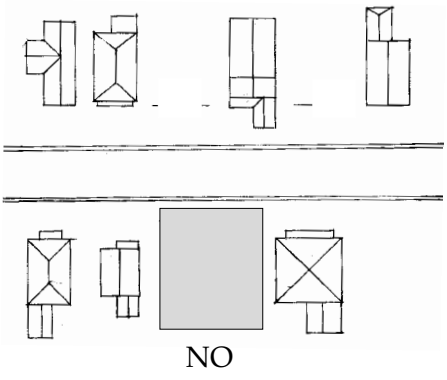
New housing under construction at Guardian Angels, 2002.

New buildings should fit the historic areas they occupy. A successful new design will reflect an understanding of the character of the surrounding streetscape. In most cases, new designs should not duplicate or replicate the exact historic forms and features of surrounding buildings, but rather relate to them.

As with additions to historic buildings, there is no single recipe that will produce compatible new construction in historic districts or areas. Careful consideration of the surrounding area and a good planning and design effort is necessary for success.



Building setback size, and scale should reflect that of other buildings on the street.

Design Guidelines

1. General Character

Design new construction to reinforce the historic architectural and visual character of the site, streetscape, or district. However, in most cases, new buildings should be discernible from the old.

2. Siting and Setback

Design new construction be compatible with the setback, orientation, and spacing of older buildings along the street.

Design new construction to conserve site features such as topography, trees, and significant vistas and views.

3. Building Elements

Massing, Height, and Scale

Design new construction to conform to the massing, volume, height, facade proportions, spacing and scale of buildings within view of the site, and also comply with existing zoning regulations. The gross volume of any new structure should be visually compatible with the buildings and elements within the surrounding area.

Materials and Details

Select materials and details that are compatible with those on adjacent historic buildings. Wood and masonry are preferable to vinyl, metal, or hardboard siding. Imitative materials such as artificial stone or brick veneer should not be used.

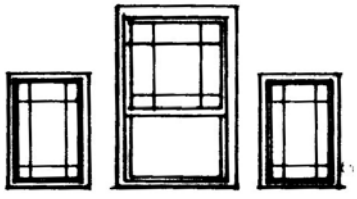
New siding should be of appropriate texture and width and should be detailed with cornerboards and eave and window trim.

Roofs

In new construction, the roof profile should relate to the predominant roof shapes of the surrounding area.

Roofing materials used on new buildings should be appropriate to the design of the building and the visibility of the roof.

Roof hardware such as skylights, vents, and metal pipe chimneys should not be placed on the front roof plane.



Consider groupings of smaller, historically compatible windows instead of a single over-sized unit.

(continued)

Windows and Entries

The rhythm of solids to voids created by openings in the facade of the new structure should be visually compatible with surrounding structures.

Choose new windows and doors for new buildings that are compatible with those in the surrounding historic area. Vertically-oriented, double-hung sash are the predominant window type in Hastings. The proportion, size, rhythm, and detailing of windows and entries should be compatible with that of existing nearby buildings.

Porches and Decks

The front entry of new construction in residential areas should be articulated with a design element such as a porch, portico, or landing which provides a transitional zone between the semi-public and public exterior zones and the private interior zone. This feature should be appropriately detailed and compatible with the size and scale of the building.

Modern decks are generally not compatible with historic homes. Instead, consider the addition of a compatible porch that is integrated into the overall design of the building.

4. Parking

Locate parking areas at the side or rear of the new buildings. Parking areas should be screened with landscaping, low walls, or appropriately detailed fences. Large paved areas should be divided with landscaping at the interior of the site.