

Hyannis Main Street Waterfront Historic District 2012 Guidelines

Preservation & Rehabilitation of Historically Significant Structures	2
Exterior Building Materials and Colors	4
Storefronts	6
Windows	8
Signs	9
Fencing and Screening	14
Site Design and Exterior Features	16
New Construction	20

Hyannis Main Street Waterfront Historic District Guidelines for Preservation & Rehabilitation of Historically Significant Structures

The Hyannis Historic District was created to help protect and preserve historic buildings and features in downtown Hyannis; however, the area has a diverse built environment and not every building is historically significant. The historic significance of a structure is evaluated based on architectural integrity, significance of use or design, and age. The most historically significant structures in the District are ones representative of the historical architectural movements, events, commerce, and traditions that collectively symbolize Hyannis.

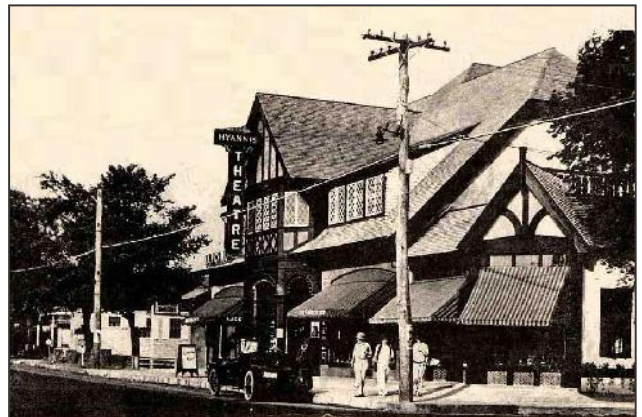
A number of structures within the district are listed on the National Register of Historic Places; additionally, there are two National Register Historic Districts located within the boundaries of the Hyannis Historic District. National Register designation does not alter the local review process, but it provides the owner and the HHDC a clear indication that a building or site is historically significant.

The greater the historic value of a structure, the greater the importance of preserving original architectural and site features. Repairs, alterations, or rehabilitations of historically significant buildings should preserve or restore original architectural elements that give a structure its historic value. Although buildings and structures must be adapted to meet the needs of individual owners, alterations should be made with respect for the structure and its significance to the community and to the Hyannis Historic District.

Preservation of Historically Significant Structures

Historically significant structures with a high to moderate degree of architectural integrity should be preserved in a manner that reflects their original design and construction.

- The primary preservation technique for historically significant structures should be preventative maintenance; routine maintenance using recommended preservation techniques will help retain a structure's historic value.
- Original architectural elements should be restored and reused whenever possible. If building elements are not in a restorable condition, they should be replaced with elements of an identical material and design, when possible.
- Historically significant buildings should not be modified or altered in a way that diminishes the architectural integrity of the structure. Removing or obscuring original materials or decorative elements is not appropriate.
- Whenever possible, historically significant buildings should be adapted and not replaced. At a minimum, preservation of historic façades should be considered as an alternative to building demolition.



The historic Hyannis Theatre was renovated into a mixed-use residential and retail building.

- Building materials including siding, masonry, and stone foundations should not be covered, painted, stuccoed without HHDC review and approval.

Reuse and Rehabilitation

Structures with historic significance, but diminished architectural integrity should be rehabilitated and restored whenever possible.

- Building renovations should be harmonious with the original structure in style, form, and materials.
- Historic photographs or records can be used to research the building’s original appearance and style. The Town may be able to help you locate these resources.

Additions and Alterations

Alterations and additions to historically significant buildings should leave the original building intact, and not significantly alter the original structure’s appearance or character. Note that long-standing additions may be considered historic, and may be treated as such.

- Additions should be viewed as “removable”: if the addition were to be removed, the original structure, and its significant features, would remain as it appeared prior to the alteration.
- Additions should be designed, placed, and sized with respect to the original building. The original historic building should remain prominent, and any additions subsidiary. Where possible, additions should be deemphasized by being placed at the rear of the structure, or set behind the building’s front façade.

- Additions should be scaled in proportion with the original building and should not overwhelm it.



This building at 397 Main Street was originally Town Hall, and is now the John F. Kennedy Hyannis Museum.

- Materials and textures should be compatible, but not necessarily identical with the original building.
- If considering a roofline addition, existing historic dormers should be preserved if possible. New dormers should be narrow, preferably only one window wide. Gable or hipped-roof dormers are recommended over shed dormers.

Additional Resources

For a more detailed discussion on rehabilitating historic buildings, please refer to the following Preservation Briefs from the National Park Service:

- [Use of Substitute Materials on Historic Building Exteriors](#)
- [New Exterior Additions to Historic Buildings](#)
- [Maintaining the Exteriors of Small Size Historic Buildings](#)

The National Register of Historic Places is the official Federal list of districts, sites, buildings, structures, and objects significant in the history, architecture, engineering, archeology, and culture of the United States.

The Hyannis Main Street Waterfront Historic District includes two National Register Historic Districts.

The Municipal Group National Register Historic District, roughly bounded by Main, South, and Pearl Streets, has six contributing properties, including Town Hall, the School Administration Building, and the Hyannis Public Library.

The Pleasant Street/School Street National Register Historic District, roughly bounded by Main, School, South, and Pleasant Streets has 51 contributing properties. This district is representative of the mid-19th century maritime heritage of the village.

There are also 12 properties individually listed on the National Register of Historic Places. An additional 14 properties have been determined to be eligible for listing on the Register.

Hyannis Main Street Waterfront Historic District Guidelines for Exterior Building Materials and Colors

The majority of the residential structures the district have wood siding, either shingle, clapboard, or a combination of the two. Commercial buildings on Main Street and the waterfront feature a variety of façade materials, the most common being cedar clapboards and red brick.

- High quality and authentic natural materials, such as wood, stone, and brick are recommended for the District.
- Original siding on historically significant structures should be maintained and restored when possible. If siding must be replaced, the original design should be replicated with authentic materials. In most cases, modern material substitutes will not be permitted on historically significant structures.
- Cedar shakes and clapboards are preferred materials for most residential structures. Many homes have clapboards on the front elevation and cedar shingles on side elevations.
- Quality fiber cement or composite siding may be appropriate for renovations of structures with limited historic value.
- Modern materials, such as PVC composites, are acceptable for surfaces prone to weathering, rotting, or excessive wear.
- Siding materials such as aluminum or vinyl siding are prohibited. Vinyl or polymer cedar shake-style siding is not appropriate for the District.
- Masonry that has not been painted in the past should not be painted without review by the HHDC.
- Stucco-coating a historic building is typically not an appropriate treatment if it has not been previously stuccoed.



Buildings on Hyannis Main Street have historically featured a variety of building materials and colors.



Traditional Main Street storefronts with clapboard siding, built around 1900.



Brick Colonial Revival buildings built along Main Street in the 1920s and 1930s.



A Queen Anne style home, built 1876, sided with cedar clapboards and shakes.

Colors

Hyannis Main Street and the waterfront have a varied color palate that helps bring vibrancy and interest to the area.

- For historically significant buildings, original paint colors for the structure or style of structure should be researched and used as a starting point for color selection. Colors historically appropriate for the age and style of the structure are recommended. Generally, historic color schemes are fairly simple, often utilizing only two or three colors.
- Palettes of historic colors and color guides for common architectural styles are published by the group *Historic New England*. Several leading paint brands offer historic color series. Colors in these collections are recommended in the District.
- In general, avoid painting surfaces that have never been painted. For example, stone lintels and sills or masonry in good condition should not be painted.
- Gutters and downspouts should be the same color as the trim.

A History of Color in the Hyannis Historic District

During each period in the HHD's architectural history, architects and builders took advantage of the impact of color. Before 1870 they typically painted the small Cape Cod houses and early buildings in white or light earth tones (grays, yellows, tans) as well as some reds and browns. They also selected light earth tones as trim colors compatible with the natural red brick walls of some of the commercial buildings.

After 1870, commercial and residential architecture evolved and flourished, adding noticeably darker colors to the HHD's palette: greens, dark reds, and olives. Almost always, trim painted in a darker color complemented the lighter color of the house.

From about 1880 to 1900, highly ornamented buildings provided the opportunity for a more lively and imaginative use of color. The late 19th-century palette included pale yellow or light green on frame buildings with dark green or maroon trim. Some brick buildings also had dark green or maroon, brown or brown-red trim.

After 1900, architects generally moved away from the previous era's complexity and ornateness. Adopting plain, simple, classical forms, they chose lighter colors such as cream, yellow, and white.



Historic colors of the Iyanough Hotel, formerly located at Main Street and Ocean Street.

Hyannis Main Street Waterfront Historic District Guidelines for Storefronts

Storefronts should feature pedestrian-scale design, reflect the historic character of the area, and encourage activity on the street.



Restoring or Revitalizing Existing Storefronts

- Removal of non-historic overlays, damaged siding, non-conforming signage, or other objects that obscure original architectural details and materials is often a quick and cost-effective way to improve the appearance of a storefront.
 - Restoration of any unique architectural features such as bulkhead panels, plate glass windows, bronze panels, columns and piers, transom glass, and original doors, kickplates, and trim is encouraged.
 - Suggested enhancements to existing storefronts may include new display windows, window shutters on single windows, awnings or canopies, exterior painting, flower boxes, or enhanced lighting.
- Storefront design is encouraged to be unique and showcase the character of the business; however, overt “theme” restorations (such as Mediterranean, Wild West, Bavarian) should be avoided.
 - A transparent, uncluttered storefront contributes to the overall appearance of the district and can help a business effectively convey their product or message.
 - Window glazing or films that inhibit two-way visibility, such as tinted or mirrored windows are prohibited.
 - Modifying storefronts to include standard corporate or franchise colors, signage, architectural features, or symbols is prohibited. Extended bands of corporate or franchise colors are prohibited.



A well-lit exterior and interior storefront

Storefront Lighting

- The exterior and interior of storefronts should be well-lit. Exterior lighting should be of decorative design and be appropriately scaled for the façade.
- Wall sconces and gooseneck lighting are recommended examples of appropriate lighting.
- Ample lighting of interior window displays is recommended for storefront transparency.
- Light fixtures must be designed to minimize glare. Exterior lighting should be directed onto the storefront and light should not spill over onto other properties.



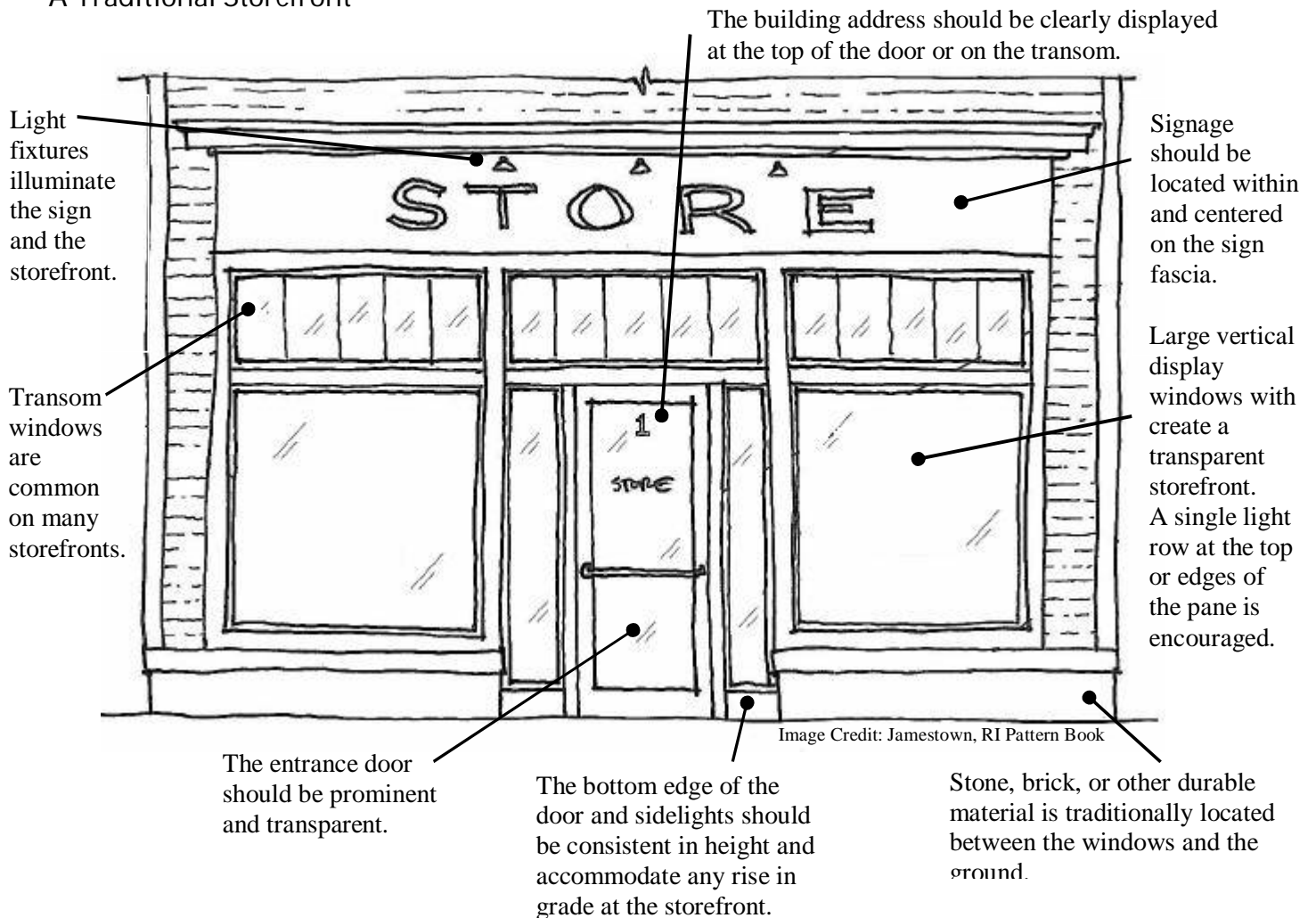
Gooseneck light fixtures are recommended to illuminate signage



Outdoor Display

- Outdoor display of merchandise is not permitted in front of commercial businesses; however, landscape enhancements, such as decorative planters or hanging baskets, and pedestrian amenities, such as benches, are encouraged to draw attention to a storefront.
- Amenities should be located on private property and not on public sidewalks.

A Traditional Storefront



Additional Resources

For a more detailed discussion on maintaining and restoring historic storefronts, please refer to the following resource:

[National Park Service Technical Preservation Services Preservation Brief: Rehabilitating Historic Storefronts](#)

Hyannis Main Street Waterfront Historic District Guidelines for Windows

- Repairing existing historic windows with in-kind materials is preferable to replacement. The original window pattern of a building should be retained.
- Avoid blocking, reducing, or changing any original and appropriate pattern of windows when renovating older buildings.
- When existing historic windows are irreparable, replacement windows should replicate existing historic window details. This is especially recommended for windows with a particular significance because of their features or location.
- Storm windows may be used to improve the energy efficiency of older windows
- Wood windows are recommended.
- ‘True divided light’ windows are recommended.
- Simulated divided light windows with permanently affixed muntins on the exterior and interior will be considered.
- Applied, snap-in, or sandwiched muntins are not appropriate.
- Original window features such as brackets, hoodmolds, or other details must be preserved.
- Transparent glazing should be used, and reflective or-dark tinted glass avoided.
- If historically accurate, shutters should be included. Shutters should be wood, mounted on hinges, and be the correct height and width for window opening. Shutters should fit within casing when closed. Shutters should not be used with casement-style windows, bay windows, or broad picture or display windows.



Enlarging or downsizing window openings is not appropriate. Replacement windows must be designed to fit existing window openings.



Windows are used as a traditional façade enhancement.

Hyannis Main Street Waterfront Historic District Sign Guidelines

Signage is important to the appearance of a storefront and can establish the character of a business. Signs should be visible and legible to pedestrians and vehicular traffic and compatible with the building's architecture and character of the area.

The amount, type, and size of signage each business is allowed is determined by the Town's Zoning Code. Before filing an application with the Hyannis Historic District, check with the Building Division to determine what permanent and temporary signage may be allowed.

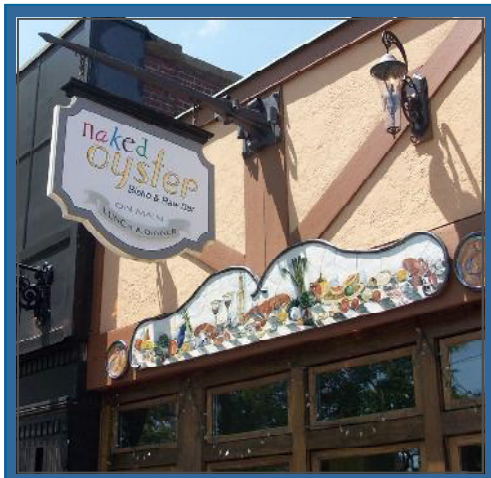
Sign Type & Placement

- Signage should be designed to be visible by both pedestrian and vehicle traffic.
- Signs on the fascia or awnings are best for vehicular traffic and signs under canopies or on windows or doors are best for pedestrian traffic. Freestanding signs may be appropriate where the building is set back from the street.
- Signs should be sized and placed to reinforce the architectural elements of a façade. Where present, utilize the sign fascia.
- Signs should not obscure windows or architectural details such as decorative trim, pilasters, or transom glass.



Community Character

- Signage for corporate tenants must conform to all material and style guidelines and reflect the historic character of the area.
- Unified signage and façade design is encouraged. Businesses using coordinating signs, colors, amenities, and landscape features define their image and stand out to pedestrian and vehicle traffic.



Wall Signs

- Wall-mounted signs in traditional styles and colors are appropriate.
- Wall signs that showcase a business' unique character are also appropriate.
- Wall signs should be mounted directly on the sign fascia, where available.
- Cabinet or box signs are not appropriate in the district.
- Internally illuminated signs are prohibited in the district.
- Individual letters mounted directly on the building are recommended, especially where the building has a sign fascia.
- Individual letters mounted on a visible track or "raceway" are not appropriate.
- Individual letters mounted directly to the façade may be back-lit or halo-lit as determined by the Commission, depending on the type and color of the illumination proposed.



Projecting Signs

- Projecting signs are encouraged in the district. Projecting signs are effective in drawing the attention of pedestrians.
- Mounting hardware should be attractive and an integral part of the overall design of the sign.



Freestanding Signs

- Freestanding signs are appropriate where business entrances are set back from the street.
- Landscaping around the base of the sign is encouraged.
- Multiple tenants names on a single size should be coordinated in size and style.



Under Canopy Signs

- Signs hanging under a canopy are an excellent way to increase a businesses' visibility to pedestrians.
- In a multi-tenant building, hanging signs should be similar in size.



Window Signs

- Signs painted directly on windows or doors are encouraged.
- Etched, painted, or gold-leaf letters are recommended. Vinyl letters may be considered.
- Window films, graphics, neon painted signs, or other signs that obscure the transparency of windows are not appropriate.



Awning Signs

- Awning signs are appropriate and encouraged.
- Lettering is encouraged to be located on the front flap of the awning, as opposed to the top-sloped awning surface.
- The style, color, and material of awnings must conform to the District Commission's guidelines.



Materials

- Carved or sandblasted signs made of wood are recommended. PVC composites, medium density overlay plywood or HDPE sign board may also be appropriate.
- Hand-painted signs are encouraged.
- Aluminum or metal signage may be appropriate as determined by the Commission.
- Signs made of plastic or vinyl are not appropriate for the district.
- Neon signs may be appropriate as determined by the Commission. Neon signs must be made of traditional, gas filled tubes. LED or simulated neon signs are prohibited.
- Flashing, blinking, scrolling, or video signs or displays are prohibited. Neon signs may not flash or blink.



Carved wood signs are encouraged in the district.

Colors, Text and Design

- The colors used on signs and graphics should complement the building and its trim colors.
- The content of signs should be clear and legible. Lettering should be simple and fonts should be easily read.
- Only one or two fonts should be used on a sign. Avoid script fonts, as they can be hard to read.
- Consider the proportion of the text and logo to the overall size of the sign. Text should not appear crowded on the sign or be too small to read easily.
- Text should be kept to a minimum to make signs easier to read. Lists of products or services are not generally appropriate for primary business identification signs.
- Signs with a dark background color are often more noticeable.
- A border around the edge of the sign can help a sign stand out.
- Websites and phone numbers are strongly discouraged on signs.



This sign clearly conveys the business name and service provided with minimal, easy to read text.



A dark background and a solid border helps this hand-painted sign stand out.

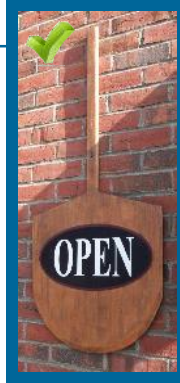


Signs with multiple lines of small text, phone numbers, and a variety of font styles are hard to read and not appropriate in the district.

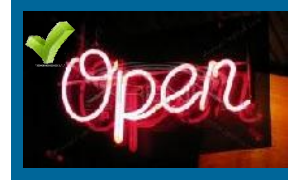
Guidelines for Trade Signage in the Hyannis Main Street Waterfront Historic District

Open/Closed Signs

- Open/closed signs may not be larger than 22" x 14".
- Open/closed signs must be located at the public entrance to the business, or displayed in a window or door
- Neon open signs may be permitted; neon signs should be red or red and blue.
- LED signs, simulated neon, or fluorescent inks are prohibited.



Encouraged



Appropriate



PROHIBITED

Trade Flags

- Trade flags may not be larger than 3' x 5'.
- Trade flags must be attached at the primary public entrance to the business.
- Trade flags are encouraged to display images representative of the business or service offered.
- Trade flag colors are encouraged to be unique to business' theme or logo.



Trade Figures or Symbols

- A trade figure or symbol should be representative of the business and/or its services and, where applicable, based on historic trade representations.
- The size cannot exceed 2' x 3' x 4'.
- Trade figures or symbols must be located on private property.
- Figures must be made of wood, metal, or other quality materials. Plastic is not appropriate.



Location Hardship Signs (A-Frame)

- Location hardship signs are permitted for businesses that face substantial visual obstruction or other location hardship, as determined by the Planning Board through grant of a Special Permit.
- Signs may not be larger than 2' x 4' and may be double-sided.
- Signs must be made of wood, metal, or other quality materials. Molded plastic signs are not permitted.
- When used, chalkboards should be black and incorporate professional lettering.



Restaurants are permitted to have a menu board, not to exceed three square feet. Menu boards should be designed of wood or other quality materials.

Hyannis Main Street Waterfront Historic District Guidelines for Fencing and Screening

Fences and Walls - Residential

Residents commonly used stone walls and wood fences to separate their yards from streets and from neighbors' yards. In the late 19th century and early 20th century, residents used simple wood board or common picket fences. In more recent years, vegetation and hedges have been used to increase privacy in front, back and side yards.

- Repair and maintain historic fencing materials if possible, or replace fencing in-kind.
- Accomplish screening using traditional wood fencing materials as well as through landscaping.
- Use traditional forms. Picket, post and rail, and simple iron fencing in historic designs are all appropriate.
- Wood fences such as split rail can be left to weather. Picket and turned rail and post fences may be painted white. Wrought iron fencing should be black.
- Chain link and stockade fences are prohibited. Shadow board, basket weave, and other contemporary designs are discouraged.
- Fencing in front yards should not be more than three or four feet high. Fencing should not obscure views of buildings. Fences in front yards should be set back from the street or sidewalk, with a landscaped strip in between. Fences and hedges on corner lots should not obstruct visibility of drivers making turns.



Fences and Walls – Commercial

- Commercial properties in residential-style settings should conform to the guidelines for residential properties above.
- Refer to the Hyannis Historic Outdoor Dining Guidelines for recommendations for sidewalk and patio fencing around dining areas.
- Historic Stone walls must be preserved and maintained where present.
- Fencing in front of buildings should be no higher than three or four feet and should be landscaped with flowers and shrubs.

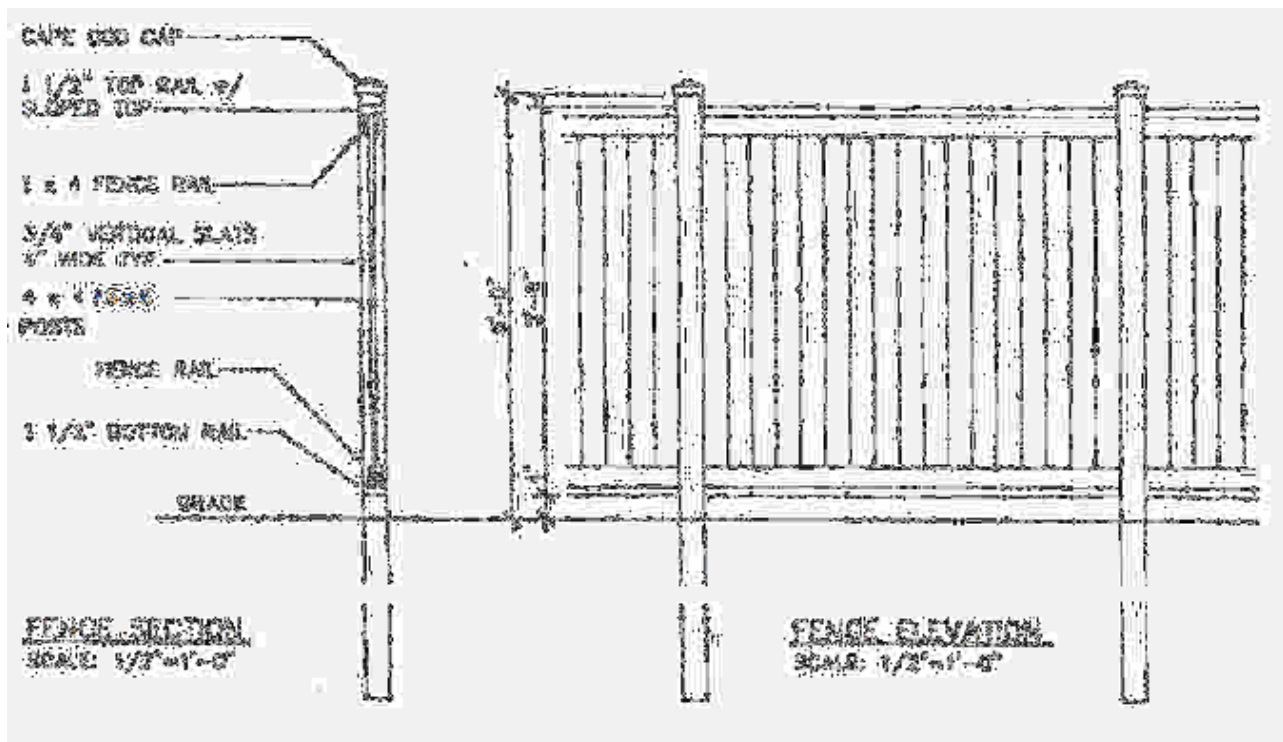
Fences for Screening / Dumpster Enclosures

The Hyannis Historic District Commission has pre-approved a design for dumpster enclosures and privacy fencing. Screening that meet all of the specifications below does not require Commission review. Proposed fencing that varies from the approved design must be reviewed by the HHDC.

The pre-approved design consists of the following:

- Screening should be constructed of cedar 6' x 8' panels or tightly spaced vertical boards 4" to 6" wide, with a cap rail and support boards (fence rail) on both sides.
- Posts are to be 4"x4" or 5"x5" and should extend at least 2" above the top rail and have a beveled "Cape Cod" or "Nantucket" cap.
- All rails must have adequately beveled top surfaces to shed water and debris.
- White or gray paint or weathering stain must be applied to all surfaces. The enclosure must be one color or finish.
- For dumpster enclosures, a center post insert of galvanized steel is permitted to address potential truck driver abuse.
- Dumpsters should be placed upon an impervious surface of concrete or road-roller compacted asphalt paving.

Recommended Screening/Dumpster Enclosure



The following variations may be approved upon review by the Commission:

- Lattice top (wood only) or alternative finishing
- Custom colors to match existing buildings
- Solid vinyl PVC fencing, painted
- Concrete posts, painted, to prevent damage from trucks

The following designs are prohibited within the District:

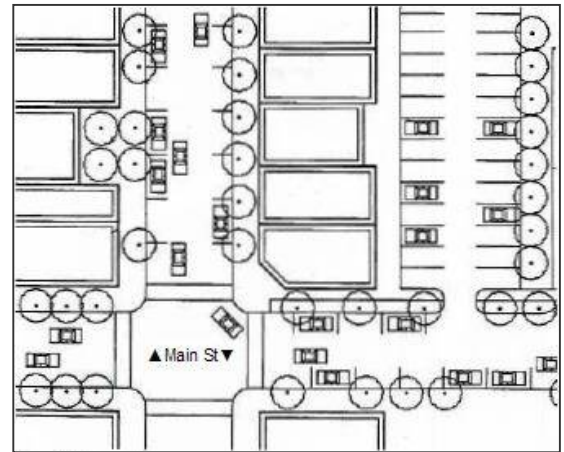
- Stockade, chain-link, or hollow vinyl plastic fencing or lattice
- Black or bright colors are not acceptable for screening

Hyannis Main Street Waterfront Historic District Guidelines for Site Design and Exterior Features

The diverse and unique buildings of Hyannis Main Street and Hyannis Harbor are only part of what gives the Historic District its distinct character. Buildings and their sites, including landscaping, parking areas, and lighting must complement each other to preserve the District's historic character.

Site Design

- Buildings should be set close to the street to reinforce the pedestrian orientation of the District.
- Building entrances should be oriented to the street. Primary access to a building should be from the primary street frontage or oriented to a street corner, not from secondary frontages or parking areas.
- Development should preserve and/or maximize pedestrian views to the water where applicable.
- Building setbacks at the ground-level should be consistent along the street. Exceptions may be considered where variations create public spaces to be used for plazas, seating areas, or outdoor dining.



Main Street features continuous building facades, on-street parking, parking lots to the rear of buildings, and street trees. New development should reflect these traditional patterns.

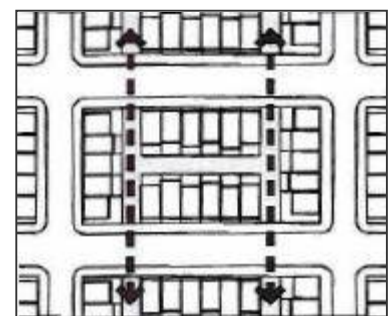


◀ *On Main Street between Barnstable Rd. and Winter St., all buildings have a consistent ground-floor façade. New infill development should maintain or help create a consistent setback line.*

- Where existing surface parking areas are located along street frontages, liner buildings are encouraged to create a consistent streetscape.
- Service and loading areas should be located at the rear of the building, at the interior of the lot, and appropriately screened according to these guidelines.

Site Access

- Site design must emphasize pedestrian access over vehicular access.
- Pedestrian pathways that travel through and/or across street blocks should be maintained or created.
- Pedestrian paths should be a minimum of 6 feet in width.



Pedestrian connections between sites are encouraged.

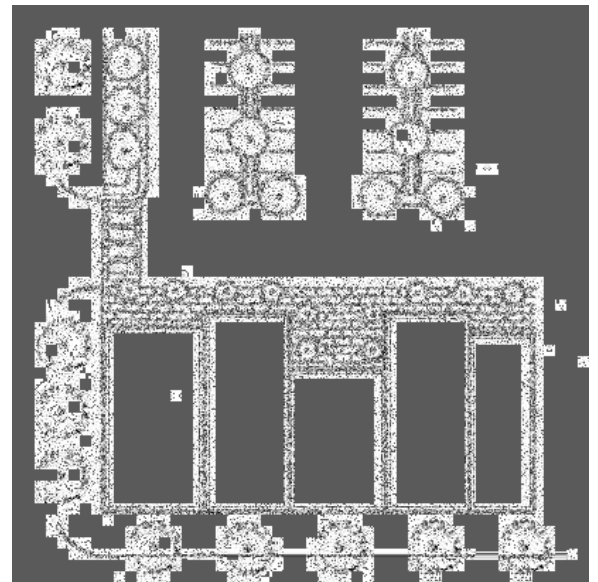
- Whenever possible, vehicular access to a site should be provided from a secondary frontage to minimize the number of curb cuts on main roads and preserve the pedestrian orientation of the district.
- The number of driveways should be kept to a minimum and shared site access is encouraged.
- Vehicular interconnections between sites should be provided whenever possible.
- Especially on sites with mixed residential and commercial uses, sites should be designed to distinguish public spaces from semi-private and private spaces.



Landscape buffer along Main Street parking lot.

Parking Areas

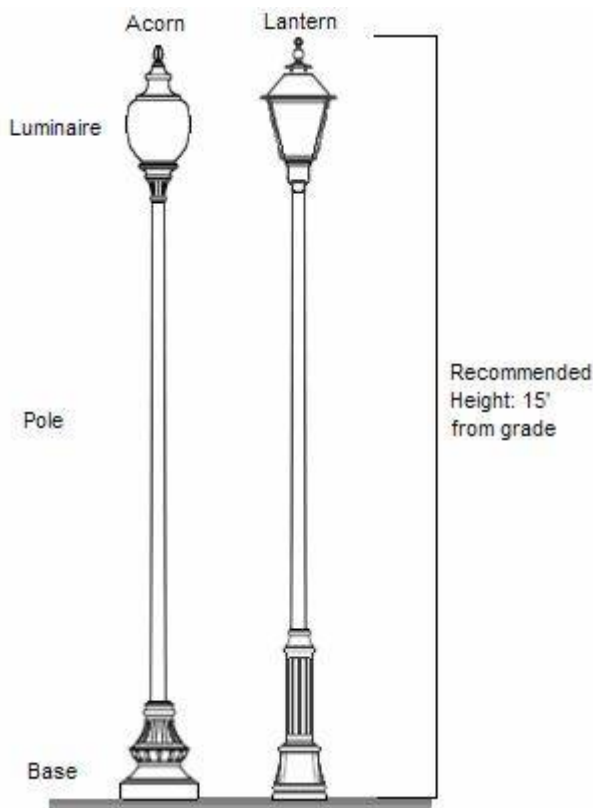
- Parking areas should be located to the rear of structures, at the interior of the block. Parking areas should occupy as little street frontage as possible to prevent disruption of the pedestrian-orientation of the District.
- Where parking areas are adjacent to street frontages, extensive landscape buffering of the parking area is required.
- Parking areas should be screened from neighboring properties to prevent spillover of site or vehicular lighting. Dense, year-round landscape plantings are recommended.
- Landscaped contours are recommended to visually screen parking areas and prevent glare of headlights onto sidewalks and other properties.
- Landscape areas must be planted with shade trees and indigenous grasses and shrubs. Pedestrian amenities are also encouraged within landscape areas.
- The interior of parking areas should include parking lot islands landscaped with trees and shrubs. Mature trees should be preserved and incorporated into landscape setbacks or islands.
- Pedestrian pathways or raised sidewalks should be incorporated into parking areas. Pedestrian pathways should be distinguished by a change in paving material, texture or color.



Parking areas should be located to the rear of the building, and should be accessed from a side street.



Pedestrian pathways should be clearly defined using changes in materials, textures or colors.

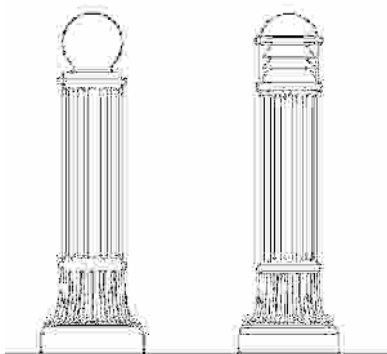


Site Lighting

- Decorative, historic-style light fixtures are required within the District. Acorn or lantern style luminaires are recommended. Lighting styles that complement the existing period-replica fixtures on Main Street are also acceptable.
- Lighting should be scaled to complement the pedestrian character of the District. Light fixtures should be no higher than 15 feet from grade. Surrounding land uses will be considered when determining appropriate pole height. In no case should total height of the light fixture exceed 20 feet.
- Parking lot light fixtures should be located within landscape setbacks or parking lot islands.
- Lighting should not be mounted on poured concrete bases. If concrete bases are necessary to protect the light fixture, bases should be decorative, and not unfinished concrete. Concrete bases should be no more than 2 feet in height. Concrete bases may be painted to match the finish of the fixture. Square light pole bases should be mounted on square concrete forms.
- All light fixtures must be full-cutoff. Dark-sky compliant lighting is recommended for parking lot lighting.
- Flood-lighting, area-lighting, and up-lighting are not permitted.
- All exterior light fixtures must be designed to minimize glare and light spill-over onto other properties.

Site Amenities

- Street furnishings are encouraged as a way to enliven the street and draw attention to a business.
- Benches should be made of wood or metal.
- Landscape planters or hanging baskets are strongly encouraged.
- Bike racks are encouraged and should be placed in locations that do not interfere with pedestrian movement. Bike racks should be black metal and have a minimal design.



Bollard lighting is encouraged along walkways and at site entrances.



Landscaping

- Whenever possible, mature trees should be retained and incorporated into infill site designs.
- Plant materials should be low-water use varieties when possible. Plants are encouraged to be native or traditional to Cape Cod.
- Where buildings are set back from the street, landscape strips along sidewalks, street trees, and foundation landscaping are encouraged.

Public art, especially which reflects the historic and maritime character of the District, is encouraged.

Hyannis Main Street Waterfront Historic District Guidelines for New Construction

Building Form

New construction within the Hyannis Historic District should be based on historic architectural design concepts. These historic concepts should be blended with modern materials and building techniques to create new places that compliment the character of the district and, especially on Main Street, make an interesting and unique contribution to the overall streetscape.

- **Building Spacing** – Designs for new construction should observe the overall rhythm of building spacing along the street. Generally, the District has an urban density. This is especially true on Main Street, where buildings are often very close together or have no setback. Areas in the District with residential-style structures have greater side yards, but retain an urban feel.
- **Scale and Proportion** – New construction should be scaled to compliment adjacent and surrounding buildings. The height and width of nearby buildings should be considered. New construction should not overwhelm adjacent buildings or be too small or modest.



Historic building spacing on the east end of Main Street.



Storefronts on the west end of Main Street have a pedestrian orientation.

- **Massing** – To address issues of scale for larger structures, attention should be given to the massing of the building. Varying a building's setback from the street, either horizontally or vertically, can reduce the appearance of bulk. Changes in building height and variations in building materials and roof forms are also effective massing techniques.
- **Relation of Buildings to the Street** – Many buildings in the District have a pedestrian orientation and new structures should continue this trend. Setback requirements in the district encourage buildings to be close to the street. Windows and other building elements should be designed at a pedestrian scale and encourage pedestrian movement on the street.

- **Roof Forms** – Gable roofs are most common in the district, with a few hipped roofs and commercial flat-roof buildings. Varying roof forms are desirable for new construction. The addition of dormers, clearly pronounced eaves, distinct parapet designs and cornice treatments are recommended. Continuous flat roofs are not appropriate for new commercial buildings.



Buildings on the east end of Main Street have similar massing and relationship to the street. These buildings feature traditional gable roof forms.

Building and Façade Design

- New construction should reference historic architectural styles, but should not attempt to create an exact reproduction of a historic building. Contemporary designs are acceptable and encouraged if they blend with the existing character of the district and the surrounding area.
- Entrances, windows, and patios should be designed to create a sense of transparency and encourage interaction with adjacent public space. Where commercial buildings are located adjacent to an intersection, a building entrance oriented to the corner is recommended.
- For commercial buildings, storefront entrances should be prominent. Older storefronts on Hyannis Main Street frequently feature recessed entrances with large display windows on either side.
- Buildings should maintain an active façade. Typical façade enhancements seen on Hyannis Main Street include variations in setback, display windows, transom windows, second-story open air balconies, awnings, window shutters, simple columns, entry porticos or canopies, and changes in building materials.
- Façade treatments should be consistent on all sides of the building visible from the street. Blank walls lacking windows, setback differentiation, or other design features are not permitted.
- A straightforward design approach is recommended; don't muddle architectural styles and themes in an attempt to create a "historic look".
- Commercial buildings located off of Main Street often have a residential style or scale.



A traditional Main Street storefront with a corner entrance.



A historic storefront with a prominent entrance and display windows.



The renovation of a historic theatre on Main Street included a new addition with a pedestrian-oriented entrance and storefront windows.

Hyannis Main Street Waterfront Historic District Guidelines for Outdoor Dining Areas

Outdoor dining areas are permitted on Hyannis Main Street and Hyannis Harbor and are encouraged where existing buildings are set back from the street. While many aspects of outdoor dining are regulated by the Town Code and State requirements, the District Commission reviews outdoor dining proposals for consistency with the District’s unique historic and maritime character.

Patios

- Patios or paved areas in front of storefronts should incorporate decorative materials. Patios are encouraged to be constructed of brick or other decorative paving suitable for placing tables and chairs.



Outdoor Furniture

- Tables and chairs used for outdoor dining should be made of exterior wood or metal. Molded plastic furniture is not permitted.
- All outdoor furniture must have a uniform or complementary design, color, and material.

Barriers

- Required partitions or barriers should be made of wrought iron or wood. Metal and canvas may also be appropriate.
- The style of the barrier should compliment the architecture of the building façade and the style of the outdoor dining furniture.
- The height of the barrier must meet the requirements of the Licensing Division, but may be reviewed by the Commission in relation to the building façade and the overall design of the outdoor dining area.



Umbrellas

- Umbrellas should be solid colored or striped. Multiple umbrellas must either be all one color or have a coordinated color scheme.
- There may be one logo on each umbrella. All umbrellas must have the same logo.
- Umbrellas must be made of canvas. Vinyl or plastic is prohibited.
- The umbrella base and pole should be constructed of metal or wood and coordinate with other outdoor dining elements.
- A minimum of 80 inches of clearance is required at all points below the umbrella. Tilting top umbrellas are not permitted.



Other Elements

- Other required outdoor dining elements, such as trash receptacles or hostess stands, should be made of the same materials as the outdoor furniture, or complimentary quality materials.
- Landscaping and planters are encouraged to enhance the appearance of outdoor dining areas, subject to review by the Historic District Commission.



Awnings and Canopies

Fabric awnings were historically common on Main Street storefronts, especially on the south-facing side of the street.

- Flat panel, shed, or slanted awnings are historically the most common and are encouraged. Barrel shaped awnings or canopies are not appropriate on Main Street.
- Retractable and roll-down awnings are encouraged.
- Gable-end canopies are appropriate where buildings or entrances are set back from the street.
- Awnings and canopies should not obscure historic building features, such as sign fascias or transom windows.
- Awnings should be designed to fit within vertical architectural features and between decorative pilasters. Awnings that span the entire length of the building façade are not recommended.
- Awnings and canopies should be solid colored or striped.
- Multiple awnings on one building should have a consistent design and material and be complementary in color.
- Awnings should be made of canvas. Vinyl, metal, or plastic awnings or canopies are not permitted.
- One sign or logo may be incorporated on an awning or canopy as allowed by the town sign code and approved by the Historic District Commission.
- Corporate colors are not recommended for awnings or canopies. Websites or phone numbers on awnings are prohibited.



Hyannis Main Street, circa 1940

