



Town of Barnstable
Hyannis Main Street Waterfront Historic District Commission P12 :29
www.townofbarnstable.ma.us/hyannismainstreet

MINUTES

To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing is being held at **6:30 P.M.** on Wednesday, **June 3, 2020.**

Members Present: **Via remote participation access:** Cheryl Powell, David Colombo, Betsy Young, Cecelia Carey, Jack Kay Tim Ferreira and David Sorensen

Members Absent: David Dumont

Staff Present: Karen Herrand, Principal Assistant, Paul Wackrow, Senior Planner, Planning & Development Dept.

In accordance with the Governor's Order Implementing a Phased Reopening of Workplaces and Imposing Workplace Safety Measures to address COVID-19 (COVID-19 Order No. 33) this meeting will be closed to the public to avoid group congregation.

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 public comment can be addressed to the Hyannis Main Street Waterfront Historic District Commission utilizing the Zoom link or telephone number and access code for remote access below.

Link: <https://zoom.us/j/97358465182>

Phone: 888 475 4499 US Toll-free Meeting ID: 973 5846 5182

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 provide above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to Paul.Wackrow@town.barnstable.ma.us, 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

Roll Call in attendance

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

Welcome to New Members, Special Guests, and Advisors

Housekeeping

Reminder of Commission's Purpose and Proper Procedure

Chair Cheryl Powell states that in regards to the new temporary orders discussed previously, she has discussed with Planning & Development Director, Elizabeth Jenkins, does not want people to have to wait two weeks for temporary signage, and she is ok with this.

New Business

Aaron Bornstein – 319 & 331 Main Street, Hyannis – Map 327 Parcel 102 and 106

Windows

Stuart Bornstein in attendance. He explains not doing anything with 331 Main Street, Cape Cod Times is here, they are not renovating that, just the 319 Main Street building.

Chair Cheryl Powell clarifies address - map/parcel 327/102.

Stuart Bornstein explains the proposed project. Apartments for the Downtown area. Wants to keep all the same on the bldg. would like to update the dated windows, he refers to the site plan of the bldg., Exhibit A, plan A3. The front windows are plate glass now with mullions on the inside, not out. Want to upgrade the look of the bldg. Would like to take the plate glass in the front out and put in double hung, meet energy code. East elevation picture. Refers to pictures of plans, What is there now has been compromised, the existing windows are not in good shape, not up to code, have egress problems.

Daniel Lewis in attendance, Architect for project. He explains that they cannot get a two ft. window in. Safety issues.

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

Chair Cheryl Powell states that one of the Commissioner's, David Dumont has made a statement, Cheryl reads email into record of from today - Dave Dumont's comments, Exhibit B - *Received a call from Dave Dumont, who is off Cape and will not be in attendance for tonight's meeting, however, he wanted to relay to both of you that the Bornstein application/319 & 331 Main Street for windows should have a cut sheet or some type of visible detail so that the Commission can see what kind of windows are going in here, possibly continue this applicant per needing this in order to approve.*

Stuart Bornstein replied that they have submitted cut sheets/pictures this morning.

David Colombo asks if they could do double hung instead of casement.

Dan Lewis replies, probably not, need 20 inch dimension, hard to get a window with correct proportions.

David Colombo states that going from double hung to casement is not in continuity. He prefers double hung throughout.

Dan Lewis replies, casements there now, they are putting in new casements. Double hung will not look as good.

Stuart Bornstein states that there is a safety issue with fire and the height. 20 inch with mullions wouldn't work.

Jack Kay asks if the casement windows on the East face of the bldg.? Do they open onto the sidewalk?

David Colombo states this is the west side. It doesn't make sense to him, asks for clarification of any double hung windows that may be there now.

Dan Lewis - there are some singles, doubles and triples. He refers to the picture, Exhibit C, different size windows shows the comparisons of different types of windows. Doesn't think the proportions for double hung would be good. The replacements would be the exact same opening space/size that is there now. Most of them are only 4 ft. high.

Jack Kay comments/refers to the window documents sent today, Exhibit A, will these be operable windows? How do doubles open?

Dan Lewis replies yes, hinges are on the outside of the window/outer part is where they typically go.

Betsy Young would also like the double hung windows, thinks that these would be more attractive alternative.

Chair Cheryl Powell asks if black or white?

Stuart Bornstein replies that he would like to go with the black.

Betsy Young, David Dumont and Tim Ferreira comment that they like black color.

David Colombo asks if fixed mullions or stationary.

Dan Lewis these are fixed/glued to the glass and more energy efficient. They are a little bit shy on required opening height for egress. There is concrete block so not easy to make openings bigger, not wood studs.

Paul Wackrow states that can't speak to egress, the Commission's purview is aesthetic only. He refers to the Commission's guidelines/points for windows, Exhibit D and Form B Inventory sheet information.

Stuart Bornstein states that the windows there are now plate glass, storefront glass. They would be bringing it back to a more historic look from what is there now.

Paul Wackrow refers to guidelines and true divided light, these will have simulated divided light with grills permanently attached.

Betsy Young clarifies front windows of the bldg. and them having historic value, repairing them?

Paul Wackrow replies yes, large appear to be wood, small double hung are newer.

Stuart Bornstein replies these have no ventilation, have to have egress.

David Colombo asks if all 3 doors are operable? Dan Lewis replies that he thinks panels here.

Stuart Bornstein clarifies that all apartments are on the first floor.

Chair Cheryl Powell clarifies the materials being used.

Stuart Bornstein replies different types /need strong frame. Dan Lewis states clad wood window, from outside it looks like a wood window. W2500 standard pine, exterior is clad.

David Sorensen thinks fine. David Colombo thinks ok, once painted, Jack Kay also would approve.

Chair Cheryl Powell entertains a motion on the Findings, moved by David Sorensen, to find this application for 319 Main Street, Hyannis to be compatible with the preservation and protection of the district, seconded by Tim Ferreira,

Roll Call Vote:

Jack Kay – aye

David Sorensen – aye

Cecelia Carey – abstain

Tim Ferreira - aye

Betsy Young - aye

David Colombo - aye

Cheryl Powell – aye

The motion passes.

Chair Cheryl Powell entertains a motion for the Certificate of Appropriateness, moved by Chair to issue a Certificate of Appropriateness for the application at 319 Main St. with condition/specification to add stipulation that they are black, seconded by David Colombo,

Roll Call Vote:

Jack Kay - aye

David Sorensen - aye

Cecelia Carey - abstain

Tim Ferreira - aye
Betsy Young - aye
David Colombo - aye
Cheryl Powell - aye

American Youth Hostels Inc. – 111 Ocean Street, Hyannis – Map 326 Parcel 045

Roof

Steve Tunie in attendance. He gives an explanation of the proposed project. Four buildings here, this bldg., B was never done. Multiple leaks on the roof and would like to match and have continuity with the other bldg. roofs. Weatherwood as the other buildings have.

Paul Wackrow confirms which bldg. facing Ocean St. on the right. Picture from Assessing, Exhibit D. Confirms the weatherwood color is very similar, low pitch on the roofs, so not entirely visible.

Steve Tunie confirms the bldg. It is the top roof.

Chair Cheryl Powell asks for any public - None.

Chair Cheryl Powell entertains a motion on the Findings, moved by Cecelia Carey to find this application for 111 Ocean Street, Hyannis to be compatible with the preservation and protection of the district, seconded by Betsy Young,

Roll Call Vote:

Cecelia Carey - aye
Jack Kay - aye
David Sorensen - aye
Betsy Young - aye
David Colombo - aye
Tim Ferreira - aye
Cheryl Powell - aye
So voted unanimously.

Chair Cheryl Powell entertains a motion for Certificate of Appropriateness, moved by Betsy Young to issue an approval for Certificate of Appropriateness at 111 Ocean Street, Hyannis as submitted, seconded by Tim Ferreira,

Roll Call Vote:

Jack Kay - aye
David Sorensen - aye
Cecelia Carey - aye
Tim Ferreira - aye
Betsy Young - aye
David Colombo - aye
Chair Cheryl Powell - aye
So voted unanimously.

Old Business

Discussion of Conditions for Temporary Structures and Signage

The final letter has been sent to Town Manager.

Other Business

Approval of May 20, 2020, Minutes

Chair Cheryl Powell would like to table these minutes, if no objections to carry over to the next meeting of June 17, 2020. No objections from Commissioners.

Next HHDC meeting scheduled for June 17, and July 1, 2020

Chair Cheryl Powell confirms that the July 1st meeting would be also for elections.
Asks how are members being sworn in for reappointments?

Paul Wackrow replies that the Town Council office is still open for appointments, but he would like to check on their protocol for being sworn in.

Adjournment

Chair Cheryl Powell entertains a motion for adjournment, moved by Betsy Young, seconded by Tim Ferreira,

Roll Call Vote:

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

The meeting ended at 7:47 p.m.

List of Exhibit Documents

- Exhibit A** – 319 Main St., Hyannis Map/Par 327/102 Bldg. renovation/windows - plan A3
- Exhibit B** – 319 Main St., Hyannis Map/Par 327/102 Bldg. renovation/windows - email from staff with information from D. Dumont
- Exhibit C** – 319 Main St., Hyannis Map/Par 327/102 Bldg. renovation/windows – email with pictures of windows
- Exhibit D** – 111 Ocean Street, Hyannis – Map/Par 326/ 045 – Assessing aerial view of bldg./roof

