

HYANNIS MAIN STREET WATERFRONT HISTORIC DISTRICT COMMISSION

Fiscal Year 2026 Annual Report to Town Council

Presented by Cheryl Powell, Chair • July 1, 2025 – June 30, 2026

FY2026 Year in Review

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Commission Purpose & Authority

What the HHDC is charged with, and the standards it applies

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FY2026 by the Numbers

Meetings held and applications reviewed, July 2025 – June 2026

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Notable Projects & Highlights

The redevelopment, signage and public-realm work that shaped the year

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Looking Ahead

Design Guidelines, public art coordination, and priorities for FY2027

Commission Purpose & Authority

Now in its twenty-ninth year, the HHDC was created under MGL Chapter 40C and charged with implementing Chapter 112, Article III of the Code of the Town of Barnstable. The Commission works to maintain the scale, character and style of downtown Hyannis and the Inner Harbor, guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Town's Downtown Hyannis Unified Design Regulations and Guidelines.

Statutory Authority

- Established under MGL Chapter 40C
- Implements Chapter 112, Article III of the Code of the Town of Barnstable
- Promote 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

What the Commission Reviews

- Signage, and awnings
- Facade renovations and exterior alterations
- New construction, additions and demolition
- Minor modifications to prior approvals
- Public art and streetscape installations
- Protecting historic resources

BY THE NUMBERS

Applications & Meetings, FY2026

During Fiscal Year 2026 the Commission met 23 times and reviewed 40 applications between July 1, 2025 and June 30, 2026.

23	40	6	1	1
Meetings Held	Applications Received	Minor Modifications	Demolition Application	Application Withdrawn

Review Mix (New Business Items, FY2026)

Signage: 8 • Facade/exterior renovation: 4 • New construction or additions: 2 • Siding: 2 • Solar panels: 2 • Public art, sculpture & murals: 3 • Canopy: 1

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Notable Projects & Looking Ahead

Project / Area	FY2026 Activity
183 Iyannough Rd	Adaptive reuse of a former railroad roundhouse
83 Main Street	Adaptive reuse of historic building for appropriately scaled housing
MassDOT Rail Hyannis Engine House	Conceptual design reviewed in multiple presentations for a new Engine House
Cape Cod Maritime Museum	Sculpture installation, and building addition
Multiple storefront renovations	Neptunes, Yellow Deli (420 Main Street), Ling Long (428 Main Street)
Hyannis Transportation Center	Cape Cod RTA presented plans for new bus bays and a canopy

Looking Ahead:

Commission will continue the review of all permitted projects and keep a close focus on enforcement across the Hyannis Main Street Waterfront Historic District.

Respectfully Submitted: Cheryl Powell, Chair • Cornelius Cawley, Vice Chair • Kevin Matthews, Secretary • Tom Doherty • Laura Cronin • Conrad Watson • David Wrenn • Susan Welch