



**Town of Barnstable**  
**Hyannis Main Street Waterfront Historic District Commission**  
[www.townofbarnstable.ma.us/hyannismainstreet](http://www.townofbarnstable.ma.us/hyannismainstreet)

**MINUTES**  
**May 15, 2024**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Matt Clark, Kevin Matthews, Tom Doherty, Jack Kay and Jeniffer Hinckley Needham

**Members Absent:** Laura Cronin and Cornelius Cawley

**Staff Present:** James Kupfer, Assistant Director, and Karen Pina, Principal Assistant, Planning & Development Dept. in attendance.

To all persons deemed interested or affected by the Town of Barnstable's Hyannis Main Street Waterfront Historic District Commission Ordinance under Chapter 112, Article III of the Code of the Town of Barnstable, you are hereby notified that a hearing is being held at Town Hall, 367 Main Street, Hyannis, MA Selectmen's Conference Room, 2<sup>nd</sup> Floor **6:30 P.M.** on **Wednesday, May 15, 2024.**

The meeting will be televised live via Xfinity Channel 8 or high definition Channel 1072. It may also be accessed via the Government Access Channel live stream on the Town of Barnstable's website:

<http://streaming85.townofbarnstable.us/CablecastPublicSite/watch/1?channel=1>

*Please silence your cell phones*

**Call to Order**

**Attendance Roll Call**

Kevin Matthews  
Jeniffer Hinckley Needham  
Matt Clark  
Tom Doherty  
Jack Kay  
Cheryl Powell

**Welcome to New Members, Special Guests, Advisors and Comments**

Town Council Liaison Charles Bloom in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

**Reminder of Commission's Purpose and Proper Procedure**

**New Business**

**Sophia Macheras d/b/a The Silver Seahorse 382 Main Street, Hyannis – Map 327 Parcel 001**  
Awning

Sophia Macheras in attendance. She explains the current awning is ripped and needs replacement. Would like to replace – now is retractable, would like to do a fixed awning – went with the black and white striped.

Tom Doherty asks what material?  
Sophia Macheras, sunbrella fabric.

**Chair Cheryl Powell opens up public comment. None. Chair closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find this application to be compatible with the preservation and protection of the district, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Jack Kay - aye  
Tom Doherty - aye  
Jeniffer Hinckley Needham - aye  
Matt Clark - aye  
Kevin Matthews - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty, to issue for the application for 382 Main Street as described in the submitted materials, moved by Kevin Matthews,**

**Roll Call Vote:**

**Kevin Matthews - aye  
Matt Clark - aye  
Tom Doherty – aye  
Jack Kay - aye  
Jeniffer Hinckley Needham - aye  
Cheryl Powell - aye**

**Sophia Macheras d/b/a Seaside Selections 370 Main Street, Hyannis – Map 327 Parcel 002  
Awning and Sign**

Sophia Macheras in attendance, explains that this is for awning needed and blade sign – awning black with a white trim. Blade sign, hard to see sign now so far up. Mimic the current, black with gold lettering and white trim.

Kevin Matthews, where will sign be attached to?

Sophia Macheras between both, has two entries at the store, will stick out in between two windows. Will have a bracket, black wrought iron bracket.

**Chair Cheryl Powell opens up public comment. None. Chair closes public comment.**

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find to application to be compatible with the preservation and protection of the district, seconded by Tom Doherty,**

**Roll Call Vote:**

**Kevin Matthews - aye  
Matt Clark - aye  
Jeniffer Hinckley Needham - aye  
Tom Doherty - aye  
Jack Kay - aye  
Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for 370 Main Street as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote:**

**Jack Kay - aye  
Tom Doherty - aye  
Jeniffer Hinckley Needham - aye  
Matt Clark - aye  
Kevin Matthews - aye**

**Cheryl Powell - aye**

**Santander Bank - 55 Bassett Lane, Hyannis – Map 308 Parcel 071**

Sign

Kevin O'Connell, Philadelphia Sign Co., representing Santander Bank in attendance. Explains changing brand slightly color a bit darker and font style a bit different. Not changing the type of the signage. Letters on side of building will be same size and type, darker red new color.

Kevin Matthews, will there be illumination on the signs? Doesn't light except at night, halo lit, subtle wash as is now?

Kevin O'Connell, yes.

Chair Cheryl Powell opens up public comment. None. Chair closes public comment.

**Chair Cheryl Powell entertains a motion for the Findings, moved by Tom Doherty to find that this application is compatible with the preservation and protection of the district, seconded by Jack Kay,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Jeniffer Hinckley Needham - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Tom Doherty to issue for the application at 55 Bassett Lane as described in the submitted materials, seconded by Jack Kay,**

**Roll Call Vote**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Jeniffer Hinckley Needham - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Sarah Thurnington d/b/a The Studio By The Sea – 292 Main Street, Hyannis – Map 327 Parcel 255**

Siding

Ray Cericola in attendance. Explains the proposed project. Now old aluminum siding, would like to replace with cedar shingles, proposal. Also replacing trim and fascia, white.

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

**Chair Cheryl Powell entertains a motion for the Findings, moved by Kevin Matthews to find this application to be compatible with the preservation and protection of the district, seconded by Tom Doherty,**

**Roll Call Vote:**

**Jack Kay - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Matt Clark - aye**

**Jeniffer Hinckley Needham - aye**

**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews to issue for 292 Main Street as described in the submitted materials, seconded by Tom Doherty,**

**Roll Call Vote:**

**Matt Clark - aye**

**Jeniffer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**620 Main Street Realty Trust d/b/a Amazing Intimates and Smoke – 624 Main Street, Hyannis – Map 308 Parcel 062  
Sign**

Thiago Torres in attendance, sign company representative for the applicant. Proposal to replace older sign with 6 x 2 sign with aluminum, raised letters, backlit with LED lights.

Tom Doherty, raised letters? LED light?

Thiago Torres, back of lettering, purple.

Jim Kupfer clarifies back lit permissible.

Kevin Matthews clarifies where sign placement will be.

Jeniffer Hinckley - 6 feet is to big, Discussion regarding Bldg. Dept. dictates size of sign.

Thiago Torres clarifies that the sign will be flat against the bldg..

Tom Doherty, confirms no lights on existing?

Kevin Matthews asks about flood lighting?

Jim Kupfer, sign and zoning hasn't been determined but will likely be in compliance. Side bracket, projecting out?

Thiago Torres, it will be flat, not projecting out.

Tom Doherty, doesn't like the colors, look of the sign and it fitting into a historic district..

Discussion about color

Jim Kupfer clarifies shades of purple in chart. The lit aspect is a large amount of halo lighting.

Chair Cheryl Powell directs to Staff – anything now not fitting in with the guidelines?

Jim Kupfer, it is at the Commission's discretion. Nothing outright not permitted.

Discussion regarding it fitting into the district.

Kevin Matthews, suggests how about black and white, instead of the presented colors?

Tom Doherty, this business draws a lot of attention. Thinks this is a bit to much. This is not fitting into the district.

Chair Cheryl Powell, understands can't change because it's a chain business. Possibly change the color and not have as illuminated?

Jack Kay, are any stores in other areas in a historic district.

Tom Doherty, it can be toned down should be for this area in Hyannis.

Kevin Matthews looks up the company and finds one that is just regular flat – against the wall in Kittery Maine store. Flat with some down lighting - would fit in and no 3D letters would be good.

Chair Cheryl Powell explains procedure and possibly continuing the matter.

Suggestions for the lettering discussed and the logo for the chain.

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

**Chair Cheryl Powell entertains a motion to continue moved by Jack Kay, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Matt Clark - aye**

**Tom Doherty – aye**

**Jeniffer Hinckley Needham - aye**

**Kevin Matthews - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Discussion**

**The Cordial Eye and Hyannis Public Library – 401 Main Street, Hyannis – Map 326 Parcel 013**

Community Art Wall - Extension Request

Mary George from the Cordial Eye in attendance. She gives a review and update; This has been a successful endeavor. Got funding for two walls. Joey Mars created nautical cartoon for ribbon cutting and then Boston based artist have come, created piece with native species. A teen artist – spent 3 days working with this artist. Great interaction. Community paint days by both Town and the BID. First Friday events hosting community paint nights and musicians as well. Open streets days. Hyannis Public library event. Also got funding from Mass cultural program that brings artists in for K through 12 artists. Did residency with BHS to do education regarding street art and aerosol art and then over 100 students came to the wall. Multi faceted opportunity for the students. Enthusiastically received. If can extend the life of the project, now established and spread opportunity to a variety of schools. Large sense of community, especially younger people/students. A lot of engagement and a variety of memorializing daily maintenance, no violations of their guidelines and/or obscenity. People have been very respectful. How will impact tourists was asked previously and a lot of people really like this. Resonates with local and visiting communities. Has exciting potential and the location of the wall is advantageous. Cordial Eye has studio spaces across the street. Has been a good year and a lot of potential to continue use of this space.

Chair Cheryl Powell reminds all that one of the conditions was to give it one year and to see if all was adhered to. There were restrictions implemented, no profanity, no political and if misused - would use stenciling to cover up and keep area clean and monitored. Did come back once previously for an extension.

Tom Doherty, He doesn't see a lot of activity here. First panel, underwater sea animals, like at Cape Cod Museum of Art. Mentioned that kids could not get to the top of the wall to use. Graffiti art. Thought more of direction like a mural. Doesn't see much change.

Mary George disagrees, has had weekly changes of the art. Democratic space. Have had different types of art, some use sharpies and other means. A lot of iterations are different. We have always maintained to keep appropriate in terms of content. Manner of creation, always intended for a space to be open. Not all like graffiti art, not a declining space. Something like this will prevent other graffiti from happening in and at other areas regarding illegal tagging. Art is a matter of opinion/space.

Tom Doherty, this is just graffiti art – does it fit into historic district? It's a matter of opinion/taste. Murals would be beautiful. Has gone every week to view and see what is being displayed. Not for the enjoyment of the whole town.

Mary George, many people utilize the wall that are able to come and enjoy this space and engaging with happenings in the community. Cultural interaction. As a community. Street art is a form of historic art.

Chair Cheryl Powell confirms aerosol art?

Mary George, different installations based on the artist and the choice of/for.

Kevin Matthews, past objections: hasn't seen any mass graffiti going up since this. No political issues of any kind and/or complaints. Hasn't seen any. Library good place to understand and learn about art. Art is objective and all have their own opinion. Should be able to express design, constantly changes and moves. Thinks it's a good thing, support this as long as everything continues to be in play.

Tom Doherty, good job policing this, but doesn't fit in this town. All for free art. Doesn't belong in historic district.

Mary George, we have signage there explaining what the wall is etc. Hasn't encountered that people don't like or know what this is.

Tom Doherty, suggests maybe some mural art and then other for other art.

Mary George, yes, will be pending the continuation of the wall and professional artists creating work there. We have not gotten a single piece of negativity about this project, not negative impact.

Tom Doherty suggests 2 panels in mural and 2 for other graffiti.

Mary George confirms the space on the walls and the use. Top usually confirmed for artists due to safety and getting up that high. The bottom 2/3rds of the panels for other.

Kevin Matthews asks are you paying for these artists? Can library do more and ask artists to bring another facet of art in.

Mary George, yes, we pay for the professional artists to come.

Mary George, yes can encourage that – Library is the host and Cordial Eye primarily works with the wall. Can't guarantee what art will be there. This is to create freely, restricting goes against the use of the space.

Kevin Matthews, maybe do more of a reach out to other artists with different genera's of art, may make others more comfortable. Public art wall – guarantee that will reach out to try to get other types of art..

Chair Cheryl Powell, agrees – allow other things and murals that may be somewhat different. A sign in for this?

Mary George, doesn't have the number and the library does have a sign in process, times when library is open. They receive a lanyard. Doesn't have a figure for this.

Chair Cheryl Powell, maybe do this and so we can see who signs in and how many.

Tom Doherty, when are these events? Few times a year.?

Mary George, yes town events, first Friday's and open streets.

Kevin Matthews, public art wall, it should be all art actively.

Mary George, approved for one panel commissioned for professional – have done what was expected of us and met every requirement. Thinks project is important to the community.

Tom Doherty, commissioned and for one panel to be commissioned. Asking for more types of art, not just aerosol. Top panels could be murals. Still have 3 panels.

Mary George, the first professional was there for about 11 months. Not commissioned the same for funding reasons.

Matt Clark comments have been in this situation 3 times now for this project.

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

Jack Kay, confirms the length of time for the project.

Chair Cheryl Powell would like to extend for another year – top panels reserved for professional and need other types of art. Write in sign up sheet and information for schools coming in.

Chair Cheryl Powell closes public comment.

Jim Kupfer, reminder this is for an extension for the project. Extend to a date certain and possibly add additional conditions.

Mary George, trying to do collaboration with the schools – have to have some time over academic year.

Tom Doherty clarifies asks for mural art or other types of art.

Kevin Matthews, key is public and all aspects and to use this wall. Any kind of art not just graffiti art. Different artistic impressions.

Discussion – asking people about using the wall and how and what type of art.

Matt Clark, thinks need to look at the merit and not instruct on how to use.

**Motion made by Kevin Matthews – project to be with same conditions as previously implemented and encourage other art, propose to extend to Dec 31, 2024, seconded by Tom Doherty,**

**Roll Call Vote**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Jeniffer Hinckley Needham - aye**

**Tom Doherty - aye**

**Jack Kay - aye**

**Cheryl Powell - aye**

**Matters not Reasonably Anticipated by the Chair**

Chair Cheryl Powell asks for update regarding Design Guidelines group.

Jim Kupfer, working group will for a public meeting – to include;

Jack Kay, Tom Doherty and Cheryl Powell.

Chair of Planning Board ok with this. Also Jim will send reminder to all.

There will be no June 19<sup>th</sup> meeting. Will need to vote on officers in June.

Next HHDC meetings scheduled for June 5<sup>th</sup>, and July 3, 2024

**Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Tom Doherty, seconded by Jack Kay,**

**Roll Call Vote:**

**Jack Kay - aye**

**Tom Doherty - aye**

**Jeniffer Hinckley Needham - aye**

**Matt Clark - aye**

**Kevin Matthews - aye**

**Cheryl Powell - aye**

The meeting ended at 7:56 p.m.

Respectfully submitted,  
Karen Pina

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

APPROVED