



Additions are part of the past lives of many historic houses, and often account for the variety of styles layered on a single building.

Compatible additions provide for current and future needs and the continued use of existing historic buildings. Additions must be carefully designed to relate to the principal building as well as adjacent buildings. In most cases, additions should appear contemporary, but compatible in character with the original, and sympathetic but not imitative in design.

All applicable zoning regulations should be consulted in planning new construction.

## Design Guidelines

### 1. General Character

New additions should be designed to create minimal loss of historic fabric. Character-defining features of the original historic building should not be destroyed, damaged, or obscured.

New additions should conform to the size, scale, massing, height, materials, and facade proportions of the historic building and surrounding structures. The original building should remain intact as an historic building. The design of the new building should be highly compatible with the original but also a product of its own time.

### 2. Siting

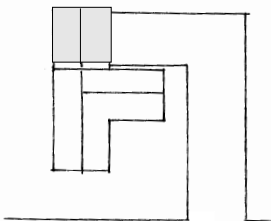
Additions should be located on an inconspicuous elevation of the historic building, usually the rear.

New additions should be compatible with the setback of the existing historic building and the adjacent streetscape.

Additions should not destroy the character of the site, including topography, mature vegetation, and significant views and vistas.

### 3. Materials and Details

Materials and details should be compatible with the original building and the surrounding area; wood and masonry are preferable to other manufactured materials.



*Additions should be placed at the rear of the building.*



*A successful addition: the size, scale, massing, materials, and other features of the original building were carefully considered.*



*New roofs and dormers should be carefully designed to be compatible with the existing building.*

**(continued)**

**4. Building Elements**

*Roofs*

The skyline or roof profile should relate to the predominant roof shapes of the historic building. Roofing materials used on additions 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.

*Windows and Entries*

Vertically-oriented, double-hung sash are the predominant historic window type in Hastings, although there are exceptions. For additions, the proportion, size, rhythm, and detailing of windows and entries should be visually compatible with that of the existing historic building, and the rhythm of solids to voids created by openings in the facade of the new structure should also be visually compatible.

*Porches*

Porches are a standard feature of many historic houses in Hastings. Whether enclosed or unenclosed they are an important part of the streetscape. The front entry of any new addition should be articulated with a design element such as a porch, portico, or landing. This element should be appropriately detailed and compatible with the size and scale of the building.



**YES**

*Plan well-scaled additions at the rear of the house, with historically compatible windows.*



**NO**

*Avoid additions that overwhelm the front facade. Also avoid incompatible window and door openings.*