



Historic features such as these masonry anchors should be conserved, as well as the limestone wall.



Decorative pressed metal ceilings like this example at the Gardner House are found on the interior of many commercial buildings in Hastings.



Red and cream brick as well as buff-colored limestone were used for commercial building construction. Unpainted brick and stone surfaces should not be painted.

1. Conservation

Conserve and enhance the original appearance of historic commercial buildings. All decorative historic features such as columns, brackets, and parapets should be retained in repair or renovation projects. Conserve original stone, brick, tile, terra cotta, and other surfaces. Determine the original appearance of historic commercial buildings through archival research and building inspection, and use the information in planning improvements. Restoration or renovation should not borrow designs, materials, or colors from periods inappropriate to the historic design.

2. Interiors

Historic interior features such as pressed metal ceilings, millwork trim, tile floors, and decorative glass should be maintained and conserved.

3. Masonry

Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible. The advice of a skilled mason should be sought for major repair projects.

Cleaning and Waterproofing

Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances. Waterproof and water repellent coatings should not be used unless there is evidence of past water penetration.

Repointing

Original mortar joint size and profile should be retained and/or reduplicated in repointing. Mortar mixtures should duplicate the original in lime, sand, and cement proportion and should duplicate the original mortar in color and texture.

Painting and Paint Removal

The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.

Resurfacing

Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over historic masonry surfaces.



The parapet is the portion of the wall rising above the roofline, and can be shallow or very deep. On many nineteenth-century commercial buildings, parapets of stone, metal, and wood are major design elements and are decorated with a variety of brackets, scrolls, finials, dentils, and name plaques. The horizontal cornice line at the roofline may be flat or highly decorated.

Copings are simple caps of stone or metal, and are often used along party walls or along the parapet.

3. Roofs, Cornices, and Parapets

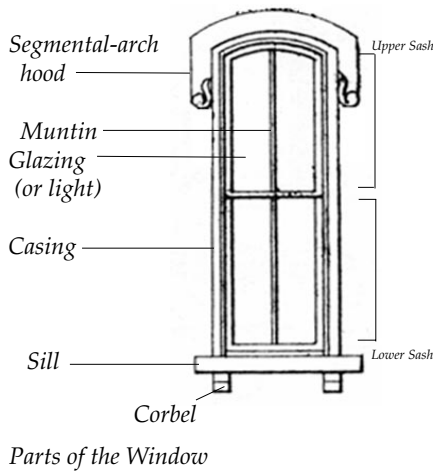
- a. The historic roofline including the cornice, parapet, and other elements should be maintained. No part of the cornice or parapet should be covered or removed.
- b. Where a cornice or parapet is missing, replacements should be based on historic photos or other evidence. New cornices of wood, masonry, or sheet metal should be compatible with those on similar historic commercial buildings.
- c. Historic masonry copings should be maintained. Where coping is missing on common (party) walls, metal coping with an appropriate painted finish is acceptable. It should not extend on the exterior building wall farther than the approximate width of a single brick or masonry unit.
- d. Modern roofing materials such as rolled rubber are suitable for flat roofs not visible from the street.
- e. Rooftop equipment, including air conditioning units that project above the roofline, should be set back from the primary building elevation. It should not be visible from the street level.



Historic rooflines include corbels of stone and brick, parapets of stone, brick, metal, or wood, and a variety of other decorative features.



Historic features are probably hiding behind the covered-over facade at left.



Parts of the Window



Elaborate window moldings are part of many nineteenth-century commercial facades.

4. Removal of Non-historic Features

Consider the removal of past inappropriate alterations. Siding, signs, canopies, filler panels of plank or shingles, stucco, concrete or glass block, and fiberglass are among inappropriate materials that may be removed.

5. Replacement of Missing Features

Replace missing materials and features shown in historic photographs or other evidence including similar buildings of the same period. The replacement materials or features should replicate the size, scale, design, material, and texture of the original.

6. Windows

Conserve the original appearance of historic windows. Windows should not be filled in with wood, brick, or any other material.

Size and Shape

Existing window openings should be retained. Window openings should not be enlarged or reduced to fit new units.

New window openings should not be introduced into principal elevations. New windows should be compatible with existing historic units.

Sash

The size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models. Crank out units are not appropriate replacements for double-hung sash.

Whenever possible, choose new units of wood, rather than metal. If metal is selected, it must have a baked enamel or other appropriate factory finish.

Trim

Retain all decorative trim around the windows, including lintels, pediments, and hood. If replacement is necessary the original profile should be replicated.

Windows (continued)

Shutters and Blinds

Shutters and blinds should not be installed on buildings not originally designed for them. Where appropriate, shutters should appear to be operable and should be mounted to the window casing. Shutters should be constructed of wood.

Security Measures

Historic trim or other architectural features should not be removed for the installation of security bars or grills.

7. Entries and Storefronts

a. Size and Shape

All historic entry and storefront components should be retained. Entry openings should not be enlarged or reduced to fit a new door. New entry openings should not be introduced into principal elevations. Any new entry openings and doors should be compatible with existing historic units. Interior dropped ceilings should be set back at least 5 feet from exterior doors and windows.

b. Trim

Original or historic features of the entry and storefronts, including hoods, cast iron or other columns, sidelights, fanlights, tilework or paving, bulkheads, transoms, moldings and hardware should be retained. If replacement is necessary, historic trim details should be replicated.

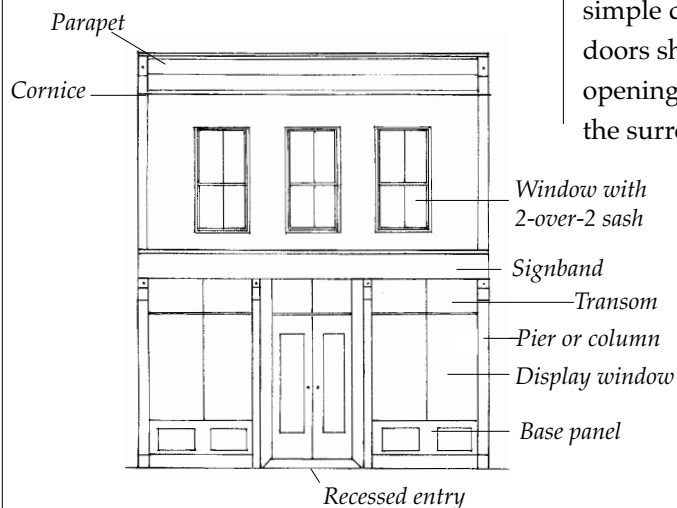
c. Entrances

Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement should be compatible with the material, design, and hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design. Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding facade.



The renovation of this storefront included replication of many missing original features, including double-leaf doors, transoms, and fluted woodencolumns framing the display windows.

Parts of the Commercial Facade and Storefront

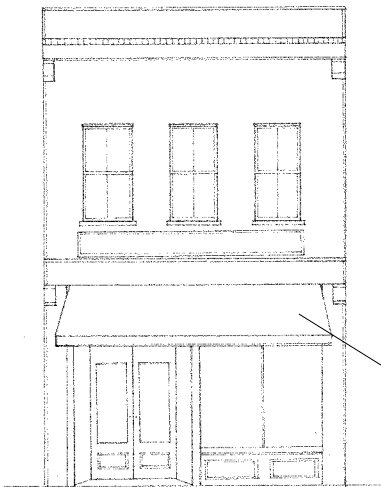




Signs like that at upper right occupy the signband area of the facade and do not detract from the historic character of the building.



Historic painted signs should be retained.



8. Signs, Awnings, and Lighting

- a. Signs and awnings should follow regulations subject to provisions of the city's zoning ordinance.
- b. Wherever possible, signs should be placed in traditional sign locations including the storefront signband area and upper facade. Existing signboards and sign frames should be reused if possible to limit drilling new holes into masonry or wood.
- c. Signs should be appropriately sized and complement the building exterior. They should be constructed of traditional materials such as wood and metal.
- d. Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.
- e. No part of the historic facade should be irreversibly damaged or altered in the installation of signs and awnings. Limit drilling new holes into masonry. Sign hardware should be attached to the building with holes drilled into mortar joints, if possible.
- f. Where appropriate, historic painted advertising signs on building walls should be conserved.
- g. Awnings should be sized to fit the windows and storefronts behind them. Simple canvas awnings are traditional in Hastings.
- h. Lighting should highlight building elements, signs, or other features rather than attract attention to itself. Lighting should have an even level of illumination and be indirect. New light fixtures should be of simple contemporary design.
- i. No part of the historic facade should be irreversibly damaged or altered in the installation of lighting. Electrical conduit and other hardware should be concealed and not installed across the building facade.

Awnings should be appropriately sized and constructed. Installation should not damage the wall or trim.