BID members and another \$120,000 to help struggling members, have pulled in with Town \$250,000 in grant money, just got another to promote for this season.

Tim Ferreira comments, feeling lost where hearing went, this meeting is not what we are talking about.

Chair Cheryl Powell agrees and urges to move on, elaborates that Elizabeth Wurfbain had expressed thanks and wanting to explain and Chair was happy to allow applicant to voice her explanation. Thanks Elizabeth Wurfbain for wanting to respond to question. Elizabeth Wurfbain clarifies wanting to be clear.

Mary Ann Agresti comments that this conversation is inappropriate for what we are here for.

Tim Ferreira asks if silver is on the list for approved paint color? The platform.

Chair Cheryl Powell replies silver is not on it the application.

Elizabeth Wurfbain interjects that it is emonite color, a grey, no metallic to the paint.

Chair Cheryl Powell entertains a motion for the Findings, moved by Cheryl Powell to approve and find this application compatible with the preservation and protection of the district, – motion not acted on.

Chair Cheryl Powell entertains a motion for disapproval - motion not acted on.

Cecelia Carey asks if being disapproved - tell ahead of time if want to withdraw.

Elizabeth Jenkins provides some direction. There are three different ways to move, approval, disapproval or withdraw – Applicant can respond and seek approval.

Chair Cheryl Powell asks if Applicant would want to come to the next meeting and address things at that time.

Elizabeth Wurfbain replies, yes, we could do that.

Chair Cheryl Powell directs to the Commissioners and asks what would Commissioners like to be addressed?

Cecelia Carey stated that she found a lot of information about the location, but it looks like it should be in the rear of the property.

Jack Kay – does this have anything to do with the preservation for Main St or if this is appropriate for this group?

Chair Cheryl Powell, it's in a historic area, but problem with it maintaining the ~~maintain~~-historic nature and character of the Town.

Elizabeth Jenkins states that the Commission has two courses of action: nature of the structure not compatible with character of the District. How can become compatible. Temporary art installation. Not in the jurisdiction. Even temporary structures, directed to come before the Commission, addressing and compliance with the guidelines.

Chair Cheryl Powell- possibly come back with renderings at the next meeting, those might help.

Mary Ann Agresti states that she can do this because she believes in this proposal and will not do for a cost. She needs much more professional interpretation for the intent. Haven't heard any other comments that she could do.

Chair Cheryl Powell would like to look at others such structures and how they work with the community (it was noted that the others were not in historic areas).

Jack Kay, replies maybe the silver color, can understand contemporary art, if issues with color maybe get over that item.

Elizabeth Wurfbain declines suggestion, she chose this natural aluminum color, goes with the coastal feel, grey color.

Mary Ann Agresti would do a photo montage and integrate into a photo of the site.

Tim Ferreira clarifies that BID is the Applicant, not the Town.

Chair Cheryl Powell entertains a motion, moved by Cecelia Carey to continue this application to May 5, 2021, seconded by Tim Ferreira,

Roll Call Vote:

Jack Kay - aye

Tim Ferreira - aye

Cecelia Carey - aye

David Sorensen - aye

Cheryl Powell - aye

To be continued to May 5, 2021

Mary Ann Agresti – asks for clarification that a temporary piece does not need to go before HHDC.

Elizabeth Jenkins replies good question and can bring options forward relative at the next meeting. Potential to approve as COA or under 112.30f with conditions.

Newport Hotel Group d/b/a Ocean Street Inn - 131 Ocean Street, Hyannis – Map 326 Parcel 043
New Signage

Betsy Young returns to the meeting.

Mike Caggiano of Plymouth Sign Co. in attendance. He gives an explanation – two signs, one on the front of the building, front sign and free g sign, keeping same location, and sq. ft., sliding new faces in and the old out. Internally lit now, will keep and remain the same, just the new business name. On the building, existing letters, want to remove old Hyannis Holiday name and replace with new Ocean Street Inn name, same size and location, colors will be raised navy blue.

David Sorensen states good job, nice looking and improvement.

Cecelia Carey, third sign on Old Colony Way, she shows picture of it, will this sign be used and changed as well?

Mike Caggiano replies that he didn't realize that was there but would like to update with same location, and size and color.

Elizabeth Jenkins interjects that if this was not part of the application it should not be added, but could give Applicant option to update as a minor modification. Only two signs to act upon now.

Chair Cheryl Powell states that this may be a directional sign.

Betsy Young asks if the front building sign, individual letters attached? New sign looks more like a single sheet of plastic with letters printed on?

Mike Caggiano replies same size, draw a rectangle around the letters, blue background with raised individual white letters, raised 3 dimensional border, frames it in.

Chair asks for public comment. None. Public comment closed.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find this application at 131 Ocean Street to be compatible with the preservation and protection of the District, seconded by Cecelia Carey,

Roll Call Vote:

Jack Kay – aye
David Sorensen - aye
Betsy Young- aye
Cecelia Carey - aye
Tim Ferreira - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for a COA, moved by Cecelia Carey to issue for the application for 131 Ocean Street as described in the submitted materials, seconded by Betsy Young,

Roll Call Vote:

Jack Kay - aye
David Sorensen - aye
Betsy Young - aye
Cecelia Carey - aye
Tim Ferreira - aye
Cheryl Powell - aye

Kevin Watson d/b/a Phases Creative Studios - 211 Main Street, Hyannis – Map 327 Parcel 152
New Signage

Jenny Watson in attendance. She gives an explanation of the proposed signage. To match existing now on the building, will fit in the existing fascia on the building. Even space between both. Gold lettering. Will have same shape as existing.

Betsy Young asks about open/close sign asked for in the application.
Jenny Watson replies, yes, red non flashing open /close sign.

Chair Cheryl Powell asks for any public comment. None. Chair closes public comment.

Chair Cheryl Powell entertains a motion for the Findings, moved by David Sorensen to find the application for 211 Main Street to be compatible with the preservation and protection of the District, seconded by Cecelia Carey,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - aye
Cheryl Powell - aye

Chair Cheryl Powell entertains a motion for COA, moved by Betsy Young to issue for 211 Main Street as described in the submitted materials seconded by Cecelia Carey,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - aye
Cheryl Powell - aye

Other Business

Approval of March 17, 2021, draft minutes – tabled on April 7, 2021 & Approval of April 7, 2021, draft minutes

March 17, 2021

Chair Cheryl Powell entertains a motion to accept, moved by Betsy Young, seconded by Jack Kay,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - abstain
Cheryl Powell - aye

April 7, 2021

Chair Cheryl Powell entertains a motion to accept, moved by Cecelia Carey, seconded by David Sorensen,

Roll Call Vote:

Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - aye
Cheryl Powell - aye

Town Council Liaison Kris Clark thanks all the Commissioners and is trying to be as supportive as possible as our Town Council Liaison.

Next HHDC meetings scheduled for May 5, 2021 and May 19, 2021

Adjournment

Chair Cheryl Powell entertains a motion to adjourn, moved by Young, seconded by Carey,
Jack Kay - aye
Tim Ferreira - aye
Betsy Young - aye
Cecelia Carey - aye
David Sorensen - aye
Cheryl Powell - aye

The meeting ended at 8:14 p.m.

Respectfully submitted
Karen Herrand

List of Exhibit Documents

Exhibit A - Elizabeth Wurfain and Sturgis – 529 Main Street, Hyannis – Map 308 Parcel 269 -picture of greenhouse
Exhibit B - Elizabeth Wurfain and Sturgis – 529 Main Street, Hyannis – Map 308 Parcel 269 - two pictures submitted with the application