

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.