

DESIGN GUIDELINES FOR THE CENTRAL COMMERCIAL DISTRICT

Village of Hastings-on-Hudson, New York



ACKNOWLEDGEMENTS

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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. These regulations describe methods for building on the historical and cultural resources found in the variety of forms and architectural styles that exist in the Village. The Hastings Design Guidelines Committee, consisting of architects, designers, and other volunteers from the community, devoted many hours to examine ways to create a document that would result in projecting a vision for positive growth in the downtown. After review of examples of guidelines from other communities, the committee agreed to develop guidelines for Hastings that would be user-friendly, and would describe the aesthetic goals and priorities of the community. The Guidelines were written to mandate that certain distinctive historical buildings and features would to be restored or preserved. Enhancement of the small town character that is unique to the Village of Hastings-on-Hudson would be encouraged. It was also intended that the Guidelines inspire merchants, property owners, and local government to work together to create an attractive image. As demonstrated in other municipalities, promotion of high aesthetic standards and preservation of historical / cultural features important to the community, as indicated in design guidelines, are beneficial to stimulating growth and vibrant commercial activity in the downtown.

1. HASTINGS DOWNTOWN

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 in 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. Commercial activity catered to workers for Anaconda and other industrial complexes along the Hastings waterfront. Businesses also served commuters traveling from Hastings train station to homes uphill from the downtown. The major thoroughfare, Warburton Avenue, running parallel to the Hudson River, provided vehicular access to the City of Yonkers to the south, and other small villages to the north. Spring Street and Washington Avenue provided east-west access from the downtown to the train station and waterfront, and scenic views of the river and palisades.

In the center of the downtown, the “Farragut Inn,” built circa 1907, at the corner of Warburton Avenue and Spring Street, was known for large parties during prohibition, with a bar/restaurant on the ground floor, and ballroom for weddings at the third floor. Surrounding storefronts housed many small shops, grocery stores, pharmacies, coffee shops, barbers, and bars to serve residents of the Village.

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 parts. Walls were formed by contiguous street façades that define the street as an outdoor room. At the sidewalk level, storefront display windows small signs and street amenities created a pedestrian scale.



Strong architectural tradition 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 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 can be seen at the bracketed cast iron cornices on Hastings House, 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 2 ½ 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 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 located at Five Corners, which was designed by American Institute of Architects founder A.J. Davis, the famed 19th century architect 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, (which in 1912 moved into a former Baptist Church constructed in the late 1800s). St. Matthew's Catholic Church (1914) ends the commercial district at 616 Warburton Avenue.

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

4. DESIGN GUIDELINE OBJECTIVES

The Objectives of the Design Guidelines are as follows:

1. To provide regulations for preserving and enhancing the character and historic resources of the Central Commercial District in the Village of Hastings-on-Hudson.
2. To ensure that renovation and new construction are consistent with the scale, range of architectural styles, and history that exists in the Central Commercial District.
3. To inform property and business owners, developers, and residents about the architectural significance of the buildings and streetscape of the Central Commercial District.
4. To encourage aesthetic improvements that will benefit both the community and its businesses.
5. To encourage positive private-public partnerships, in which private businesses work together with the public (the Village of Hastings and Chamber of Commerce, for example) to establish and maintain a high aesthetic standard. By doing so, the Downtown will attract pedestrian traffic necessary for a vibrant commercial district.

II. DESIGN PRINCIPLES & 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.

1.2 Contribution to Downtown

Building design shall encourage the preservation and sensitive treatment of historic elements Downtown.

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.

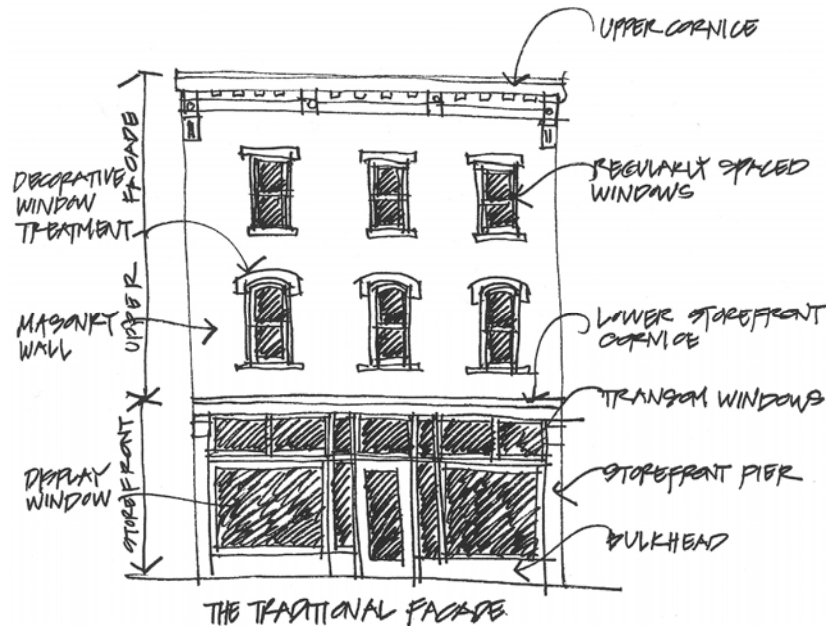
1.5 Maintaining Pedestrian Orientation

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. INCORPORATE AND MAINTAIN TRADITIONAL BUILDING ELEMENTS



2.1 New Construction following Historical Precedents

New construction shall follow the existing historic pattern of architectural elements in Downtown. For example, elements such as storefront windows, awnings, and upper and lower cornices shall be considered in new proposals.

2.2 Preservation during Renovation

Renovation of existing structures shall preserve significant architectural elements, as follows:

a. Retain traditional or historical features that are intact and in good condition.

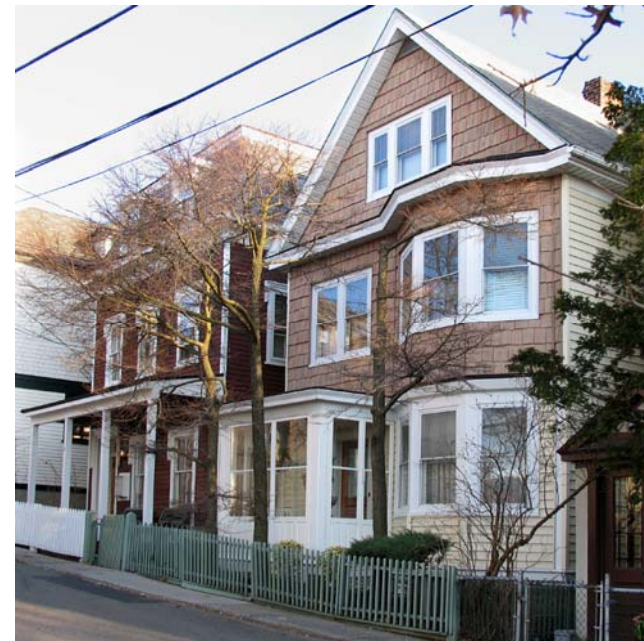
b. Restore deteriorated or damaged features to their original condition.

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.

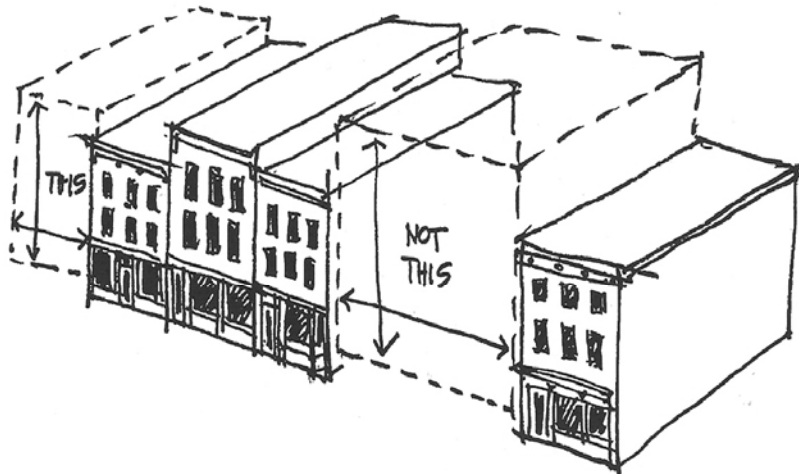
e. When a new building element is introduced, follow a design that is compatible to that of the building's original features.

3. DESIGN BUILDINGS IN SCALE WITH THE DOWNTOWN



3.1 Maintaining Scale

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



THE RELATIONSHIP OF HEIGHT & WIDTH OF EXISTING FACADES SHOULD BE RESPECTED

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 stepping back or extending forward a portion of a façade.
- 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 entryways, add details such as canopies or ornamental trim.

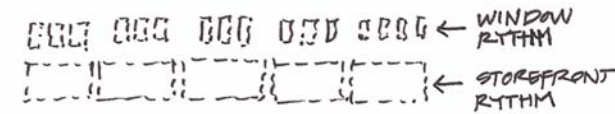
h. Consider cast stone and brick details to add visual interest to the façade.



3.3 Proportionate Massing

For new buildings, massing shall be appropriate to the proportions of surrounding structures.

COMPOSITION & RHYTHM :



RHYTHMS THAT CARRY THROUGHOUT THE BLOCK, SUCH AS WINDOW SPACING, SHOULD BE INCORPORATED INTO THE NEW FACADES

RELATIONSHIP TO 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.

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. 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, and weather protection in the form of canopies, awnings or arcades.

4.3 Improving Aesthetics in New Construction

When 50 percent or more of a building or a building component is renovated or reconstructed, raising of the standard of design and construction is expected

5. USE SITE PLANNING CONCEPTS THAT ENHANCE PUBLIC SPACES

5.1 Enhancement of Streetscape

Both primary and secondary building façades shall be designed to enhance the public streetscape.

5.2 Creation of Public Space

Property and Business Owners shall maximize opportunities to create a useable, attractive, and integrated public spaces to be enjoyed by pedestrians visiting the Downtown. Trees, plant beds, flower boxes and benches shall be used whenever possible.



5.3 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.



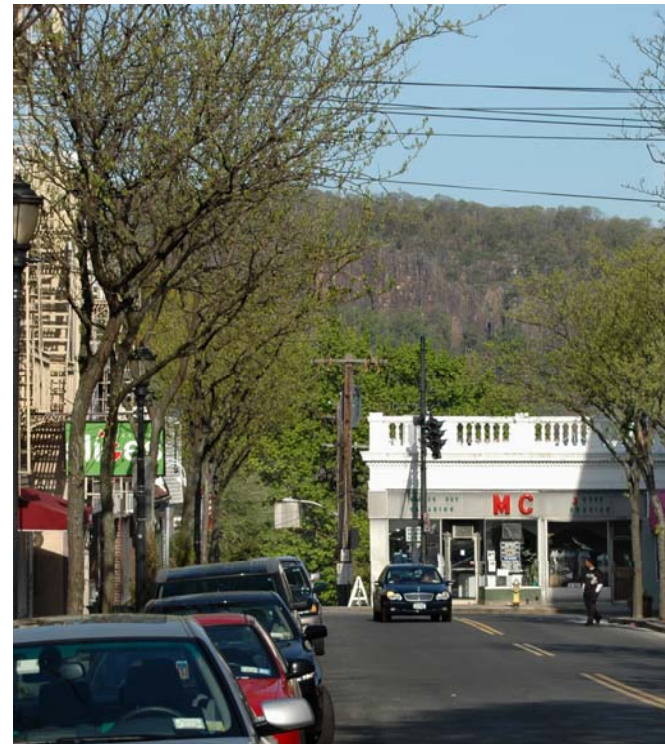
5.4 Façades Abutting Parking Areas

A buildings 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 16.3

6. PRESERVE VIEWS

6.1 Maintaining and Enhancing Views to Preserve

New construction, remodeling and renovations shall not obstruct views of the Hudson River and Palisades from the public way but instead shall enhance or frame such views.



III. BUILDING COMPONENTS

1. EXTERIOR MATERIALS



1.1 Brick and Stone

- a. In order to create a unified theme in the Downtown, brick types and stone details common to the best local Historical Buildings, shall be chosen.
- 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 for approval by the Architectural Review Board (ARB).
- c. Façades originally composed of brick or stone should be re-pointed and cleaned to a condition indicative of their original finish.

1.2 Siding

- a. Use of synthetic veneer finishes, such as vinyl siding and faux brick is discouraged, and will be permitted only in limited areas of the building.
- b. The use of sustainable materials and energy conservation methods in building design is encouraged.
- c. All materials shall be durable and chosen to lend a historically appropriate appearance.



2. WINDOWS



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

2.1 No Windowless Walls Permitted

Walls without windows are not permitted, unless located on a zero lot line.

2.2 Repeating Fenestration Patterns Encouraged

Patterns of fenestration that repeat from one building to the next, which create a visual rhythm along the street and a sense of continuity among structures, are encouraged.

2.3 Interruption of Fenestration Patterns Prohibited

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 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.

2.5 Retain Existing Window Elements

Existing windows should be retained whenever possible especially special features such as transoms, leaded and stained glass, etc. Repair, caulk, and repaint as needed.

2.6 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.

2.7 Consistent Fenestration Among Buildings

Rhythms carried throughout the block, such as those established by storefront, window, and door spacing, shall be kept similar to other rhythms of other façades on the block.

3. DOORWAYS AND ENTRANCES



3.1 Accessible Entrances in Character with Façade

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

4. STOREFRONT DESIGN AND DISPLAY AREA

4.1 Storefronts

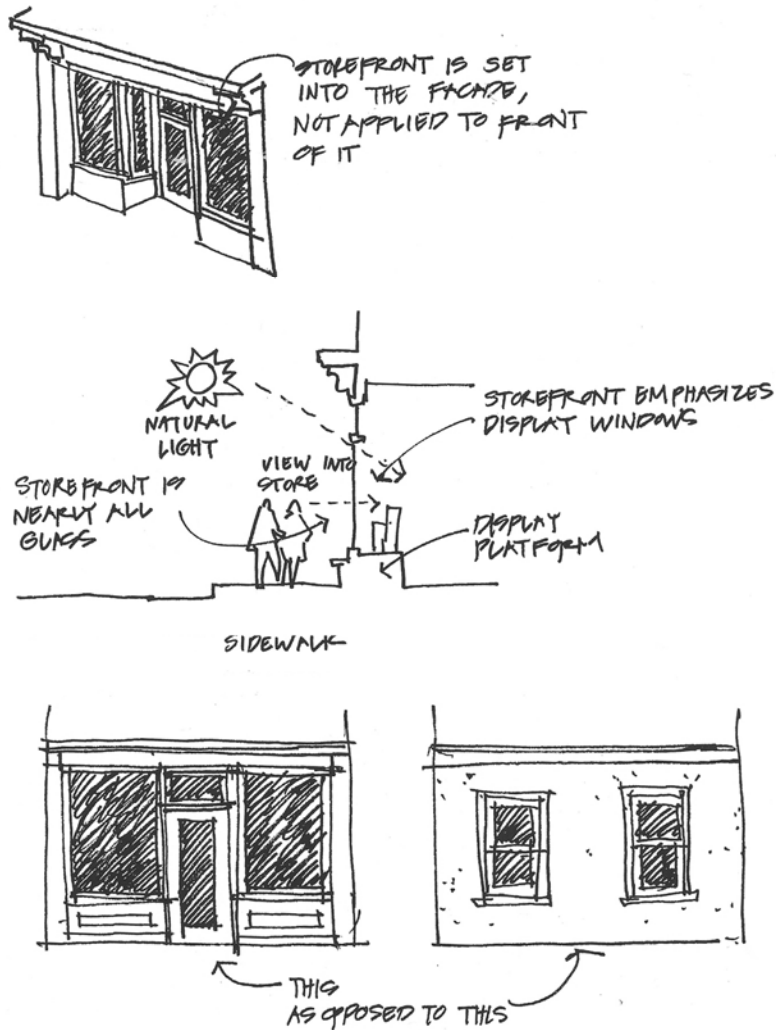
In typical Downtown buildings, the storefront level is well defined, with expansive glass for displays, and is capped by a sign board and

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 proportion 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 good storefront styles from different eras adds to Downtown’s diversity and vitality.
- e. A storefront whose style is inconsistent with that of the rest of the building shall be modified to reflect adjacent storefronts.

TRADITIONAL STOREFRONT CHARACTERISTICS:



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. The display window shall be treated as an important aesthetic element to attract customers and curious pedestrians. 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 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.

5.3 Removal or Recovering

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. Unsightly areas shall be concealed from view by attractive fencing or evergreen plant material.

5.5 Corner Lots

Corner lots 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 the incorporation of varied textures and details into the design of the wall.



7. ROOFS



Samples of roofing materials shall be submitted to the Architectural Review Board for approval.

7.1 Materials

Roof materials shall accurately represent materials such as wood or stone shingles originally used to finish roofs.

7.2 Colors

The color of roofing materials shall replicate natural roofing materials.

8. GUTTERS & LEADERS

8.1 Integration

Gutters and leaders shall be integrated in the design of a new building.

8.2 Connection

All leaders shall be brought down to the ground and connected to the new or existing water storm systems.

9. COLORS & FINISHES

9.1 Colors

Colors used for buildings, façades, signs, and awnings in the Central Commercial District must comply with the following guidelines:

- a. Colors of exterior materials, signs, window frames, cornices storefronts and other building features shall be coordinated and harmonize with each other.
- b. Colors chosen for an entire façade or building relate to and be considerate of the color of the adjacent buildings as well as the character of the streetscape.
- c. Colors that appear overly bright shall not be used, either for building features or for entire façades. Note that the appearance of brightness will vary depending upon the amount used.
- d. A building's overall color scheme including signs, awnings, canopies, façades, and trim shall be limited to three colors.
- e. Where color contrast is desired, limit the use of secondary colors to doorways, window trim, awnings, and canopies.
- f. For late 19th and early 20th century buildings, manufacturers' "historic colors" paints are to be used.
- g. If a building's condition requires that paint be applied over materials such as brick, brownstone, etc., the paint shall be chosen with a view to its resemblance to the building's original natural tones.

10. AWNINGS AND CANOPIES

10.1 Relationship to Building and Context

Storefronts shall have awnings to provide pedestrians with shelter from sun and rain, unless the building is physically unsuited. 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.

10.2 Permitted Types

- a. Awnings shall not have back lighting and shall not be treated as signage.
- b. Awnings must be of fabric, metal, or wood, and must not contain residential elements such as mansard roofs or fiberglass shingles

10.3 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 align with one another.
- e. Awnings must be suspended from the building, and not supported by metal tube columns.

11. SIGNAGE

11.1 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. New and renovated signs shall incorporate devices to integrate signage into the building design, including: sign bands made parallel to cornices, letters and/or images made proportional to the transom or display windows, dimensions established similar to those of a wall paneling or entry door.

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 each 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 adjusted to conform with the existing aesthetic qualities.

11.2 Permitted Types

a. Awnings, stencil work, neon, lighted opaque signage, placards and banners are encouraged

b. Light boxes with fluorescent tubing are not permitted.

11.3 Historical Signs

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

11.4 Temporary Signs

Temporary signs shall not cover more than 10 percent of the display window, and must be removed after 30 days of placement.

12. EXTERIOR LIGHTING

12.1 The design of exterior lighting shall consider the type and style of the fixture shall consider the relationship of the style, size, and materials of the light fixtures to the building and the surrounding context. Light fixtures on traditional and historic building shall be in a style harmonious with the traditional historic character of the Central Commercial District.

12.2 Permitted Types

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

12.3 Materials

Lampposts shall be cast-iron shall to match those existing Downtown.

13. LANDSCAPING AND STREETSCAPING

13.1 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 for landscape design should 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 equip 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

13.2 Streetscaping

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

14. SERVICE AREAS, LOADING DOCKS & MECHANICAL SYSTEMS

14.1 Location

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

14.2 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.

14.3 Waste Receptacles

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

14.4 Concealment of Rooftop Equipment

Rooftop equipment shall be located and configured in a way to minimize bulk and visibility. Screening of the equipment will prevent visibility from the street, sidewalk, or from locations uphill from the building.

15. PARKING LOTS AND DRIVEWAYS

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

16. OPEN SPACES

16.1 Materials and Features Appeal to Pedestrians

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. Features such as lampposts, benches, trash receptacles, holiday lighting, monuments, kiosks, planters shall be considered.

16.2 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.

16.3 Building Elements Facing Open Spaces in Public Use

Building elements that face an open space visible to the public, including fenestration, doors, stairs, awnings, signage, lighting, loading docks and delivery areas, 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.

IV. HISTORICAL BUILDINGS

1. HISTORICAL BUILDINGS



These buildings have traditional, cultural, or historical significance to the Village of Hastings-on-Hudson, and contribute to the character of the downtown:

- a. St. Mathew's Church, 616 Warburton Avenue
- b. Hook and ladder Company at 50 Main Street
- c. The Former Peugeot Center, Warburton Avenue
- d. Building on Warburton housing the Office Ink, optician, etc.
- e. Movie House Mews, Warburton Avenue
- f. Building on Warburton housing Prime Meats
- g. Building at Warburton Avenue and Main Street with the white balustrade on the roof, housing Chinese restaurant and dry cleaner
- h. First National Bank
- i. 19 Main Street
- j. Building on Warburton housing Prime Meats
- k. House at Corner of Warburton Avenue & Main Street, now home to Rockwood & Perry
- l. 10 Spring Street
- m. Queen Anne houses on Main Street



St. Matthews Church on Warburton Avenue



Old Peugeot Dealer on Warburton Avenue



Building on Warburton housing the Office Ink, optician, etc.



Movie House Mews, Warburton Avenue

Early alterations to Historical Buildings, as well as additions renovations or remodelings more than 50 years old are themselves evidence of the history of the building and may over time have become historically significant and thus worthy of preservation. Removal of alterations that are not historically significant, including vinyl siding that obscures the original masonry, and subsequent restoration of original materials is strongly encouraged.

2. SPECIAL CONSIDERATIONS FOR HISTORICAL BUILDINGS

All alterations or additions to Historical Buildings in the Central Commercial District, including buildings that have been damaged or destroyed shall meet the following requirements:

2.1 Materials and Construction

The materials and construction shall be chosen to replicate or create a close facsimile of the original design of the building.

2.2 Brick, Stone and Mortar

Any brick or stone used for repair, replacement or rebuilding of a structure shall match the existing brick or stone as closely as possible with respect to size, color, texture or color range throughout. The mortar used in conjunction with such brick or stone shall also match the color, texture and joint size and type of the original structure. In order to fully evaluate whether the proposed materials and construction methods replicate those of the original Historical Building, the Architectural Review Board may request and the applicant provide a mockup of a section of exterior wall to verify that the assembled wall with the proposed materials adequately replicates the original Historical Building.

2.3 Windows and Storefronts

Windows and storefronts shall match those of the original building. If the original element was previously replaced with inappropriate replacement window or storefront, the original shall be replicated, even if custom fabrication is required. Profiles, materials, divisions, and finishes shall match the original element.

2.4 Roofs

Roofs shall be replicated to match the original building in form, scale, texture and material. For example, slate shall replace damaged or destroyed slate; copper flashing shall replace damaged or destroyed cooper flashing. To the extent that the choice of material has no impact or minimal impact on the exterior and appearance of the Historical Building, updated roofing membranes and insulation may be used in conjunction with the finished exterior material.

2.5 Dormers and Cupolas

All dormers and cupolas present in the original Historical Building shall be replicated in a manner that most closely resembles the original structure.

2.6 Other Exterior Materials

All other exterior materials, including, but not limited to wood trim, awnings, decorative stone and lights, shall also be replicated. To the maximum extent practical, each and every detail in the original Historical Building shall be replicated.

2.7 Preservation of Spaces Visible from the Street

All spaces within the replicated Historical Building not visible from the street, such as space visible through windows or entryways, shall be consistent with the original design, and shall be consistent with the Historical Building's exterior architectural design and construction materials.

V. DESIGN REVIEW PROCESS

1. 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 the project for review by the Architectural Review Board (ARB). At the time of submission to the ARB, the applicant shall also coordinate Zoning Board and Planning Board submissions with the Building Department. 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 non-compliance shall be in accordance with Village Ordinance.

2. PROJECTS SUBJECT TO REVIEW

3. PROCEDURE FOR APPLICATION SUBMISSION

The Applicant shall include in the submission to the ARB, the ARB Submission Check List, and all visual materials indicated as requirements for the submission on the Check List. See flowing sample:

ARB SUBMISSION CHECK LIST

The applicant must provide a completed application form with the following information. This checklist must be signed and included with your submittal package.

Date				Applicant's Name	
Tel.		Fax		Email	
Address of Property				Property Owner's Name	
Written Description of Project			Indicate if project appeared before the ARB previous to submission date, or if application is a resubmission.		

This application must be submitted in a packet with the following items. Provide six (6) copies of each item and this application. Check off completed items:

		The following items are required with every application:
		DRAWINGS
1		Elevations and/or photographs with dimensions that show how the proposed elements relate to each other and to the building façade, and to adjacent facades. Identify proposed materials and colors, windows, doors, and light fixtures, if applicable. Provide details of all structures such as awnings and canopies, if applicable.
		PHOTOS
2		Photographs of the property/building.
3		Photographs of architectural details, existing lighting, etc.
4		Photographs (full views) of all adjacent properties.

		SAMPLES of all materials related to the project. For example:	
5		Awning fabric	Lighting cut sheets
6		Paint chips	Siding samples
7		Window and door cut sheets	Brick and stucco samples
8		Other	Other
		The following items may be required by the Building Inspector or the ARB.	
9		Plans, including layouts at the street wall, and sidewalks, curbs, and street amenities, if applicable.	
10		Wall sections and architectural details	
11		Equipment (including roof equipment, A/C, refuse containers, etc.) if applicable	

APPLICANT MUST ATTEND ARB MEETING

Please feel free to provide any brochures, models, photographs, renderings or other visual aids, or any additional information that might clarify your proposed project and assist in your presentation. No changes to the form, design, color, or materials of a project will be permitted after the Architectural Review Board has approved it.

Applicant Signature