

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

**MINUTES**  
**February 5, 2025**  
**6:30 p.m.**

**Members Present:** Cheryl Powell, Matt Clark, Tom Doherty, Cornelius Cawley, Conrad Watson, Kevin Matthews, and Peri Wentworth

**Members Absent:** Jeniffer Hinckley Needham, Jack Kay and Laura Cronin

**Staff Present:** Corey Pacheco, Senior Planner 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, February 5, 2025.**

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**

Perri Wentworth  
Conrad Watson  
Kevin Matthews  
Cornelius Cawley  
Matt Clark  
Tom Doherty  
Cheryl Powell

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

Town Council Liaison Charles Bloom in attendance.  
Assistant Town Attorney Allison Cogliano in attendance.

**Updates**

- Trainings
- Awards
- Correspondence

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

**New Business**

Susan Battista d/b/a Hyphen – 525 South Street, Hyannis – Map 308 Parcel 162  
Signage

Denise Rhodes in attendance, one of the owners at 525 South Street. Explains the signage. Young adults with disabilities here. Two floors. Has changed the sign that was currently there. Ladder sign, blue sign.

Kevin Matthews confirms that the window sign and this ladder sign is already up. Window signage, can you see through?

Denise Rhodes, yes, can see through it.

Kevin Matthews, the number 525 is hard to see on the existing ladder sign, maybe paint white so its easier to see. 525 South.

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

Corey Pacheco confirms installed prior to COA and given ZBA relief on the size of the window sign.

Chair closes public comment

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

**Roll Call Vote:**

**Peri Wentworth - aye**  
**Tom Doherty - aye**  
**Matt Clark - aye**  
**Kevin Matthews - aye**  
**Conrad Watson - aye**  
**Cornelius Coawley - aye**  
**Cheryl Powell - aye**

**Chair Cheryl Powell entertains a motion for a Certificate of Appropriateness, moved by Kevin Matthews issue for 525 South Street as described in the submitted materials, seconded by Peri Wentworth,**

**Roll Call Vote:**

**Cornelius Cawley - aye**  
**Conrad Watson – aye**  
**Kevin Matthews - aye**  
**Matt Clark - aye**  
**Tom Doherty - aye**  
**Peri Wentworth - aye**  
**Cheryl Powell - aye**

**Complete Home Group, LLC – 183 Iyannough Road, Hyannis – Map 328 Parcel 201**

Exterior Renovations

Chad Hill in attendance, Complete Home Group in Centerville. Trent Gelo, owner in attendance. Still working on some plans. Interior demo permit has been issued and have redone the inside. Have a roofing permit to repair the roof. Want to demo front canopy that is there now. Believes no historical significance. Refers to A301 plans – proposed exterior elevations, windows, currently looking at are Quaker windows, aluminum. Plan, Exhibit A. Carriage style doors, will not be functional. Close opening off and insulate, and then custom build the doors to be mimicked as best as can.

Kevin Matthews, guidelines, windows: wood strongly recommended, composite are acceptable upon review.

Chad Hill, they would be aluminum windows, painted black. Garage style doors, typical glass/metal door system, overhang, Refer to picture of red garage doors, Exhibit B.

Trent Gelo, the building will be a collector car storage system/facility.

Chad Hill, restoring the building, proposing to add a bump out addition. Refers to plan, Exhibit A,

Chair Cheryl Powell, how much would bump out?

Chad Hill - 16 ft. Brick will remain, they will re paint all the brick. The bump out will be some type of composite/hardy type material, dark color. See picture of siding material, brown color. Trying to maintain an industrial look. Gutter along the backside. Window side. Trim will be painted black and gutter will be black. Reference to the plan, Ex. A. 3<sup>rd</sup> row. No gutters in the front, it's a single sloped roof.

Tom Doherty, where would bump out be? Chad refers to 2<sup>nd</sup> pg. of plans, sheet 2. – on left side of the building, if looking at the plan view. 28 x 16, roughly 500 sq. ft.

Discussion regarding the number of components.

Chad Hill, would like to demo the canopy in front and add new addition and yes to windows being put back into the bldg. garage doors. Nothing going on the roof, no heat pumps on the roof. Completely flat, rubber roof, black gutters, black doors, possibly black bump out, brick stays.

Peri Wentworth, what was this canopy for?

Trent Gelo, it was added at different time, probably for the previous nightclub.

Tom Doherty, would like to see sample of gutter trim and Perri, downspouts, how they will look.

**Chair Cheryl Powell asks for any public comment.**

Town Council Liaison Charles Bloom, likes the idea and to keep in Transportation area is better. Looking forward to seeing the final product.

Tom Doherty, lighting, landscaping?

Chair Cheryl Powell, lighting, dumpster, doors, want clarification of what. Color to be clarified for garage doors. What are the extra steps? Colors. Bump out and color on that. Demo of canopy.

Peri, Wentworth design guideline regulations have been updated.

Tom Doherty, lighting and landscaping and colors and downspouts would need to come back for. Material.

Trent Gelo, we will also have signage. The Engine Room will be the name. Trent shows it to the Commissioners around the room from his phone. Will need signage application.

Corey Pacheco, gaps in information as it stands now. Lighting, landscaping and signage. List of plantings, part of the design guidelines.

**Chair Cheryl Powell entertains a moves to continue to March 5<sup>th</sup>,2025, seconded by Kevin Matthews,**

**Roll Call Vote:**

**Cornelius Cawley – aye**

**Conrad Watson - aye**

**Kevin Matthews - aye**

**Matt Clark - aye**

**Tom Doherty - aye**

**Perri Wentworth - aye**

**Cheryl Powell - aye**

**Discussion Item**

Town of Barnstable Assistant Town Attorney Allison Cogliano – Public Art Review & Moratorium Discussion

Assistant Town Attorney Allison Cogliano in attendance. Refers to Memorandum dated Nov. 20, 2024. Art and murals come with first amendment rights, free speech and constitutional concerns.

Chair Cheryl Powell – directs to the Commission - don't discuss particular applicants and not pertaining to specifics.

Assistant Town Attorney Allison Cogliano reviews this memorandum with the Commissioners. If decision appealed would go to federal court, there are different levels of scrutiny. Fundamental right, is free speech. Want to keep whatever decision you are making, content neutral. Time, place, manner, when can go up and where and how. That's considered content neutral. Content manner = example given, timing. Content based gets more difficult to defend. Placement of. Manner, example, distractions possible. Want to make sure restrictions are applied across the board. Don't want to discriminate, apply same standards.

Chair Cheryl Powell, not just murals, art based items. All art forms.

Kevin Matthews, HHDC tries to protect the character, historic character, don't get the content neutrality of that. Some proposals don't fit the character.

Attorney Cogliano, historic preservation and art do sometimes clash due to this. Reasoning is with the courts, the idea is artist objective. This is free speech and the art is their expression.

Chair Cheryl Powell, maybe that would come under location?

Kevin Matthews, don't know how to balance the two - hard to navigate.

Tom Doherty, historic district, art here, in historic town, he finds a mural offensive.

Attorney Cogliano, this is subjective as well. There are certain things that are not acceptable.

Chair Cheryl Powell, written words can be obscene as well, regarded as pornography.

Tom Doherty, different rules for public and private?

Attorney Cogliano, content based speech is the message. Parts of the artist's message.

Peri Wentworth, problem stems from definition and what is legal per historic . What would be historical for our purposes?

Cornelius Cawley, important to keep in mind, this is commercial hub. People see differently. Stick to content neutral goals, type of material, size, location, universal to all. Don't see a business owner veering that much out of the realm. Can we reach out to other historic towns to see what are their rules for?

Kevin Matthews, conflict, doesn't want to suppress, trying to find a happy medium.

Corey Pacheco, can regulate location if goes against the character of the district.

Discussion regarding location

Attorney Cogliano, want to stick to content neutral, if don't think that serves the character of the district. Can be argument if in guidelines, argument that as a historic district that there is that compelling government interest.

Extra step – government purpose but if content based and want to change, has to be the least restrictive way of doing it. Can say , if in your guidelines, can have narrative as such.

Chair Cheryl Powell, can't change the message, but some types of art may not be appropriate.

Matt Clark, everything is protected by being content neutral, subjective.

Cornelius Cawley, very context dependent, that's the confusion.

Attorney Cogliano, will obviously be a case by case analysis. Keep in guidelines. Could say don't want art in the district or don't want every 200 ft. If this is the concern per the historic character of the district.

Chair Cheryl Powell, can state in our guidelines.

Cornelius Cawley, could say only certain types if want to apply, i.e., frontage, work the regulations as such and community.

Attorney Cogliano, guidelines – have to put in guidelines as such and people will have to abide.

Kevin Matthews, we can't say anything about the content. Is there a way to research other towns and see if there is a way and could pass court scrutiny?

Corey Pacheco, working with Sarah Korjeff, will be presenting some information that shows other historic districts, this will be the second meeting in March.

Attorney Cogliano, happy to attend this meeting with Sarah Korjeff. The difference between the art and the renovations, signs etc. are different from this. Will send an example of town and what they are doing. Clarity on public and private: A lot more say of what is going in on public property, this is considered government speech. can't inflict emotional distress.

Chair Cheryl Powell – will need those guidelines.

Peri Wentworth, sidewalks – this is public view and historical character.

#### **Matters not Reasonably Anticipated by the Chair**

Approval of January 15, 2025 Draft Minutes

**Chair Cheryl Powell entertains a motion to approve, moved by Kevin Matthews, seconded by Peri Wentworth,**

#### **Roll Call Vote:**

**Cornelius Cawley - aye**  
**Conrad Watson - abstain**  
**Kevin Matthews - aye**  
**Matt Clark - aye**  
**Tom Doherty - aye**  
**Peri Wentworth – aye**  
**Cheryl Powell - aye**

Next HHDC meetings scheduled for February 19<sup>th</sup> and March 5<sup>th</sup>, 2025

#### **Adjournment**

**Chair Cheryl Powell entertains a motion to adjourn, moved by Cornelius Cawley, seconded by Kevin Matthews,**

#### **Roll Call Vote:**

**Conrad Watson - aye**  
**Cornelius Cawley - aye**  
**Matt Clark - aye**  
**Kevin Matthews - aye**  
**Tom Doherty - aye**  
**Peri Wentworth - aye**  
**Cheryl Powell - aye**

The meeting ended at 8:07 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>

**List of Exhibit Documents - Plans - Complete Home Group, LLC – 183 Iyannough Road, Hyannis – Map 328 Parcel 201**  
Exterior Renovations

APPROVED