

DESIGN GUIDELINES FOR THE CENTRAL COMMERCIAL DISTRICT

Village of Hastings-on-Hudson, New York



ACKNOWLEDGEMENTS

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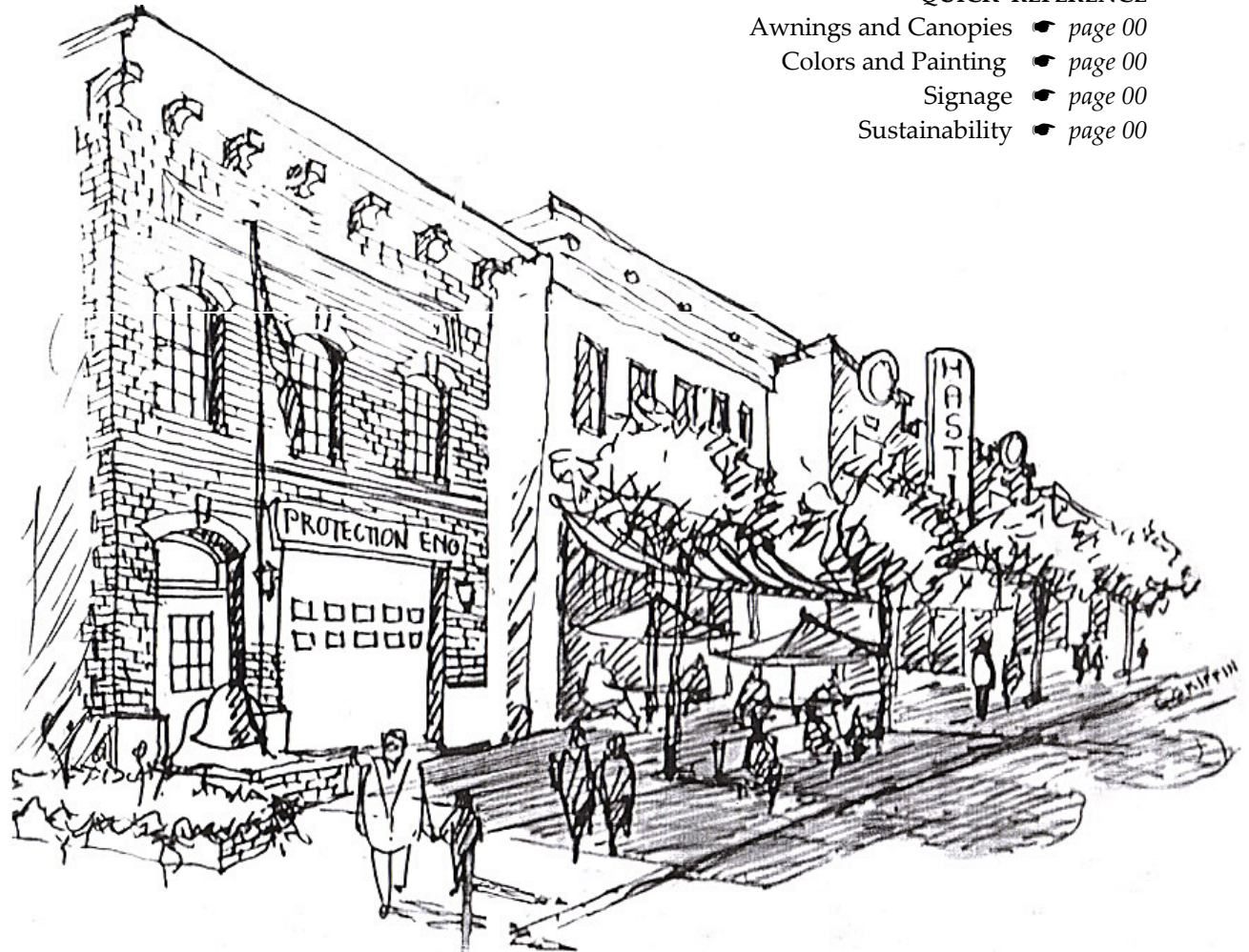
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QUICK REFERENCE

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- Colors and Painting ☛ page 00
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I. INTRODUCTION

Design Guidelines are widely used by villages and towns throughout the country to describe features and details that are important elements defining the character of the downtown. The regulations in this document describe methods for building on the historical and cultural resources found in the variety of forms and architectural styles that exist within the Village of Hastings-on-Hudson.

The Hastings Design Guidelines Committee, consisting of architects, designers, and other volunteers from the community, devoted many hours to examining ways to create regulations that would project a vision for positive growth in the downtown. After review of examples of guidelines from other communities, the committee developed user-friendly guidelines for Hastings to describe the community's aesthetic goals and priorities.

These guidelines allow a variety of architectural styles and materials that are harmonious with the appearance and scale of traditional and historical buildings in the downtown. Buildings with significant historic or cultural significance will be preserved or restored. Enhancement of the small town character that is unique to the Village of Hastings-on-Hudson is encouraged; ideas for how this can be accomplished are described in this document. The guidelines are intended to inform building permit applicants for renovation and construction work in the commercial district of criteria that will be used as a basis for review and approval by the Architectural Review Board. It is also intended that the guidelines inspire merchants, property owners, and local government to work together to create an attractive image of the Village. As demonstrated in other municipalities, promotion of high aesthetic standards and preservation of historical and cultural features important to the community stimulate growth and vibrant commercial activity in the Downtown.



First Bank Building at 25 Main Street

II. DESIGN GUIDELINES OBJECTIVES AND DESIGN REVIEW PROCESS

1. DESIGN GUIDELINES OBJECTIVES

The objectives of the Design Guidelines are as follows:

- A. To inform property and business owners, developers, and residents about the architectural significance of the buildings and streetscape of the Central Commercial District.
- B. To provide regulations that will support the preservation and enhancement of the character and historic resources of the Central Commercial District in the Village of Hastings-on-Hudson.
- C. To ensure that renovation and new construction are harmonious with the scale, range of architectural styles, and manifestations of history in the Central Commercial District.
- D. To make the downtown a more enjoyable place for pedestrians by providing spaces for social interaction, attractive details, and amenities.
- E. To encourage aesthetic improvements that will benefit both the community and local businesses.
- F. To encourage positive private–public partnerships, in which private businesses work with agencies in the public sector such as the Village of Hastings and the Chamber of Commerce, to establish and maintain a high aesthetic standard.
- G. To promote the use of exterior materials that are selected on the basis of sustainability as well as aesthetics—materials that are reclaimed, recycled, locally harvested, and environmentally friendly.

2. AUTHORITY

All renovation and new construction proposed in the Central Commercial District shall comply with the Zoning Code of the Village of Hastings-on-Hudson, Zoning Resolution 295-76 Central Commercial (CC) District, which requires compliance with these Design Guidelines and submission of projects for review by the



Spring Street

Architectural Review Board (ARB). The ARB has the authority to grant approval or disapproval of any Central Commercial District project that requires a building permit. During a project's review, the ARB will interpret and check for compliance with the Design Guidelines. Penalty for noncompliance shall be in accordance with Village Ordinance.

3. PROCESS

3.1 Submissions

All applicants for building permits in the Central Commercial District will submit photographs, plans, elevations, details, materials, color schemes, and an Architectural Review Board Submission Checklist for proposed construction to the Hastings Architectural Review Board for review and approval.

3.2. Criteria for Review

The Hastings Design Guidelines will be used as the basis for review and approval of the project by the Hastings Architectural Review Board for all properties located in the Central Commercial (CC) zoning district.

III. CONTEXT AND BACKGROUND

The Central Commercial District (“Downtown”) as designated by the Code of the Village of Hastings-on-Hudson, New York (Chapter 295), consists of the area along Warburton Avenue, Main Street, North Street, Maple Avenue, Spring Street, West Main Street and Cropsey Lane. The boundaries of the District and special building lines are shown on the Zoning Map (*see* Section VII, Appendix).

Located in the Hudson Valley, the Village of Hastings-on-Hudson is characterized by steep, dramatic terrain that winds down to the riverbanks. The character of the town is defined by its proximity to the waterfront, whose natural beauty, industries, and rail transportation have long attracted residents to the area. View corridors on Main Street and Warburton Avenue, with their scenic vistas of the river and Palisades, reinforce the relationship of the downtown to the waterfront.

Most buildings in downtown Hastings were constructed between the late 1800s and early 1900s to serve a population of 10,500 residents. During this time, the downtown flourished with as many as 23 restaurants and bars. The major thoroughfare, Warburton Avenue, running parallel to the Hudson River, provided vehicular access to the city of Yonkers to the south and to other small villages to the north. Spring Street and Washington Avenue provided east–west access between the downtown and the train station and waterfront, where there were picturesque views of the river and the Palisades.

In the center of the downtown, at the corner of Warburton Avenue and Spring Street, the former Farragut Inn (circa 1907) was known for large parties during Prohibition, with a bar and restaurant on the ground floor and ballroom for weddings on the third floor. Surrounding storefronts housed small shops, grocery stores, pharmacies, coffee shops, barbers, and bars to



555 Warburton Avenue (formerly the Farragut Inn)

serve village residents. Commercial activity catered to workers for Anaconda Wire and Cable Company and other industrial complexes along the Hastings waterfront. Businesses also served commuters traveling from the Hastings train station to homes uphill from the downtown.

Throughout this time period, tradition controlled how the façades were designed, resulting in similar heights, widths, setbacks, proportions, and composition. The commercial block was composed of similar façades, creating a rhythm of repeating components. Walls were formed by contiguous street façades that define the street as an outdoor room. At sidewalk level, storefront display windows, small signs, and street amenities created a pedestrian scale.

Strong architectural traditions determined the appearance of the majority of buildings in Hastings' downtown. Most buildings have three stories, with two stories of residential units over one story of commercial space. The arrangement of the façade was traditional: a large display window capped by a storefront cornice is at sidewalk level, rows of residential windows are set into a masonry wall above, and an ornamental cornice adorned the top edge of the building. Examples of decorative elements from this time period include the bracketed cast iron cornices on 555 Warburton Avenue (formerly the Farragut Inn) and the decorative brick parapet walls on the eastern side of Warburton Avenue. The white balustrade on top of the one-story building at Warburton Avenue and Main Street creates a balcony effect, framing the view of the Palisades as seen from the upper part of Main Street. Although many original upper cornices and residential fenestrations are intact, the storefronts themselves have been through several remodelings over the years.

On Main Street, the dominant pattern of traditional storefront and residential street wall is interrupted by 2½-story gabled houses with front porches and Queen Anne gabled roofs. There are two firehouses downtown, The Hook and Ladder Company, at 50 Main Street, and the Protection Engine Company No.1, on Warburton Avenue.

The original village movie house, now Movie House Mews, still stands on Warburton Avenue with the original marquee in place. The oldest church in Hastings, the First Reformed Church (circa 1850), is at Five Corners; it was designed by American Institute of Architects founder and famed 19th-century architect A.J. Davis, who also designed Federal Hall in New York City and Lyndhurst in Irvington. Also on Main Street are the Lutheran Church Building at 64 Main Street (1887; now a private home) and St. Stanislaus (1912), a former Baptist church constructed during the late 1800s. St. Matthew's Catholic Church (1914) ends the commercial district at 616 Warburton Avenue.

The variety of building types in downtown Hastings range from traditional mixed-use building types to gabled houses and churches. The size of the buildings give the commercial area a village scale, unlike the urban scale of larger municipalities such as nearby White Plains, whose buildings have greater mass and size. The consistency of traditional building patterns unifies the Downtown, visually defining its distinctive character. Changes in the Hastings Downtown that result from new construction and renovation must give consideration to creating continuity with this tradition if the character of the Village is to be preserved.



Movie House Mews on Warburton Avenue

IV. DESIGN PRINCIPLES AND STANDARDS

The following design principles and standards apply to all renovation and new construction in the Central Commercial District (or “Downtown”).

1. PRESERVE THE CHARACTER OF THE VILLAGE AND THE HISTORIC DOWNTOWN

1.1 Relationship to Context

New or renovated buildings shall form a relationship in style and scale with adjoining properties, and with the overall streetscape. Designs shall help to create a cohesive architectural rhythm in the district, yet avoid strict uniformity.



West Main Street

1.2 Contribution to Downtown

Building design shall encourage the preservation and sensitive treatment of historic elements Downtown. Excessive similarity and excessive dissimilarity of a new design in relationship to the surrounding buildings is discouraged.

1.3 Importance of All Elements

Attention shall be given to building elements, details, and scale that create well-proportioned and unified building forms consistent with existing Downtown architecture.

1.4 Consistency with Historical Materials

Materials, architectural details, textures and colors chosen for renovation, remodeling and new construction shall be unified and compatible with the range of historically appropriate materials that already exist Downtown.

1.5 Maintaining Pedestrian Orientation

Building design shall maintain a pedestrian-friendly Downtown in a manner that maintains its village-like character, as opposed to suburban sprawl and large scale buildings in urban centers.

1.6 Preservation of Historically Significant Buildings

Adaptive reuse of historically significant buildings shall be undertaken with a view to preserving structures that provide a significant link with traditional architectural styles in the Central Commercial District.

2. REFLECT & MAINTAIN TRADITIONAL BUILDING ELEMENTS

2.1 Renovation of Existing Buildings

Renovation of existing structures shall preserve significant architectural elements. The following items are examples of preservation measures that shall be encouraged.

- a. Retain traditional or historical features that are intact and in good condition.
- b. Restore deteriorated or damaged features to original condition.
- c. Replace a feature that is not historically appropriate with one whose materials, detail, and finish are consistent with the original feature of the building. Replace only the portion that is beyond repair.
- d. Reconstruct a feature that is missing entirely, using appropriate historical data, such as records or old photographs.
- e. When a new building element is introduced, follow a design compatible with that of the building's original features.

2.2 New Construction

New construction shall follow the existing historic pattern of building in the downtown, by incorporating elements such as storefront windows, awnings, and upper and lower cornices.

2.3 Repairs and Maintenance

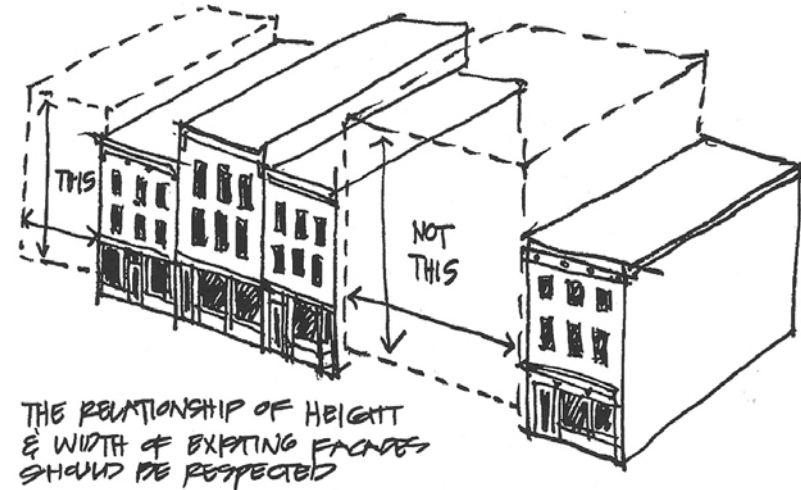
When making repairs or reconstructing or rebuilding damaged building elements and materials, original architectural details consistent with the original must be replicated.

3.1 Maintaining Scale

The design of new or renovated buildings shall be in scale with the existing buildings Downtown.



3. DESIGN BUILDINGS IN SCALE WITH THE DOWNTOWN



- a. The height and width of a new building will not be inconsistent with the range of heights and widths of surrounding buildings.
- b. Upper floors higher than neighboring buildings will be set back from the front façade to reduce sight lines of the upper story from street level. This will create the effect of reducing the scale and mass of the taller building, as seen by pedestrians.



Parapet Detail on Warburton Avenue

3.2 Details Articulating Façades

Street façades shall be articulated by a hierarchy of architectural elements typical of traditional downtown buildings, that:

- a. Create horizontal and vertical rhythms by using such features as cornice lines and tiered parapets similar to those that currently exist Downtown.
- b. Modulate the street wall by slightly stepping back or extending forward a portion of a façade, consistent with the variation of setbacks on the street.
- c. Repeat window patterns.
- d. Provide a bay window, balcony, recessed entries, or similar feature to add depth to flat façades.
- e. Vary the roofline by incorporating dormers, stepped roofs, gables, or other roof elements.
- f. Change materials with a change in the building plane.
- g. To define or enhance the entryways, add details such as canopies or ornamental trim.

h. Consider cast stone and brick details to add visual interest to the façade.

i. A balance will be created between conformance of a new building with alignment of the street wall and exceptions to this rule.



Parapet Detail on Warburton Avenue



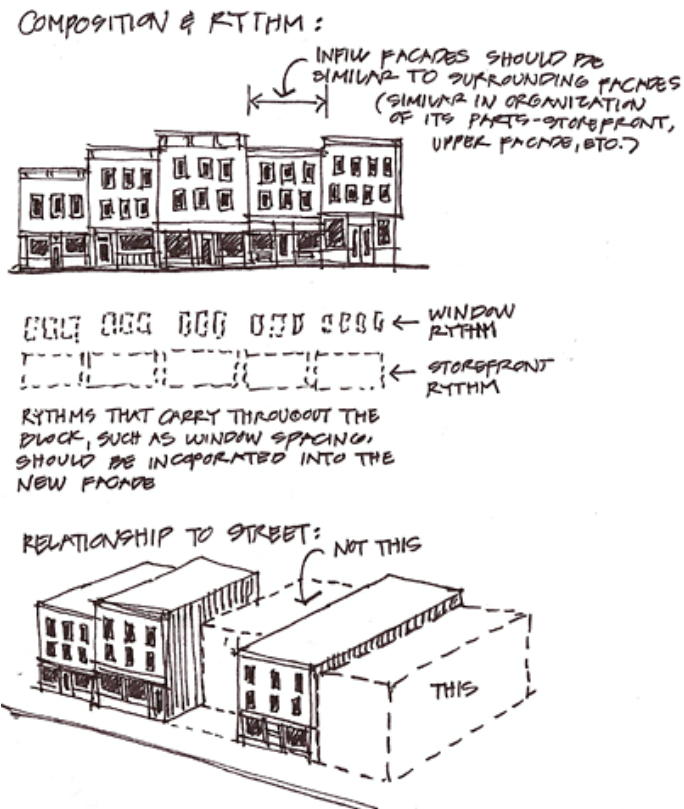
Parapet Detail on Warburton Avenue

3.3 Proportions, Composition, and Rhythm

For new buildings, massing shall be appropriate to the proportions of surrounding structures. Height, width, length, and setbacks will be within the range of these building properties that exist on the street.

3.4 Transitional Zones

Projects abutting residential properties shall be designed to provide a sensitive transition between the two zones. Commercial properties shall not cause a negative impact on the quality of living or property value of adjacent property.



Main Street

4. ENHANCE THE DOWNTOWN PEDESTRIAN EXPERIENCE

4.1 Human Scale

The design of renovations, remodelings, and new buildings shall incorporate architectural features, elements, and details on a human scale attractive to pedestrians at the sidewalk level—for example, porches, display windows, and pedestrian site amenities.

4.2 Pedestrian Appeal

Façades shall be designed to provide visual interest to the pedestrian—for instance, in the form of display windows and attractive entryways. Storefronts and entrances shall be pedestrian-oriented and shall include such features as large display windows, pedestrian-scale signage, amenities such as flower boxes and benches, and weather protection in the form of canopies, awnings, and arcades. Buildings and business owners should provide opportunities for displays to be viewed by pedestrians and to create a seamless transition between indoor and outdoor commercial space.

4.3 Maintaining High Aesthetic Standards

When a building or a building component is renovated or reconstructed, maintaining high aesthetic standards by creating a visually attractive design using high-quality materials is expected. If the existing design is unattractive or has low-quality materials, the aesthetic standards of the building must be revised.

5. COMMUNAL SPACES

5.1 Creation of Communal Space

Property and business owners shall maximize opportunities to create usable, attractive, and integrated communal spaces that will be enjoyed by shoppers visiting the downtown. Trees, plant beds, flower boxes, benches, and spaces for social interaction and pedestrian activities shall be provided whenever possible.

5.2 Enhancement of Streetscape

Both primary and secondary building façades such as delivery entrances and sidewalks facing alleys that are visible to the public shall be designed to enhance the pedestrian experience of the downtown.



World Trade Center Memorial Park, Fulton Park

5.3 Façades Abutting Parking Areas

A building’s façade that abuts a parking area or is otherwise in public view must comply with the guidelines as if the façade faced a public street. For façades adjacent to public spaces, *see* Part V, Section 5.4, Facades Abutting Public Spaces.

5.4 Importance of Corner Sites

Buildings on corner lots offer high visibility and shall be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.



Corner of Main Street & Warburton Avenue

6. PRESERVE VIEWS

6.1 Maintaining and Enhancing Views to Preserve

New construction, remodeling, and renovations shall enhance or frame views of the Hudson River and Palisades from the public way.



View of Palisades at Corner of Main Street & Warburton

V. BUILDING COMPONENTS

1. EXTERIOR MATERIALS

1.1 Selection of Materials

Use of authentic materials, such as brick, stone, and stucco, in keeping with the range of natural materials found in existing buildings, will be encouraged in new construction and renovation projects. New materials must respect or harmonize with nearby buildings that have historical significance. *See* Section VI.

1.2 Brick and Stone

- a. In order to create a unified theme in Downtown, brick types and stone details common to the best local Historical Buildings, are encouraged.
- b. Any brick or stone for repair, replacement or reconstruction shall match existing material as closely as possible with respect to size, color, texture, and color range. Samples shall be provided to the Architectural Review Board for approval.
- c. Façades originally composed of brick or stone should be re-pointed and cleaned to a condition indicative of their original finish.



Parapet Detail on Main Street

1.3 Stucco

Stucco is permitted if the pattern and texture are in harmony with materials on nearby and historical buildings. Brick face, faux stone patterns, and trim details made with stucco are prohibited.

1.4 Siding

- a. Synthetic veneer finishes, such as vinyl siding and faux brick, are prohibited.
- b. The use of sustainable materials and energy conservation methods in building design is required.
- c. Use of wood clapboard, wood shingles, and wood board and batten siding is in keeping with historical buildings in the downtown (*see* Section VI) and will be encouraged.
- d. Recycled content material and cementitious siding may be allowed if the material is in harmony with siding materials found on historical buildings. *See* Section VI.

2.WINDOWS

Windows should be recognized for the interest and character they may add to a façade and to the pedestrian experience Downtown.

2.1 No Windowless Walls Permitted

Walls without windows are prohibited by New York State codes.



Windows at Hook & Ladder Company

2.2 Repeating Window Patterns Encouraged

Patterns of windows such as those established by storefront, window, and door spacing that repeat from one building to the next—and create a visual rhythm along the street and a sense of continuity among structures—are encouraged.

2.3 Maintaining Existing Fenestration Patterns

The rhythm of storefront windows shall be maintained. Openings, windows, and decorative trim shall be kept consistent with the original design of the building. Window pattern and rhythm should not be broken by blocking up window openings, through the use of undersized or oversized windows inconsistent with original design of the building, or by the addition of inappropriate shutters.

2.4 Retain Existing Window Elements

Whenever possible, existing historic windows elements, including transoms, leaded and stained glass, etc., shall be restored. Repair, caulk, and repaint whenever possible.

2.5 Window Replacement to Match Historically Appropriate Windows

Replacement windows shall match the original historically appropriate window units in profile, size, proportion, material, type of muntins detail and style. The use of energy-conserving windows will be encouraged.



Windows on Warburton Avenue

3. DOORWAYS AND ENTRANCES

3.1 Doors and Entries

Doors and entries shall be distinctive and eye-catching, adding to the pedestrian’s experience of the downtown.

3.2 Handicap-Accessible Entrances in Character with Façade

Handicap - accessible entrances shall be constructed so as to maintain the historically and architecturally appropriate character of building façades.



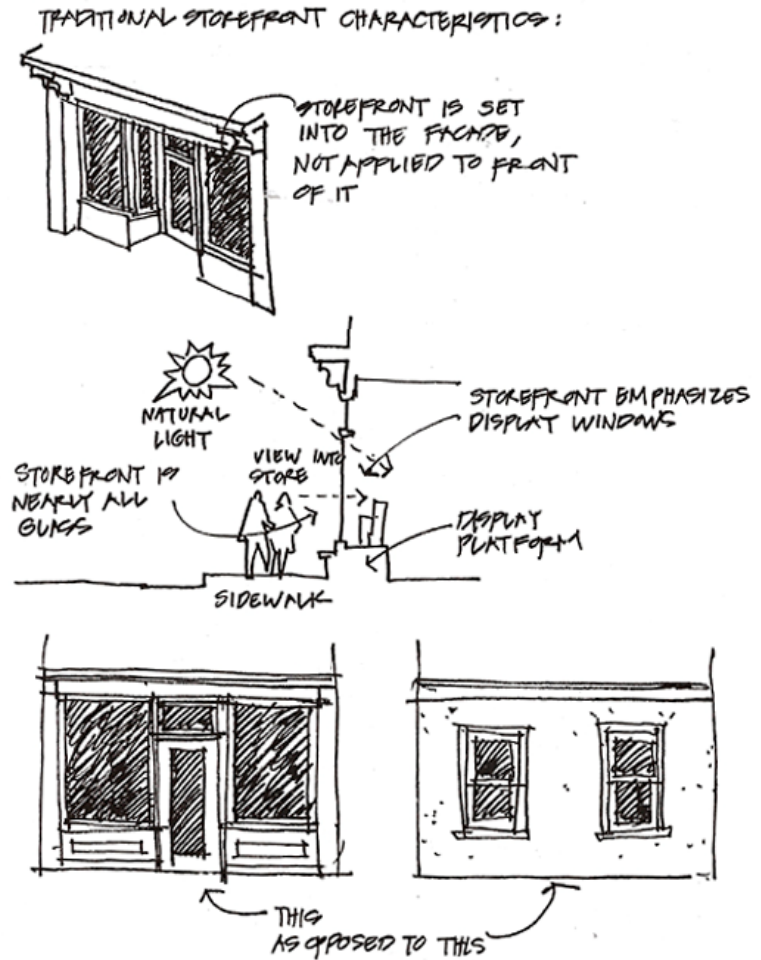
Doorways on Main Street



4. STOREFRONT DESIGN AND DISPLAY AREA

4.1 Storefronts

In typical downtown buildings, the storefront level is well defined, with expansive glass for displays, and is capped by a sign board and storefront cornice. The display windows are often set on raised floors, and upper glass transoms are provided for light and ventilation.



New designs must exhibit similar features, although these elements can be treated in new and innovative ways. Guidelines to be considered in the design of storefronts are as follows:

- a. The proportions of a storefront shall be consistent with the proportions of the entire building façade. Respect the original storefront opening, profile, and proportion of glass.
- b. Any significant features or materials that still exist shall be preserved, and any that are hidden behind inappropriate coverings shall be restored.
- c. The proportion and material of the entrance door must be compatible with the storefront's style and material.
- d. A storefront that is a good example of the style of its era shall be preserved as part of the history of the building and the street. A mix of storefront styles from different eras adds to Downtown's diversity and vitality.
- e. In renovation of a storefront whose style is inconsistent with that of the rest of the building, the storefront shall be modified to reflect style and character of the rest of the building.
- f. New storefronts shall not have excessive similarity or excessive dissimilarity in materials, style, finish, and color to surrounding storefronts. Such excessive similarity or excessive dissimilarity creates a tediousness, or, conversely, a gaudiness of appearance to the street façade. For example, excessive use of dark brown anodized aluminum is not permitted.

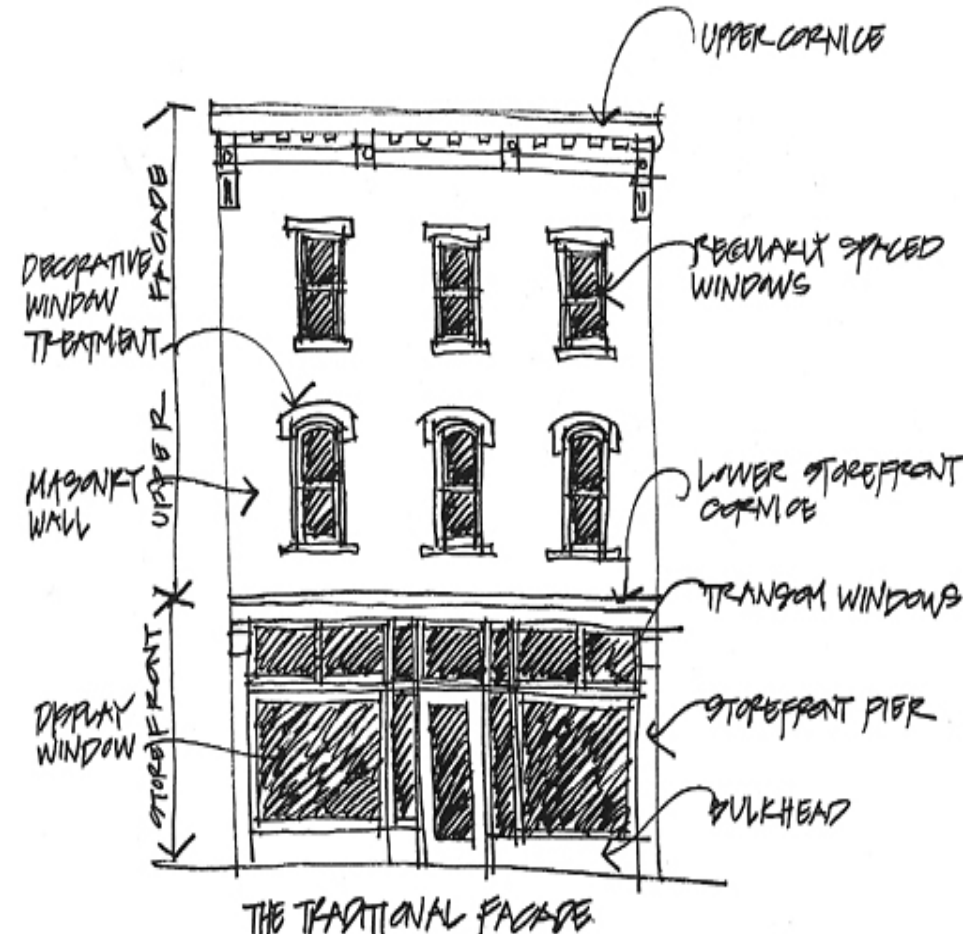
4.2 Display Windows

Storefront glass façades intended for display should maximize the expanse of glass designed for the pedestrian's view of displayed items and should be maintained free and clear of obstructions. The display window shall be treated as an important aesthetic element to attract customers and curious pedestrians. This treatment of the display window shall apply to offices as well as retail businesses.

4.3 Window Display Lighting

Display window lighting shall be designed to focus on the items displayed; the lighting source shall be concealed from the pedestrian's view.

5. FAÇADES



5.1 Visually Balanced Composition

Building façades shall incorporate architectural elements and finish details to create a unified building, so that all components appear integral to the whole.

5.2 Traditional Downtown Façade

Historically, the façade above storefront level reflects the residential use with simple cut-out openings and is capped by an upper cornice. The lower and upper cornices create horizontal datums that are part of a cohesive and rhythmic profile in Downtown. New designs shall maintain façade treatments similar to those of the existing pattern, with a clear division, created by a lower cornice between the storefront façade and the upper, residential façade.



Cornice Detail at 555 Warburton Avenue

5.3 Removal or Concealment

Substantial removal or recovering of an architecturally distinctive façade is not permitted.

5.4 Façades Abutting Public Spaces

Buildings that abut parking or open areas have secondary façades that play an important role in shaping public spaces. This secondary façade often serves the dual function of both public entrance and a service or mechanical area.

Designs for new, remodeled, or renovated buildings shall give the same level of attention to the appearance of these secondary façades as to the primary façade. Elements such as fenestration, doors, stairs, awnings, signage, lighting, and the appearance of loading docks and delivery areas shall be of aesthetically pleasing materials and treated as if they faced a public street.

5.5 Corner Façades

Corner façades that have a prominent Downtown location shall be given special treatment to highlight an entry, corner feature, or focal point at the corner of two public streets.

6. WALLS

Walls visible to the public shall be designed to enhance aesthetic enjoyment by the pedestrian, such as by using natural stone and/ or brick wall and coping materials and by incorporating varied textures and details into the design of the wall along the top and bottom edges of walls, to add interest and soften mass and height of walls.



Retaining Walls at Boulanger Plaza



7. ROOFS



Hook & Ladder Company at 50 Main Street

7.1 Materials

Authentic materials such as slate, wood, shingles, and terra cotta tile are preferred over simulated roof materials when replacing roofing. *See also Section VI.*

7.2 Colors

The color of roofing materials shall replicate natural roofing materials.

7.3 Views of Rooftops

Attention shall be given to views of rooftops visible by the public, by creating visually attractive roofs and by screening all rooftop equipment approved by the Planning Board, including solar panels, from public view.

7.4 Sustainable Roof Design

Green roofs that recover heat island effect and create water efficiency as well as solar panels and other elements to promote sustainability and energy efficiency are encouraged for all new roof designs.

7.5 Integration of Gutters and Leaders

Gutters and leaders shall be integrated in the design of a new or renovated building, using colors and materials to harmonize with façade materials or by concealment from public view.

8. COLORS AND PAINTING

8.1 Colors of Exterior Materials

Colors of exterior materials, signs, window frames, cornices, storefronts, and other building features shall be coordinated and harmonize with one another.

8.2 Colors Harmonious to Context

Colors chosen for an entire façade or building shall relate to and be considerate of the color of the adjacent buildings as well as the character of the streetscape.

8.3 Overall Color Scheme

A building's overall color scheme will encompass colors of signs, awnings, canopies, façades, and trim.

8.4 Bright Colors

Colors that appear bright, other than white, shall not be used, either for building features or for entire façades. Note that a color's appearance of brightness will vary depending upon the amount used.

8.5 Secondary Colors

Where color contrast is desired, the use of secondary colors shall be limited to doorways, window trim, and awnings.

8.6 Use of Historic Colors

For late 19th and early 20th century buildings, manufacturers' "historic colors" paints are recommended.

9. AWNINGS AND CANOPIES

9.1 Relationship to Building and Context

Storefronts shall have awnings to provide pedestrians with shelter from sun and rain, unless the building is physically unsuited for awnings. The form of the awning shall complement the building's style and character and shall reflect the shape of the window or door that it covers.

9.2 Permitted Types

- Awnings shall not have back lighting.
- Awnings must be made of fabric and must not contain residential elements such as mansard roofs or fiberglass shingles.
- Bubble-type plastic awnings are prohibited.

d. The style, size, proportion, and colors of an awning shall harmonize with the rest of the building façade.

e. Awnings shall not conceal historical detail or style of the building.

f. Awnings shall include only business name, phone number, and street address.

9.3 Awning Size and Location

a. Awnings shall be in proportion to the building façade and shall match the width of the storefront, window, or door opening.

b. Awnings shall not extend above the lower cornice level.

c. Awnings shall maintain the building's overall symmetry.

d. Awnings for multiple storefronts shall substantially align with awnings of neighboring buildings.

e. Awnings must be suspended from the building, and not supported by metal tube columns.



Awning on Warburton Avenue

10. SIGNAGE

10.1 Relationship to Building and Context

- a. The design of signage must be integrated into that of the façade and shall incorporate materials and finishes harmonious with the building's overall style and design.
- b. A sign's shape, size, materials and colors must be considered part of the overall design of the building. The sign must not be treated as a separate object unrelated to the building. To integrate signage into the building design, a new or renovated sign shall parallel the building's cornices; the sign's overall dimensions shall be similar to those of an existing wall paneling or entry door; and the sign's letters and/or images shall be proportional to the transom or display windows.
- c. Signage shall be designed to attract pedestrian traffic, not vehicular traffic.
- d. Signs shall be a subordinate of the building's façade. A sign's size and scale shall be in proportion to the size and scale of the street level façade.
- e. Storefront signs shall not extend above the lower cornice line, and shall not extend past the width of the storefront.
- f. Signs for multiple storefronts shall align with those of neighboring other.
- g. Corporate logos shall be integrated into the design of the building, and not treated as an independent entity. Standard corporate logos shall be modified to harmonize with the style and character of the existing building.

10.2 Permitted Types

- a. Stencil work, neon, lighted opaque signage, placards, and banners are permitted
- b. Light boxes with fluorescent tubing and illuminated moving images and blinking light signs are not permitted.

10.3 Historical Signs

Existing signs of historic or architectural merit, such as Movie House Mews and the First National Bank signs, shall be preserved.

10.4 Perpendicular Signs

Signs perpendicular to the building facade add to the pedestrian experience and streetscape and are encouraged.

10.5 Additional Signage Regulations

For additional signage regulations, *see* the Hastings-on-Hudson, New York, zoning ordinance, specifically sections 234, 295-50, and 295-76c. (online at <http://www.ecode360.com/?custId=HA0290>) *See also* Part V, Section 4.4 Temporary Signs in Storefront Windows, *in this document*.



11. EXTERIOR LIGHTING

11.1 Design

The design of exterior lighting shall be appropriate in type, proportion, size, style, and relationship to the style of the building and the context.

11.2 Harmonious with Context

Light fixtures on traditional and historic buildings shall be harmonious with the traditional historic character of the building façades in the Downtown.

11.3 Storefront Lighting

Lighting with concealed sources shall be provided to facilitate nighttime viewing of the interior of storefront displays by pedestrians.

11.4 Permitted Types

Only light fixtures that have the light and power source concealed from the pedestrian's view shall be permitted. Backlit fluorescent boxes are prohibited.

11.3 Materials

Lampposts shall be cast iron to match those existing in downtown.

12. LANDSCAPING AND STREETSCAPING

12.1 Landscaping

Open spaces that are not parking lots must feature as much green space as possible, in the form of trees, shrubbery, ground cover, plant beds, and planters. The following criteria must be considered:

- a. Selection of plants to allow proper maintenance by building owner or tenant.
- b. Use of evergreens to screen parking areas, waste containers, and mechanical equipment.
- c. Use of shade trees in parking areas and along pedestrian walks.
- d. Use of good-quality materials for plant containers including stone, cast iron and hardwood.

12.2 Streetscaping

- a. Granite rather than concrete is to be used for curbing.
- b. Brick and stone are the preferred materials for sidewalks.
- c. Bollards shall be clad in brick, stone, or decorative metal.

1 13. SERVICE AREAS, LOADING DOCKS & MECHANICAL & SYSTEMS

13.1 Location

Service areas for trash dumpsters, as well as mechanical equipment, loading docks and other utility area must be located away from the street.

13.2 Concealment

Service areas and mechanical equipment spaces shall be concealed from view by the public, or if concealment is not completely possible, these spaces should be minimized in size and designed to be as attractive as possible.

13.3 Waste Receptacles

All waste receptacles must be enclosed with attractive fencing or plant material and concealed from public viewing.

13.4 Concealment of Rooftop Equipment

If permitted by the Planning Board, pursuant to the Hastings-on-Hudson zoning code, Section 295-21, rooftop equipment shall be screened in such a way as to minimize bulk and visibility and to prevent visibility from the street, sidewalk, or locations uphill from the building.

14. PARKING LOTS AND DRIVEWAYS

Parking lots must be designed to enhance the pedestrian experience by attention to textures and details of pavement, walks, and curbing. Materials other than concrete and asphalt, such as brick, stone, and granite, shall be encouraged.

15. OPEN SPACES

15.1 Materials and Features

Open spaces that are used by or are visible to the public shall incorporate aesthetically pleasing materials chosen with the pedestrian's experience in mind and shall have amenities to create opportunities for social gatherings. Features such as benches lampposts, trash receptacles, holiday lighting, monuments, kiosks, planters, flower beds, and murals shall be considered.

15.2 Buildings Abutting Open Spaces

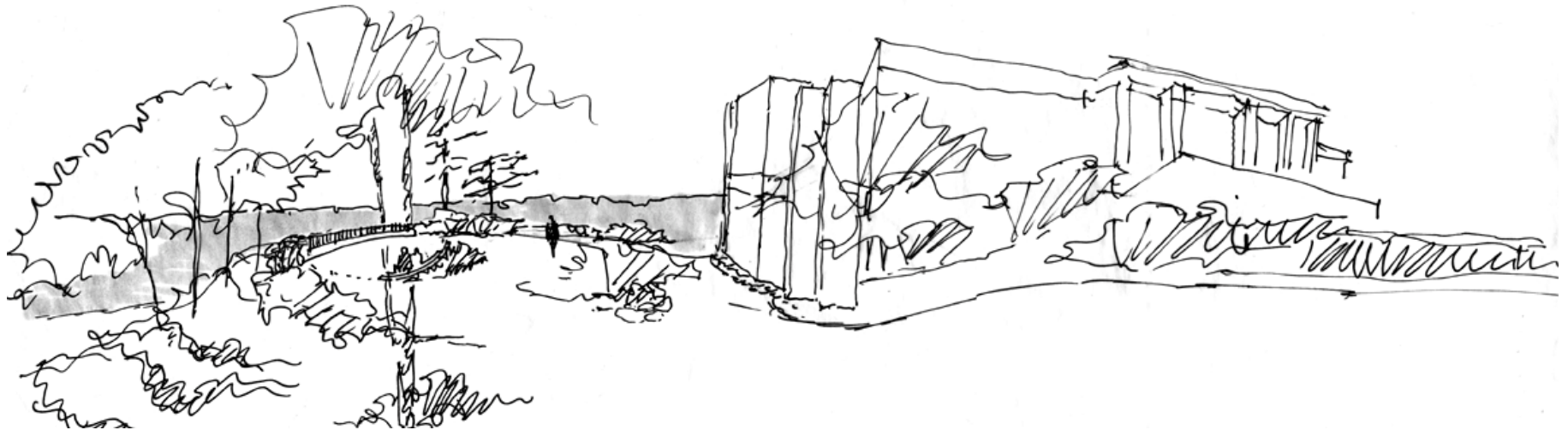
Designs for new or renovated buildings that abut open spaces shall consider the pedestrian’s view of the façade from the open space and shall incorporate such common aesthetically pleasing features as display windows, cornices, trim details, and flower boxes.

15.3 Service Elements Facing Open Spaces in Public Use

Building elements that face an open space visible to the public, including loading docks and delivery areas, service doors, trash receptacles, recycling containers, and mechanical equipment shall incorporate aesthetically pleasing material and shall be treated as if facing a public street. Unsightly areas, including waste containers and mechanical equipment shall be concealed from view by attractive fencing or evergreen plant material.

15.4 Creating New Spaces for Social Interaction

Spaces for social interaction accessible by the public are encouraged in all new construction projects.



World Trade Center Memorial at Fulton Park, Hastings Library

Architectural Review Board
SUBMISSION CHECKLIST

Please provide a completed application packet containing: 1) six copies of this form (signed, dated, and with all requested information provided); and 2) six copies of *each* item listed in Section 2, below. Also provide brochures, models, photographs, renderings, other visual aids, and any other additional clarifying information to support your presentation. No changes to the project form, design, color, or materials after Architectural Review Board approval. *Applicant must attend ARB meeting.*

SECTION 1

<i>Applicant Name</i>		<i>Property Owner's Name</i>	<i>Submission Date</i>
<i>Tel.</i>	<i>Fax</i>	<i>Property Owner's Address</i>	<i>Has the project appeared before the ARB previous to submission date?</i> Yes <input type="radio"/> No <input type="radio"/>
<i>Property Address</i>		<i>Applicant's Email Address</i>	
<i>Description of Project</i>			<i>Is this application a resubmission?</i> Yes <input type="radio"/> No <input type="radio"/>

SECTION 2 *Please check below (in box) to indicate items included in your application packet.*

DRAWINGS	
	Elevations and/or photographs with dimensions to show relationships of proposed elements to each other and to building façade and adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures as applicable. Provide details of all structures such as awnings and canopies.
PHOTOS	
	Photographs of the property/building.
	Photographs of architectural details, existing lighting, etc.
	Photographs (full views) of all adjacent properties.
SAMPLES <i>Please provide samples of all materials related to the project.</i>	
	Awning fabric
	Lighting cut sheets
	Paint chips
	Siding samples
	Window and door cut sheets
	Brick and stucco samples
	Other:
	Roofing materials
	Other: <i>(specify):</i>
SUPPLEMENTARY MATERIALS <i>The following items may be required by the Building Inspector or the Architectural Review Board.</i>	
	Plans, including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.
	Wall sections and architectural details
	Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable

Applicant's Signature _____