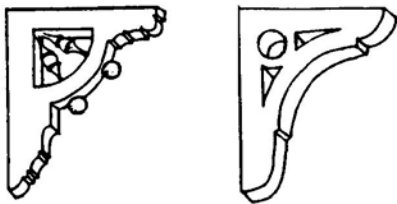




Decorative trim includes the brackets, dentils, capitals, paneling, and mouldings that decorate many houses. Trim may be of wood, concrete, stone, or metal.

Save any trim that must be removed and use it as guide in duplication. Where trim details cannot be matched exactly, they can be approximated in size and bulk.



*Wooden brackets are a feature of the roofline and porch on many nineteenth- and early twentieth-century houses in Hastings.*



*Turned posts and brackets frame the entry at 411 Tyler Street.*

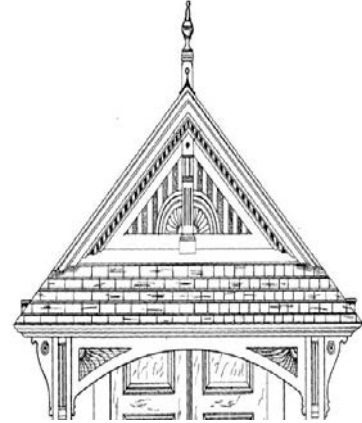
## Design Guidelines

### 1. Maintain and Conserve

Exterior architectural features including finials, cornices, brackets, columns, balustrades and railings, and window and door moldings should be retained.

### 2. Documentation

Original trim details and other architectural features should be photographed or otherwise recorded before they are removed for repair or replacement. Deteriorated trim, if removed, should be saved for use in making duplicates.



*The details of this complex gable should be kept intact, if possible. Wood trim can be treated with preservatives and paint. Any trim that must be removed should be saved as used as a pattern for replacement. It should not be discarded.*

### 3. Repair and Replacement

New material used to repair or replace deteriorated trim or other features should match the original as closely as possible. Deteriorated trim that is unsalvageable should be replaced with trim identical or similar to the original design.

### 4. New Trim

Details should not be added in an effort to make the building look older. However, in the case of some "pattern book" houses, the addition of certain trim details such as those typical at the gable and porch may be permitted if supported by historic photos or pattern book sources.