

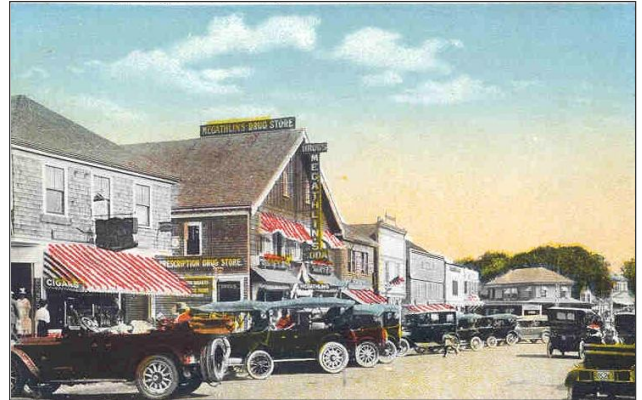
# Hyannis Main Street Waterfront Historic District

## 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.*

- **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.

- **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.



*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.*