

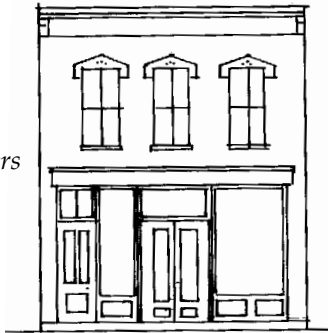
Painting can make a dramatic improvement in historic commercial buildings. The right combination of colors can highlight architectural elements and enhance the entire block. However, paint colors should be chosen with care. Colors that complement historic architecture and color schemes along the street are preferable to too-bright and obtrusive colors. At the other extreme, monochromatic schemes with no contrast should also be avoided, because such schemes tend to visually flatten architectural details.

Major Trim:

- Cornice and parapet
- Window caps
- Window frames
- Storefront cornice and columns
- Bulkheads

Base Color:

- Wall surfaces
- Storefront piers



Minor Trim:

- Window sash
- Doors
- Storefront frame
- Small details such as dentils and brackets on cornices and window hoods

In general, unpainted masonry, including, brick, stone, terra cotta and stucco, should not be painted. Before repainting previously painted buildings, mortar joints should be repointed if necessary. Loose paint should be scraped off, and the building should be cleaned with a low-pressure water wash. A masonry primer should be applied to the surface before the final coats of semi-gloss or flat latex.

Base and trim colors should be carefully selected. The major trim color defines decorative elements of the building, uniting the upper facade and storefront. The base color should relate

to the trim color. If there is natural stone or terra cotta trim on the facade, it can serve as a guide for trim color. In general, the color of the building's unpainted masonry should dictate the color choices.

Major trim elements include the building cornice; storefront cornice; window frames; sills and hoods; and storefront frame, columns and bulkheads.

Minor trim color should enhance the color scheme established by the base and major trim. Often a darker shade of the major trim can be used to highlight the window sashes, doors and selective cornice and bulkhead details.

Color palettes should be determined by historic architectural style and building materials. Some general guidelines appropriate to Hastings:

ca. 1860-1875

(including Italianate and Renaissance Revival styles)

Hastings' earliest remaining commercial buildings were typically painted soft shades of brown, gray, green and blue, sometimes trimmed with white.

ca. 1875-1900

(including Late Italianate and Queen Anne styles)

Many downtown buildings date from the last decades of the nineteenth century. Deeper and darker colors were popular, including dark browns, grays, reds, olives, yellows and greens, trimmed in darker and lighter shades of the same color and complementary colors.

ca. 1900-1920s

(including Classical Revival and Arts and Crafts styles)

Commercial buildings were not as ornate as the previous decades, and color schemes became simpler and lighter. Light grays, yellow and browns, trimmed with complementary colors and ivory and white were popular.