



*Hastings' downtown has a rich pattern of rooflines, window and parapet details, and surfaces.*

### 9. New Construction and Additions

- a. New construction in the Hastings Historic District should be compatible with surrounding historic buildings and the pedestrian-oriented streetscape.
- b. New construction should relate to the scale, size, height, massing and materials of existing historic buildings and the streetscape. Acceptable materials include stone, brick, rusticated concrete block, and decorative terra cotta and stucco.
- c. New construction should relate to the placement and orientation of adjacent historic buildings. In most cases, new buildings should be built to the lot line.
- d. New facades should maintain the traditional division of an articulated storefront or entry-level story, an upper facade with regularly-spaced windows, and a well-demarcated roofline. Roofs should be flat with appropriately detailed parapets and/or cornices.
- e. Windows, entries, and storefronts should be compatible with surrounding historic buildings in their alignment, type and proportion. Features such as divided lights, transoms, signbands, and bulkheads are typical of many storefronts and should be included in new design where appropriate.
- f. Rooftop equipment, including air conditioning units that project above the roofline, should be set back from the primary building elevation. should not be visible from the street level.



*New buildings should relate to the character of the existing streetscape—including the pattern of rooflines, windows, and entries.*