

# Township of BARNEGAT



## DESIGN STANDARDS FOR HISTORIC DISTRICT AND TRANSITION AREA OVERLAY



PREPARED BY  
Birdsall Services Group | August 2012

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# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## I. PURPOSE:

The purpose of this Ordinance is to amend Chapter 55, Land Use, of the Code of the Township of Barnegat to establish architectural design standards for construction within the Historic District and the Historic District Transition Area in accordance with the 2011 Barnegat Township Master Plan, as endorsed by the New Jersey State Planning Commission on December 7, 2011.

The Design Standards (“Standards”) are intended to serve as the basis for review by local authorities in all architectural facade design approval decision-making and to define the significant elements of a building's appearance and establish standards for preserving and enhancing those elements.

Additionally, the Standards address repairs, restorations, renovations, alterations, additions and maintenance to existing building facades, as well as design parameters for all proposed new construction within the Historic District and Historic District Transition Area in order to retain the aesthetic integrity of the community and to retain and attract business.

This Ordinance provides architectural examples, details and standards which serve as a guide to building property owners in the implementation of all exterior facade improvements associated with all exterior repairs, restorations, renovations, additions, new construction or maintenance, but this Ordinance does not regulate the Owner's or Occupant's selection of interior design, floor plan, finishes or materials.

The Standards set forth a variety of appropriate and historically acceptable building facade treatment design options which must be referenced during the design process.

In addition, by following the same requirements, renovations to existing structures shall be accomplished without being detrimental to the established character of the

structure or the district as a whole. The ordinance is intended to assist property owners and reviewing authorities with a single reference which addresses various facade design considerations and parameters for all proposed architectural improvements and facade treatments.

## II. APPLICABILITY:

A. The Historic District of Barnegat Township is defined as the entire area within the boundaries delineated within the Township's Zoning Map, dated \_\_\_\_\_. This includes all structures, grounds and amenities within the said boundaries.

B. All exterior work performed on or around any existing or proposed structures or ancillary improvements including but not limited to commercial, residential, religious and recreational structures must comply with the requirements and intent of the Barnegat Township Historic District Design Standards as stipulated within this section of the Ordinance.

## III. THE HISTORIC PRESERVATION COMMISSION (HPC) REVIEW AND APPROVAL PROCESS REQUIREMENTS

A. The HPC acts in an advisory capacity to the Planning Board and the Zoning Board of Adjustment pursuant to Code Section 11C-9 of the Township of Barnegat Administrative Code.

B. All proposed work involving exterior finishes and elements such as paint, color, doors, windows, siding, roofing, exterior fencing, screening, refuse enclosures, sheds, storage facilities, porches and railings will be subject to review by the HPC. The review of proposed improvements, however, is limited to the architectural form and treatments on the exterior of the structure even if interior

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work is part of the overall scope. Projects with only interior work need not obtain approval from the HPC.

C. Some simple repair and maintenance projects, such as re-painting of the structure's exterior in the same color(s) for purposes of maintenance, will be reviewed by the HPC.

D. Most renovations, alterations, reconstructions and new construction projects require a Zoning and Construction Permit.

E. Projects requiring a Zoning and Construction Permit are subject to code compliance plan review by the Barnegat Township Construction Code Enforcement. Prior to issuance of a construction permit all projects requiring a zoning permit must be reviewed and approved by the zoning officer.

F. HPC review must be obtained prior to the procurement of a Construction Permit and/or commencement of any "work" whether it requires a construction permit or not. Included in the term "work" is all painting, signage, repair, restoration, alteration, addition or new construction where siding, windows, doors, trim, decorative ornament, porches, balconies, railings, shutters, awnings, fences, exterior lighting or roofs, or any change to any other exterior elements impacted by a proposed change or improvement.

G. Depending on the scope of work proposed, the applicant will be required to submit with the application all architectural plans, sketches, photographs, color and material samples and any other useful references for review by HPC. When scope of work includes any site work, demolition, addition or new construction, a site survey plan is required.

H. All applicants, their contractors and architects shall be familiar with the architectural design standards set forth within this section of the ordinance prior to submitting their Plans to the necessary Board for the review of the HPC.

I. Applicants are urged to be prepared to demonstrate compliance with the architectural design guidelines set forth within this section of the ordinance through submission of manufacturer's material and color samples and any sketches, renderings, plans, streetscape photos and project photographs that will assist the HPC in making a decision. All new multi and single-family construction, renovation, alteration and proposed addition will require drawings prepared at a scale not less than a ¼" to 1'0". Professionally prepared construction documents shall be signed and sealed by an Architect.

J. Determining Compliance: The HPC will review the application for compliance with the design standards set forth within this section of the ordinance along with the following:

1. Original Architectural Style: How well the proposed work conforms to the building's original architectural style and choice of appropriate colors, material and ornamentation. This is not applicable to structures deemed as intrusions and that such structures must replicate elements that would make them harmonious with the historic structures and styles in the vicinity.
2. Streetscape: The HPC will consider the effect of the proposed work on the historic preservation and enhancement of the Owner's property, adjoining properties, and the Barnegat Township Historic District as a whole.
3. Relocation of Structures: The HPC will also consider the mass, proportions, architectural style, rhythms, and relationship to the size and scale of

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the relocated building and the structure's new surroundings. Prior to the relocation of the structure the HPC will make a field inspection of the proposed site to determine that the site and its surroundings are appropriate for that building.

4. **New Construction:** The HPC will also consider the mass, proportions, architectural style, rhythms and relationship to the size and scale of the proposed building and/or the structure's surroundings.

5. **Combining Structures:** The combination of two or more adjoining dwellings or other buildings for residential occupancy will be considered by the HPC but is not preferred. Proposed improvements, which combine adjacent structures, will be considered if the applicant successfully demonstrates sensitivity to adjacent single-family structures and retains the integrity of each structure as visually independent of the other. Essentially, area of the joining of the structures should not be architecturally pronounced, nor become an imposing new element, nor visible to public view as an inappropriate new element.

6. **Demolition:** The demolition of existing structures within the Historic District is contrary to the mission of the Historic Preservation Commission and any demolition must meet rigorous criteria during the review process. Requests for demolition will be heard on a case by case basis and merits of each request shall be considered. Refer to Section \_ of the Barnegat Township Ordinance for Requirements for Demolition.

7. Upon provision of all the required information and requirements, the HPC will review the application. All changes within the Historic District must be approved by the HPC which may require a re-application. In order to assist

in this “recertification”, clearly documented changes may be administratively approved by HPC or a representative of the HPC.

## K. Planning Board or Zoning Board of Adjustment Review and Approval Process.

1. All projects must be in compliance with appropriate Planning, Zoning and Land Ordinance laws prior to review by the HPC.

2. Proposed improvements must be in compliance with all aspects of the Barnegat Township Land Development Ordinance and all Construction Codes as set forth by the State of New Jersey and enforced by Barnegat Township Construction Code Enforcement Department (Building Department) at the time completed construction documents are submitted for a Construction Permit.

3. Design Waiver for non-compliance

## IV. GENERAL ARCHITECTURAL FACADE DESIGN STANDARDS

A. Property owners and architects should become familiar with existing historic structures within the Barnegat Historic District in order to select and design improvements appropriately. Pre-design workshops, available by appointment, with design professionals or HPC may be helpful in this effort. Be aware that some architectural modifications implemented in Barnegat over the years have been completed prior to the ordinance establishing the HPC or executed in direct violation of the ordinance. Such modifications or alterations that do not conform to this ordinance are not appropriate examples for future renovation, restoration or preservation.

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B. In all cases, owners and architects and other design and construction professionals should research the availability of historic photos or other references which may specifically contribute to the effort of ascertaining original designs and details pertaining to the Applicant's property. Restoration, replication or reconstruction of original materials and ornamentation is most desirable and highly encouraged.

C. All proposed building repairs, maintenance and improvements to existing buildings or structures and all proposed renovation, alteration, addition and new construction within the Barnegat Historic District should be consistent in style(s) of the "Greek Revival", "Vernacular Gothic Revival", "Colonial Revival", elements of "Second Empire" and "Queen Anne" as may be applicable to the buildings within this Historic District.

D. All proposed building improvements should complement the architecture of neighboring structures and businesses, especially where other improvements have already been implemented to preserve, repair, restore, or reconstruct historic facades, architectural ornamentation or other exterior elements.

E. All original exterior wall materials should be repaired, restored or reconstructed, in that order, rather than being replaced with alternate or modern day siding or surfacing materials unless deemed impossible by the HPC. Where possible, probes to uncover original materials should be performed to ascertain the "restorability" of the original materials if they have been covered by layers of materials over the years.

F. All architectural treatments applied to existing structures should reflect the form and intent of the original design.

G. Avoid demolition of restorable architectural facades and original designs. The layering or covering of original sidings and facings when revealed may be sound and worthy of restoration. The removal of ornamental trim and details should not be considered unless components are deteriorated. Always replicate details in accordance with the established style within the original building. Where architectural elements and ornaments are removed or missing, accurate reproduction and replication is encouraged. New architectural details shall not pre-date the original building's date of construction.

H. New construction should repeat and emulate the design styles and themes appropriate to Barnegat Township's architectural heritage. All architectural solutions should be attentive to the sometimes elaborate and other times simple treatments of covered porches, colonnades, high peaked gables, towers, turrets, dormers, archways, recessed or covered entries, decorative glass, repetitive window openings, sash configurations, operable shutters, corbelled cornices, transoms and other decorative architectural elements and details.

I. Later Pre-World War II era designs should reflect the level of craftsmanship and use of hip roofs, dormers and detailing representative of the growth and development of the American architectural landscape. Simply adding elaborate ornamentation, embellishments and features associated with the Victorian Era Architecture to these later period dwellings is inappropriate.

J. Proposed improvements should avoid the introduction of inappropriate added floor additions or "Pop-ups" which alter historic roof lines and configurations and are generally considered inappropriate alterations.

## V. HISTORIC ARCHITECTURAL PERIODS AND STYLES IN BARNEGAT TOWNSHIP:

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A. A survey of historic properties in Barnegat conducted in 1981 by Ocean County, through a grant from the U.S. Department of the Interior, Heritage Conservation and Recreation Service, Historic Preservation Grant-in-Aid Fund; administered by the N.J. Department of Environmental Protection, Office of Cultural and Environmental Services, Historic Preservation Section and with matching funds from the Ocean County Board of Chosen Freeholders. A document, New Jersey Historic Sites Inventory-Ocean County, was published in the same year, which extensively studied and prepared an inventory of historic properties in Barnegat. Based upon this document and the 2011 Historic Preservation Plan Element of the Master Plan, the following are the key design issues that an Applicant should be fully aware of:

1. Bay Avenue, which traverses east to west from the Pine Barrens to the Bay, contains the majority of Barnegat's 19th and early 20th Century commercial structures. It was originally residential in character but contains many 19th Century houses that have been converted to commercial uses along with a few 20th Century intrusions. The intersection of Main Street (Route 9) and Bay Avenue is the core of the district where high concentrations of historic structures are located.

2. The 18th and 19th century architecture of Barnegat Township consists of vernacular and high style structures as noted herein:

- (a) The 18th and 19th century vernacular buildings typically consist of one and one half story three bay structures with gable roofs. These contain 6/6 windows, short 3/3-second floor façade windows, lean-to roof to the side and rear wings and have clapboard exteriors.



**Figure 1: Friends Meeting House, East Bay Avenue; Vernacular, three-bay rectangular with gable roof constructed in 1767**

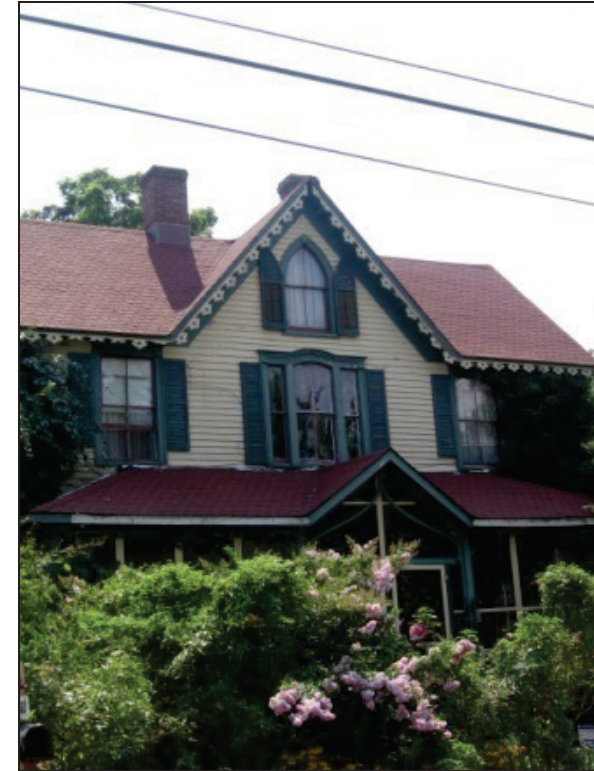
- (b) Greek Revival buildings consist of porticos, window shoulders and dentilled cornice. Five bay, two and a half story structures with center doors, 6/6 windows, clapboard exteriors and gabled roofs.

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**Figure 2: 673 East Bay Avenue, Greek Revival Structure**

(c) Vernacular Gothic Revival structures consist of cross gabled roofs, vergeboard peaks, finials, pendants, elaborate front porch and pointed arch windows.



**Figure 3: Example of Vernacular / Gothic Revival Style on East Bay Avenue**

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Figure 4: Typical Gothic Style Structure

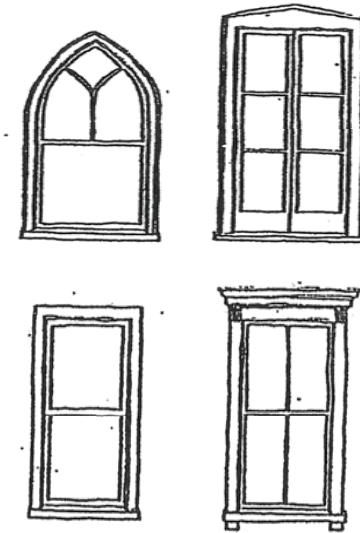


Figure 5: Typical Gothic Style Window Details

Source: Ocean Grove Historic District Architectural

(d) Late 19th Century structures L-shaped plan with front porches and pointed arch attic lights.

(e) Colonial Revival buildings consisting of hipped roof, captain's walk and bay windows.

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**Figure 6: Vernacular / Colonial Revival**



**Figure7: Captain A. Cox House**

3. Vergeboard, pendants and turned and sawn porch elements can be found in structures built in several styles during the second half of the century. Reconstitution of open air porches, balconies as well as gable forms and associated ornament is fundamental to many of the earlier period designs of the 1880's through the early part of the Twentieth Century.

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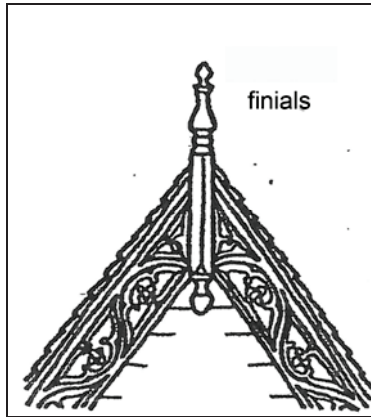


Figure 8: Typical Vergeboard Detail

Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

4. The “Vernacular” style, traditionally built by local artisans or craftsmen, is actually a mixture of architectural styles which can be found within a given geographical or cultural area. The “Vernacular” style structures were often either simplified or combined other styles and sometimes borrowed elements from various architectural periods.

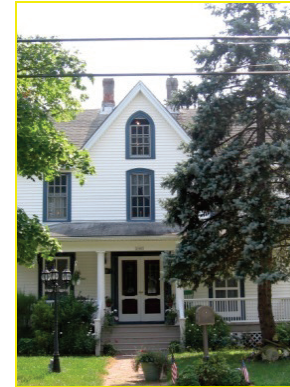


Figure 9: Elements of Gothic Revival



Figure 10: Elements of Queen Anne

5. By designation as a historic district, essentially all structures are deemed significant—regardless of age or style. Structures that were built at a later date and are a clear detraction from the existing character shall not be deemed significant. This section intends to regulate the existing buildings that detract from the existing character; and no part of this ordinance and the categorization as not significant shall be construed as permitting expansion of the existing detractions. The residential structures, however, may be categorized as to the historic significance as follows:

- (a) Pivotal Buildings, which are those that possess distinct architectural and / or historical significance, and which act as landmarks against the architectural matrix of the Historic District.
- (b) Contributing buildings are those which date from the period of the district’s significance and contain some architectural and / or historical

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importance. They may contain minor alterations but as a group create the streetscapes characteristic of the Historic District.

(c) Harmonizing buildings are those which date from the period of the Historic District's significance which may have undergone more extensive alterations, or newer buildings which are architecturally compatible with the pivotal and contributing buildings.

(d) Intrusions are those buildings that detract from the historic character of the Barnegat Township Historic District, which essentially encompasses the 19th Century commercial center of Barnegat. The Barnegat Township Historic District developed along two late 18th and early 19th Century roads; therefore structures built in the 20th century and later would be considered as intrusions.

## VI. ARCHITECTURAL DESIGN STANDARDS FOR BARNEGAT TOWNSHIP HISTORIC DISTRICT

A. All proposed architectural improvements within the Barnegat Township Historic District are to be consistent with the described styles. The following Design Standards are intended to assist in the architectural design for the preservation, maintenance, repair, restoration, rehabilitation, renovation and new construction through simple suggestions and illustration.

B. Notwithstanding the setbacks maintained by the existing building, positioning of proposed additions must be within defined yard setbacks and in compliance with zoning. Exceptions due to various field conditions and circumstances requiring further review by HPC and the necessary Board.

### C. Form, Height and Mass

1. Proposed renovations of buildings should recreate or reconstitute the original form, height and mass or maintain the characteristics of the current structure where form, height and mass are either historically or architecturally significant. In brief, the three-dimensional form, height and mass of any residential building or structure either undergoing repair, maintenance, restoration, renovation, alteration, addition or in the case of new construction, should:

(a) Follow a pattern of site utilization similar to adjacent buildings while observing all setback regulations.

(b) Position all proposed additions so as to extend from the rear or sides of the building, unless demonstrated to be beneficial to consistency in alignment with adjacent dwelling fronts and/or beneficial to the historic context of the streetscape or district.

(c) The introduction of inappropriate second or third floor additions or "Pop-ups" is not permitted.

(d) The enclosure of any front porches and covered entries is not permitted.

(e) Demolition of restorable architectural facades and original forms is not permitted. In the event that there is partial destruction due to fire, flooding or any other natural calamity then attempts should be made to restore the structure utilizing the existing materials as far as possible. In the event of complete destruction due to fire, flooding or any other

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natural calamity then the structure must be rebuilt replicating the historic style and in accordance with the historic character.

2. In Barnegat Township Historic District “habitable attics” above the second floor is common and typical in the Vernacular style of architecture found in the Township. It is important to seek an opinion from the Building Code or Zoning Official in Barnegat Township as to the proper interpretation with respect to living space above the second floor. Additionally, the architectural design integration of towers, turrets, cupolas, covered upper level porches and other similar features, is encouraged.

3. Multi-family dwellings are subject to additional zoning review where additions, assembly or joining of structures is proposed.

## D. Roofs Types

1. Roofs consistent with the Greek Revival, Gothic Revival, Vernacular Gothic Revival, Colonial Revival, Queen Anne, are most common to many of the existing residential buildings. Various gables and dormers are also often featured in these designs. Low and high profile hip roofs and high pitched gable roofs are most common.

2. The roof type of a residential building or structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

(a) Retain and restore all existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof cresting, if present, should be preserved.

(b) Repeat and replicate existing elements of the original design where additions or alterations are proposed. The design of all new gable roofs should observe proportions and roof pitch consistent with period prototypes. The restoration or inclusion of new dormers, roof eyelids or other similar roof elements consistent with architectural ornamentation and style is required.

(c) The introduction of skylights and solar collectors visible from the street is discouraged. Solar collectors are encouraged to be placed to the rear of the structures.

(d) Formed copper, slate, wood shake or dimensional asphalt shingles on all pitched roof surfaces should be utilized. Roofing materials which emulate wood or slate shingles can be substituted. The choice of material type in the application of rolled or built-up roofing on flat roofs is unrestricted.

(e) Usage of modern standing seam factory painted metal roofing, and shingles of inappropriate historic period color is not permitted.

(f) Introduction or application of any new mansard type facade treatments or other façade treatments without historic precedence is not permitted.

(g) Placement of TV Satellite, communications equipment and other mechanical devices visible to public view is discouraged.

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(h) Removal or alteration of historic or original roof overhangs, pent roofs, dormers, gables, soffits, eyelids, cupolas, turrets and towers is not permitted unless reconstruction is required as approved by the HPC. Such proposal for removal without justified cause or plan for replacement is not permitted.

## E. Doors

1. It is required that the size, shape and location of the door and its aesthetic relationship must be proportionate to the dwelling's scale and be historically correct.

2. The retention of original or introduction of new transoms or arched windows should be appropriate to the structure and architectural style and period.

3. The door or doors, of a structure in the Historic District undergoing repair, restoration, renovation, alteration, addition or proposed as new, should be conducted as follows:

(a) The original size and shape or the doorway should be retained along with the preservation or reconstitution of the design of transoms, fanlights, sidelights, related pilasters, entablatures, hardware and trim. Double leaf doors can be installed, at places where their application is deemed appropriate.

(b) The panel and glazing configuration of the door design should be retained or replicated as per the original or otherwise determined to be historically appropriate.

(c) Arched or squared headers should reflect the historic proportions.

(d) Unfinished aluminum or anodized aluminum doors and windows are not permitted.

(e) Doors featuring modern and artificial glazing patterns, sliding glass doors and doors with contemporary glazing patterns are not permitted.

(f) Doors fabricated of hardwood or other solid core wood with natural wood finish should be provided. Metal or vinyl clad doors are not permitted. Door trim and surrounds can be ornamented, grooved or consist of a simple design. Door trim and surrounds should be painted wood or synthetic polymer type materials which accurately replicate appropriate wood trim detail. All door surrounds should harmonize with exterior trim and window surrounds.

(g) Replacement of an existing historic door to accommodate new or stock door size and alteration of any such historic door opening will be permitted only upon approval of the HPC.

(h) Clip on muntins, door grilles or grids are not permitted. True divided light door assemblies and simulated divided light (SDL) door glazing pane assemblies can be provided.

(i) Where a garage currently exists, the garage door should be "Carriage House" in type and design, and may be overhead, swing or folding type. "Carriage House" garage doors should utilize solid wood panels or narrow vertical tongue and groove wood facing or be fabricated with ei-

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ther decorative cross board supports or consist of raised panel designs. The garage doors could provide true divided lights where natural light or visibility into the garage is required.

(j) The use of unfinished aluminum storm/screen doors is not permitted. Acceptable storm/screen doors should be of any of the historic styles as applicable to the existing structure or the existing style of the structures in the vicinity of the proposed new structure with decorative elements common to that era. In the alternative, plain wood door frame construction with insect screen inserts would be permitted.

(k) Screen door frames should follow the general design and disposition of the inner door to the extent feasible and be constructed of either wood with natural finish, wood with painted finish or other material appropriately replicating period style screen doors. Color coordination of screen doors with window trim and sash is always preferred.

(l) Barrier-free accessibility requirements could potentially mandate the replacement of the narrow original doors with a minimum door width of 32 inches or even require introduction of a ramp. In such cases, intervention and placement should be sensitive to the character of the structure and be minimize visual impact to the satisfaction of the HPC. Historic hardware and trim should be reused to the extent feasible,

F. Windows: Windows express the identity of a building and any alterations to the window shape, pattern and rhythm results in the loss of the building's architectural identity and cause aesthetic disfigurement. The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, moldings, exterior shutters and associated window hardware.

1. The late 19th Century and early 20th Century buildings feature a wide variety of window configurations both in residential and commercial building types. In that the most prominent is the double-hung window. Double-hung windows are rectangular or low-profile arched top sash with combined sash configurations of either 2/2 (two over two), 1/1 (one over one), 2/1 (two over one), or other multi-paned Victorian style glazing patterns.

2. Casements or other inappropriate or historically unprecedented sash combinations such as 12/12 (twelve over twelve), 6/2 (six over two) or 8/4 (eight over four), bow and composite picture windows are not permitted. Proposed replacement with inappropriate window types or sash configurations is not permitted and may be deemed unacceptable by the HPC.

3. All windows in areas of new construction or the introduction of new window locations in any new residential building or structure will require compliance with the latest International Residential Code - New Jersey Edition and any subsequent amendments, supplements, revisions or updates thereto, and any other applicable sub codes.

4. Windows in residential buildings or structures undergoing repair, restoration, renovation, alteration, addition or proposed as new, must:

(a) Repair and restore all windows and the associated components. If replacement is necessary the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version can be considered by the HPC when window size and shape is of the same

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proportion or configuration appropriate to the historic character of the dwelling.

(b) The existing window locations in existing structures shall be retained.

(c) The original size and shape of all existing window frame and sash shall be retained.

(d) The window transoms, associated hardware and trim shall be preserved or reconstituted.

(e) The glazing configuration(s) as per the original or otherwise determined to be historically appropriate shall be retained or replicated. Introduction of art glass must be appropriate to the architectural period.

(f) Installation of windows which are inappropriate types, such as casements is not permitted.

(g) Clip on muntins, window grilles or grids are not permitted. True divided light window pane assemblies and simulated divided light (SDL) window pane assemblies can be provided.

(h) New windows should be designed to reflect historic patterns that complement adjacent dwellings.

(i) All replacement or new windows should be fabricated in historic proportions. Wood windows are preferred. Windows should be manu-

factured in wood but could be clad in either metal or vinyl as an owner's choice upon HPC's review for consistency with the historic character.

(j) Unfinished or anodized finished aluminum windows, frames, trim and hardware and similar historically inaccurate items are not permitted.

(k) Use of window types and glazing patterns and skylights and sliding glass doors is not permitted along the front and side visible from the street. These may be permitted to the rear of the façade upon the advice of HPC. Hinged double leaf or traditional French Wood doors will be considered where deemed architecturally appropriate by the HPC.

(l) Unfinished aluminum storm/screen windows solutions are not permitted. Acceptable storm/screen windows should be of any of the historic styles as applicable to the existing structure or the existing style of the structures in the vicinity of the proposed new structure with decorative elements common to that era. In the alternative, plain wood door frame construction with insect screen inserts would be permitted.

(m) Acceptable storm/screen windows are to contain decorative elements common to that era. Storm/screen frames should follow the general design and disposition of the inner window sash. As an option, screen frames may be as fabricated of either metal with matching window color painted finish.

(n) Shutters may be attached to the window frame but should always be dimensioned so as to be just above the sill and below the lintel. Shutter width should also be calculated so that, if closed, the two leaves

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would meet at the center line of the window. Shutters are preferred to be of wood.

## G. Exterior Sidings, Finishes, Facings and Materials

1. The replacement, layering or covering of original wood siding materials with synthetic materials is not permitted. Demolition of restorable architectural facades is not permitted unless replication is proposed and deemed acceptable by the advisory HPC upon demonstration of the circumstances requiring the same.
2. New siding should be of wood shingles and the Board's representative of typical original patterns and applications found within the Historic District.
3. Applicants shall investigate and verify conditions of the original siding material on dwellings prior to the application to the HPC. Restoration of wood or replacement of wood siding finishes, facings and materials is preferred and encouraged.
4. Utilization of vinyl or other similar polymer or synthetic material the product is discouraged and materials such as hardyboard, stone and brick are encouraged. In the event of utilization of a new synthetic material to reface a structure, the said material should rediscover and reproduce the original type and style to the fullest extent possible and upon the advice of HPC.
5. Horizontal vinyl siding boards must be seamless in length and application; shall be of an appropriate narrow 4 to 5 inches in exposed face dimension; and be smooth or matte faced in texture and finish. Stamped wood

grain is not acceptable. Shingles may be perfect cut, split, scalloped fish scale, diamond in design or other appropriate period style and configuration.

## H. Porch and Balcony

1. The front porch style and the application of full porches or wrap around porches are appropriate for all proposed improvements to existing homes and in new construction.

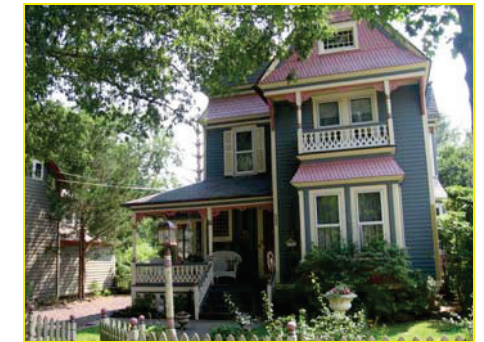


Figure 11: Examples of existing open porches in the Historic District and Transition Area

2. Opening and restoring any enclosed porch and balcony is encouraged. Once the enclosure is removed, any such porch or balcony must remain open and should not be re-enclosed at a later date.
3. Any new construction should incorporate a full porch and railing detail along the entire street front facade with a minimum of two-thirds of the total porch floor area being useable porch space. Covered porches are preferred. Open air balconies are discouraged.

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4. It is recommended that all first level porches, visible from the sidewalk level, should consist of either painted or stained narrow hardwood plank. Hardwood tongue and groove wood plank material is preferred. Existing slate porches at ground level may be restored.

5. Upper level porches may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass use on balcony floors is permitted when such applications are not visible from the street. However it is recommended that fiberglass membrane decks be clad with trim boards at the outer edge perimeter.

6. It is recommended that porch and balcony flooring treatments at all residential buildings undergoing repair, maintenance, restoration, renovation, alteration, addition or proposed as new, should do the following:

- (a) Utilize painted or stained narrow tongue and groove wood decking to the extent feasible in all locations.
- (b) Avoid application of fiberglass or synthetic products from view at sidewalk level unless compatible.
- (c) Specify and apply trim boards at the outer edge perimeter at upper levels.
- (d) Avoid applications of painted concrete, outdoor carpet and ceramic tile.

(e) Always be proportionate to the size and scale of the dwelling or structure.

## I. Ornamentation, Columns, Railings, Chimneys and Trim Details

The use of classic elements such as decorative tower elements, gable details, cresting, articulated parapets, ornamental cornices and other features, common to the “Victorian Era” and “Seaside Vernacular,” should be retained, restored, identified as missing and replaced. Incorporation and replication of various commonly used details is encouraged in instances of new construction, where appropriate.



**Figure 12: Examples of ornamentation, columns, railing, chimneys and trim details**

Ornamentation, column, railing and other detailing solutions for either existing or proposed buildings or structures should:

- 1. Retain, restore or replicate historic architectural elements and ornament including corbelled parapets, decorative cornices, fascia brackets,

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

porch and balcony railings featuring ornamental flat slat spindles or balusters, columns, covered porches, high pitched gables with gable ornament, roof ridge cresting, roof finials, turrets, towers, lattice porch panels, clay chimney pots and ornamental newel post caps.

2. It is recommended to visibly express structural elements including piers, posts, columns and changes in floor levels so as to architecturally define building segments from the exterior.
3. It is recommended to either consider fabrication of exterior ornament and details in wood or opt for replacement with appropriate and equal forms, castings and moldings as currently manufactured in synthetic materials.
4. Avoid vinyl clad, cast aluminum, cast iron, wrought iron railings, and railings that are pressure treated lumber or measure as a nominal 2 x 4 inches in cross section dimension.
5. Verify railing height in compliance with building code requirements. Exemptions, based upon historic premises and allowances, reviewed and certified by a licensed design professional to assure safety will be considered in accordance with the most recent version of the Building Officials and Code Administrators (BOCA) codes.
6. Wood railings are encouraged. Balusters must be turned or jig-sawed flat slat type or be two (2") inches square (actual size allowed 1 ½ x 1 ½ inches) and be spaced so as not to permit a space or gap between vertical spindles of more than four (4") inches. However, gaps between spindles of two

(2") to three (3") inches may be more appropriate. Iron pipe may be utilized at handrails on early 20th Century buildings.

7. Vinyl coated railings are not preferred but may be acceptable when all of the following design criteria are met:
  - (a) Top and bottom rails, spindles and balusters must accurately depict historic original forms and contours.
  - (b) End of top and bottom railing guards must be fastened to building, structure, column or newel post without use of metal or vinyl sleeve, pocket or hanger visible to the eye, nor shall any screws or other fastening devices be left visible.
  - (c) Counter-sink all nails and screws with appropriate plugs and paint or stain to match railing assembly.
8. Avoid use of vinyl, aluminum, plywood and gypsum board at outdoor soffits, porch and balcony ceilings. Allow for the expression of rafter tails, exposed structural undersides at balconies and handsome narrow tongue and groove wood porch and balcony ceiling treatments where possible.
9. Utilize narrow tongue and groove hardwood boards on all outdoor porches and balcony ceilings. Avoid use of fiberglass, outdoor carpet, poured concrete, brick pavers and pressure treated wood plank deck treatments on all porches and entries visible from the street and within general public view. Use of materials that are visually compatible with the historic character and style is permitted. It is recommended that the HPC reviews the proposed finishes.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

10. Avoid use of concrete block and aluminum posts on porches and balconies, and any post under the size of 4 x 4 inches in dimension except at base piers.

11. Utilize wood, fiberglass or polymer (square, turned, tapered or round) columns. Many pre-molded synthetic architectural ornaments, columns, railings and trim details are readily available for replacement of deteriorated or missing components. Use of such products is acceptable.

12. Stucco finish is not permitted for chimneys. Installation of a gas fireplace for an addition in the Historic District would be permitted provided it is located to the rear of the building and away from the public view.

13. Placement of mechanical HVAC devices such as air conditioning condensers on roofs or side and front yards in a manner visible to public view must be avoided to the extent feasible, and if inevitable adequate screening must be provided.

## J. Exterior Lighting, Lamp Post and Yard Lighting

1. Exterior mounted lighting should be positioned so as not to impede passage of pedestrians, inflict harm to pedestrians and not create a visual barrier along the street. Wall mounted porch lanterns and other ceiling surface mounted fixtures are generally acceptable.

2. Finishes on exterior lighting fixtures should complement the architectural color schemes selected and reflect accurate period color choices. Jaded copper, antique metal finishes and black are generally preferred color choices.

es. Polished brass is a poor choice in that ocean salt air promotes pitting and discoloration of such finishes.

3. Individual lamp posts are permitted but must be reviewed by HPC prior to installation. Use of low voltage path lighting is discouraged but will be reviewed by HPC. In any event lighting shall comply with Code Section 55-171 of the ordinance.

4. The exterior lighting of any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, is recommended to be provided along the following lines:

(a) To the extent feasible, original lighting fixture types should be refurbished or replicated.

(b) Should be positioned so as not to impede passage, or inflict harm to pedestrians nor create a significant visual barrier or distraction along the street.

(c) Should be representative of the style and period on which such lighting is applied.

## K. Gutters

Originally many 19th Century buildings did not have roof drainage gutters and leaders. Steep roof slopes and extended overhangs kept water away from the exterior walls and foundations. In some instances, box gutters were integrated into the design in a manner so as to conceal the gutter into the structure's eaves. Where box gutters still exist today, it is preferable to retain them instead of in-

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

stalling hanging gutters. It should be noted that hanging gutters may interfere with decorative brackets, fascias and eaves trim in some instances. Such visual conflicts should be avoided.

Installing or retrofitting gutter and leader systems onto existing buildings can be conducted. The gutter and leader types to be installed on any residential building or structure undergoing repair, restoration, renovation, alteration or addition, or proposed as new should be in accordance with the following guidelines:

1. Be fabricated in a half-round gutter design with round pipe leaders where buildings were originally constructed before 1941.
2. Be fabricated of copper, aluminum or galvanized metal and may be painted or finished to match the dwellings trim.
3. Avoid use of K-type gutters and rectangular leaders on Pivotal and Contributing Structures within the District.
4. Use of PVC (poly vinyl chloride) pipe systems or solutions anywhere within the District is strongly discouraged.

## L. Awnings

Awnings add color and vitality to the streetscape and add interest to a building in addition to providing shade and weather protection. It is recommended that awnings for any residential building or structure be in accordance with the following guidelines:

1. Should be of a fabric type and manufactured of canvas or linen. Vinyl and plastic sheets are not acceptable. Awnings may be designed so as to be placed over a single window or door, or may be designed so to span over the length of the distance between porch columns.
2. Should complement the proposed building design or improvement and be consistent with colors complementing the structure without garish results. Striped awnings with up to three colors are permitted while solids are encouraged.
3. Logos or lettering on the proposed awning for commercial sites should not exceed 20 percent of the exterior surface of the awning face and valance.
4. All awnings should be at least seven feet six inches (7'6") clear from sidewalk grade at their lowest point and not extend beyond three (3') feet from the building face.
5. Tattered and discolored awnings should be replaced or simply removed.
6. Avoid pre-formed frame awnings that are non-operational.

## M. Skylights

Skylights are generally inappropriate and not typical of architectural styles and methods of the Victorian Era of architecture. Skylights will, however, be considered where the Applicant can successfully demonstrate that such skylights are not visible from the immediate sidewalk vicinity. Consideration should be given to visual impact of such intrusions when viewed from neighboring locations. Skylights should be limited and discreetly positioned.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## N. Satellite Dishes, Solar Panels, Antenna Towers

Satellite dishes and antenna towers detract from the characteristics of the District and should be concealed from the street view. Property owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, are strongly encouraged to place satellite and all other visually offensive mechanical HVAC devices on the roof away from public view along the street lines.

## O. Roof Top Construction-Sun Decks, Pools and Hot Tubs

Roof top construction featuring sun decks, swimming pools, and hot tubs are not in accordance with the designs of the Victorian Era and other historic styles of architecture within Barnegat Township's Historic District. Exceptions to roof top construction are widow's walks.



Figure 13: Widow's walk, Captain A. Cox house

Therefore property owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, are strongly encouraged to avoid placement of roof top pools, hot tubs, recreational facilities, sports courts and all other non-period design features on roofs. Any such introduction must be designed in a manner to not be visible to public view.

## P. Air Conditioning and Condenser Units

Window mounted AC units are not permitted in any new construction. Existing structures utilizing window AC units should position units away from street and public view to the extent feasible. Placement of mechanical HVAC devices such as air conditioning condensers on roofs or side and front yards in a manner visible to public view must be avoided to the extent feasible. Where such placement is necessary, units shall be adequately screened from public view. Screening shall be compatible with architectural materials of either the existing structure or proposed treatments which are acceptable within the standards as set forth with these design guidelines.

## Q. Flags, Banners and Signage

Celebratory or seasonal flags and banners proposed for display at any residential building are generally not permanent to the structure and may be displayed without specific approval. However, any permanent flag, banner or flag pole installation or application of signage other than the street address number, name of residence, or historic structure plaque must be reviewed by the HPC and the appropriate Board.

Owners desiring to display flags, banners and signage should:

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

1. Verify that such flags, banners and signage are permitted and comply with local zoning restrictions.
2. Verify that all such flags, banners and signage are securely attached to masonry or framed exterior surfaces but mechanical fastening should not irreversibly damage or destroy key historic materials or facings.

Flags should generally not extend beyond 60 inches from the building face. Banner heights and sizes may vary, but must comply with local zoning restrictions in all case.

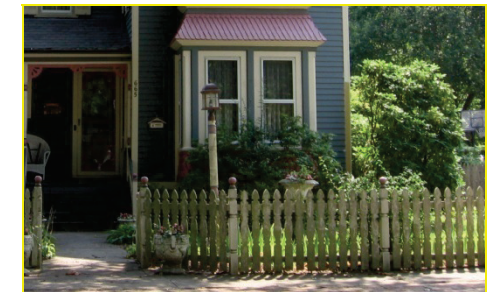


Figure 14: Typical picket fence detail

## R. Fencing and Gates

1. The use of solid or stockade type fencing is discouraged. Historically, fencing of open wood pickets and slats and occasionally cast iron were used to define space. Fencing was most commonly used in residential applications in front, rear and sometimes side yard lot line situations as a method of yard delineation. Use of any historically appropriate fencing with a demonstrated precedent will be considered by HPC.

2. Low fencing not exceeding four (4) feet in height is permitted in the front yard from the front of the building facade to the rear lot line. Five (5) foot high fencing may be permitted in rear yard when approved by HPC. When in contrast with the design standards noted within Code Section 55-188.2 of Barnegat Township Code, this section shall prevail.



Figures 15 and 16: Examples of structures with a picket fence.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

3. It is encouraged that the existing and proposed fencing should:

(a) Utilize painted wood picket, Victorian ornamental cast iron or Victorian pipe rail fencing systems where appropriate to the architecture of the building or structure.

(b) Avoid use of chain link, masonry walls, ranch style post and rail, vertical board or plank, any variety of stockade, modern wrought iron or vinyl clad fencing.

(c) Side and rear fencing may incorporate staggered plank (board on board) configuration subject to HPC review.

(d) Fencing should be painted. Colors are recommended to be reviewed by the HPC. Painting and maintenance of existing fencing is always encouraged. White picket wood fencing is generally preferred. Unpainted wood picket or other wood fencing as well as unfinished metal ironwork are discouraged.

(e) Multi-colored, patterned colors and the use of bright non-earth tone colors is not permitted.

(f) Fencing may be of uniform height or scalloped between sections or anchoring posts. Irregular, non patterned picket patterns or other picket fence designs not in keeping with Victoria Era architectural traditions will not be considered. Picket fences, most common to the Victorian Seaside Vernacular nominally varied in design. Specifically, the top of

each vertical picket was squared, rounded, arched or pointed. Occasionally, the point was articulated with added cutaways or narrowing of the point so as to create an arrowhead type point. Other factors for variation included spacing of the pickets, selection of fence post type and post cap and distance from grade. Each picket should be secured to a horizontal top and bottom slat or rail, and should be spaced so as not to exceed a gap between vertical pickets equal to the width of the picket itself, typically one to three inches. Widely spaced pickets are not acceptable. Picket bottoms may be set on grade but may be positioned so as to be slightly above grade. Distance from the bottom of each picket to grade may be approximately two but not more than five inches.

(g) Iron work, common in the Victorian Era, could be utilized along with metal pipe railing.

All proposed fencing should comply with the stipulated criteria cited herein and reflect the spirit of architecture within the immediate neighborhood and adjacent structures. All attempts should be made to ensure that the proposed fencing is historically correct and appropriate.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY



**Figure 17: Example of fence along the front property line of the Cox House facing Main Street**

## S. Architectural Landscape Treatments

This section of the code is in addition to the standards established within Code Section 55-162.2 and in accordance with the Streetscape Design Guidelines.

1. Grass strips should be provided between the curb and sidewalk area as well as grass lawns in front yards.
2. The introduction of concrete or masonry unit paved front yard patios is not acceptable, nor is the application of loose decorative mulch, stone or gravel. The introduction of grass and trees are encouraged. The increase in impervious surface is discouraged and should be avoided. The introduction of items other than grass and trees are not permitted in the grass strip.

3. All proposed landscape treatments should be appropriate to the architecture, the historic period of the district and be indigenous to the site. For example, the planting of palm trees or cactus species is inappropriate.

4. Retaining walls, where required should be either brick masonry, rough chiseled face or split face type block. The block wall must be in alignment with and perpendicular (on a 90 degree angle) from the sidewalk edge. Masonry walls may be capped with brick masonry or limestone, sandstone or bluestone slabs. Use of railroad ties and ribbed face concrete blocks is not acceptable.

5. All architectural landscape elements including retaining walls, earth berms, planters, structures, ornamental castings, statues, light posts, fountains, water ponds, bollards, urns, benches, historic artifacts, flag poles, 3-dimensional art forms or any other element over 18 inches in height from the average property grade, will be subject to HPC review.

## T. Auxiliary Structures

Auxiliary structures include but are not limited to the following:

1. Hot Tubs
2. Swimming Pools
3. Statuary
4. Permanently Installed Barbeque Grill
5. Koi Ponds and other water features

Any construction features such as sun decks, swimming pools and hot tubs are not in keeping with the designs of the Victorian Era or other historic styles of ar-

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

chitecture within Barnegat Township's Historic District. All auxiliary structures are subject to HPC review. It is strongly recommended that such a feature would be designed so as not to be visible to public view or adjacent to a public right of way.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, should:

1. Avoid placement of pools, hot tubs, recreational facilities, sports courts and all other non-period design features on roofs. Any such introduction must be designed in a manner to not be visible to public view.
2. The placement of pools, hot tubs or other permanent auxiliary structure in the "front yard" or "street facing side" of a property located in Barnegat's Historic District is unacceptable.

## U. Color

The choice of color is one of the most important decisions generated by a property owner. For purposes of this section, the selection of color applies to exterior finishes, awnings, doors, trim, architectural ornament, window and door frames.

As a general guide, and whenever possible, building color should accurately reflect its original era in accordance with the following guidelines:

1. Buildings of the late 1870's and 1880's usually featured soft or pale earth tone colors. For the most part, primary color choices included buff creams, light greens and gray. Window, door and trim were nearly always painted in darker shades of the main color choice.

2. Late in the 19th Century, colors were deeper and featured more browns, darker olive greens and reds and yellow ochre. Trim colors were more dramatic and utilized added tertiary trim colors to enhance detail.

3. Early 20th Century continued with past color schemes, but with the advent of Colonial Revival designs, white became increasingly popular.

4. Exterior siding, fascia, roofing and window and trim colors which are specifically discouraged include, what is often referred to as "boutique colors" including bright pink, turquoise, magenta, orange, lime, lavender and purple. Paint schemes featuring bright lemon yellow, electric blue, fire engine red, any combination of random colors, or the use of camouflage or striped patterns, and any color glow or glitter in daylight or are in the reflective paint range or group are not acceptable.

5. Natural materials, such as brick or stone, should appear natural. Stone or brick face, if painted, may be painted gray, brick red or white in color. Wood siding, shingles and trim should be painted to historically correct color schemes or be allowed to weather gray.

6. Narrow tongue and groove hardwood boards on outdoor porch floors and balcony decks are strongly encouraged to be painted, or be stained or varnished.

7. Narrow tongue and groove hardwood boards in ceilings of outdoor porches and balconies are encouraged to be painted sky blue, gray or white. In the alternative they could be either oiled, or be stained or varnished.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

8. Upper floor balcony floors may be surfaced using fiberglass but these must receive an edge trim board to match the color of porch frames.
9. Replacement of any single window or door frame must match the color of all existing windows and doors or require that all others are made to match the replacement unit.
10. Awnings should complement the proposed building color(s). Striped awnings with up to three colors are permitted while solids are usually preferred.

## VII. FAÇADE DESIGN GUIDELINE ILLUSTRATIONS

The illustrations are offered as a guide and reference to all prospective applicants and their design, construction professionals prior to the preparation of construction plans, specifications and detailed architectural drawings and appearance before the HPC in a public forum.

Applicants are strongly encouraged to make effort to review these standards in order to familiarize themselves with the Design Standards and the sample prototypes, various details and standards. This will aid the Applicant to avoid a rendered HPC opinion that the proposed development is inappropriate, incompatible or inconsistent with the character of the Barnegat Township Historic District.

The 18th and 19th century architecture in Barnegat Township consists of both vernacular and high style structures. Much of the area's early 18th century architecture has been destroyed but many examples of later 18th and 19th century vernacular buildings remain. These are scattered throughout downtown Barnegat and typically are small, one and one half story three bay structures with gable roofs. These contain 6/6 windows, short 3/3-second floor façade windows, lean-to roof to the side and rear wings and have clapboard exteriors.

During the first half of the 19th century, a number of structures were built along Main Street and Bay Avenue in downtown Barnegat. Typical styles included Greek revival with porticos, window shoulders, and a dentilled cornice and the vernacular Gothic Revival structures, containing cross-gabled roofs and pointed arch windows. During the second half of the 19th century, structures built in different styles consisted of architectural design elements such as vergeboard, pendants and turned and sawn porch elements. Late 19th Century structures were often L-plan in design with front porches and pointed attic lights. Decorative gable peaks, turned porch elements and Queen Anne details were popular architectural features. In addition, buildings in the Colonial Revival and French Second empire style were also constructed.

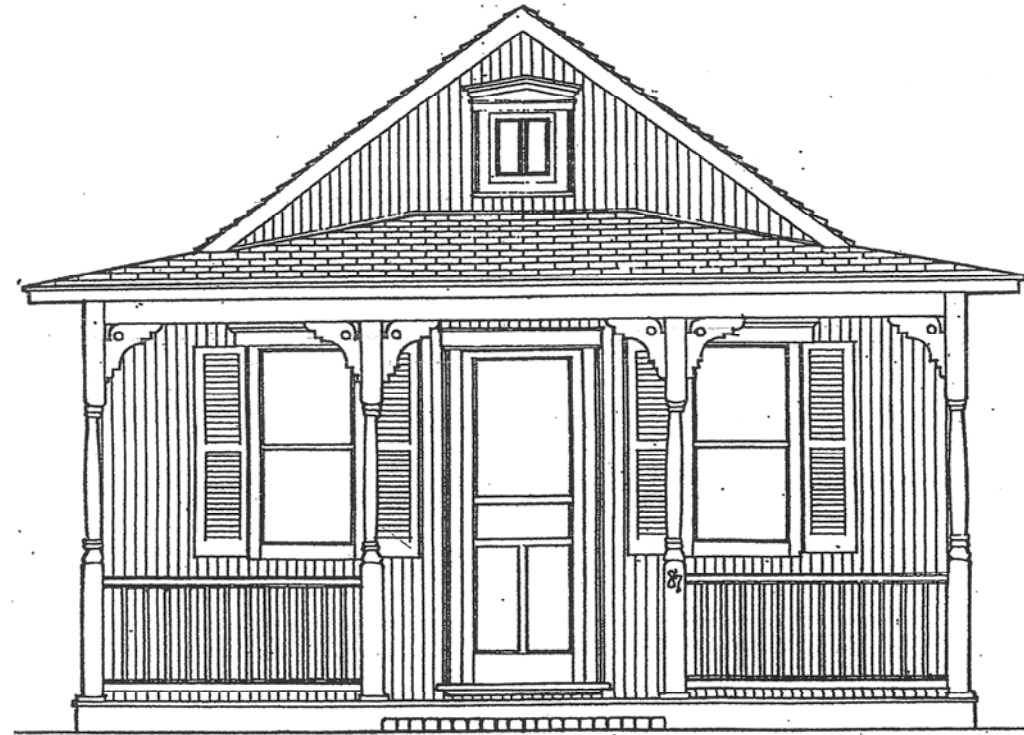
Vernacular designs have been used by the original designers, builders and successive homeowners. These hybrids fall into the category of structures strongly linked to the past architectural period and place in American history that they serve as an exhibition of architectural wealth. Vernacular is the term given to indigenous forms of building construction. Some refer to vernacular buildings built after mill-sawn lumber was available as National Style. Buildings continued to be built according to the earlier traditional folk forms, but with widely available lumber some new shape innovations occurred. Some may have details taken from high styles such as Greek Revival or Colonial Revival. Others may have later high style modifications.

The sample prototypes include the following:

1. **Cottage / Bungalow Style**
2. **Greek revival**
3. **Gothic Style**
4. **Colonial Revival**
5. **Queen Anne**
6. **American Four Square**
7. **Italiante**

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## COTTAGE/BUNGALOW STYLE

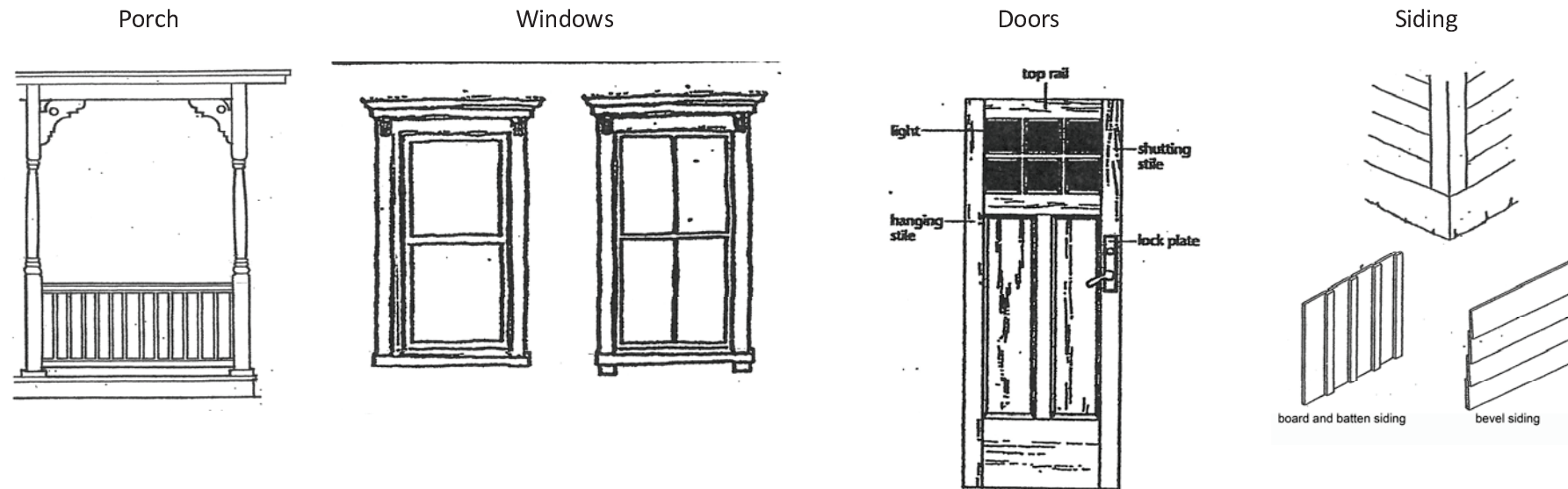


Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

This is cottage / bungalow style, similar to the Friends Meeting House, is a small and simple one-story rectangular wood frame structure. These are typical three bay structures with the door located centrally, sometimes double leafed, flanked by small narrow windows with operable shutters.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

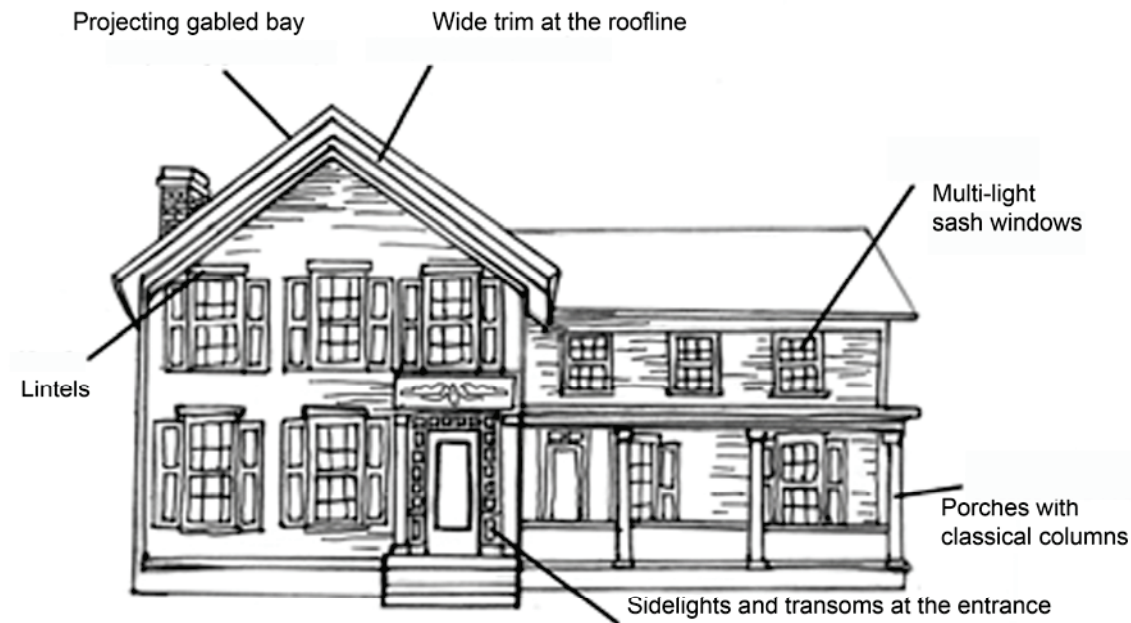
## COTTAGE/BUNGALOW STYLE ELEMENTS



Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## GREEK REVIVAL



A style of art that was popular in the 19th Century that was a reaction to Baroque Art. This style was derived from the art and culture of ancient Greece and imitated this period's architecture and fascination for order and simplicity. These were typically a two story clapboard sided structure, sometimes only one story, with a low pitched gabled roof or, less often, a hipped roof. The cornice has a wide plain frieze board, or band, as part of the entablature together with a cornice above and an architrave below. The main building form may have a lower wing. Narrow sidelights and a rectangular transom surround front doors. Porches on Greek Revival Style houses are one story and are supported by square or round columns. Porches are located at the entry or extend over the full façade. Originally Greek Revival houses were painted white.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## GOTHIC STYLE



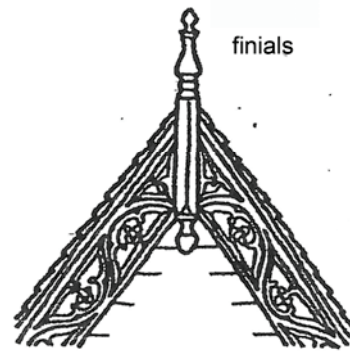
Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

The Gothic style followed the simple Cottage Style in many respects but was larger in size and incorporated variations in the floor plan utilizing the “L” or “T” shaped forms. Windows and doors were often arched or pointed at the top and second floor windows usually extended into the gable areas. Wall areas extended upward into the gable areas. Siding was typically wood board and batten. Designs frequently created multiple or cross gables which then featured decorative gables on both front, rear and side elevations. Elaborately decorated gable boards and steeper pitched gables designs are also notable.

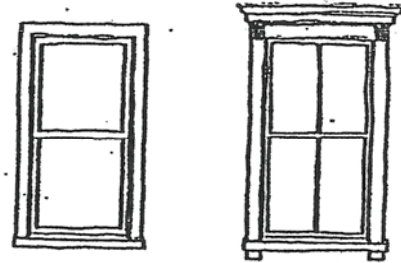
# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## GOTHIC STYLE ELEMENTS

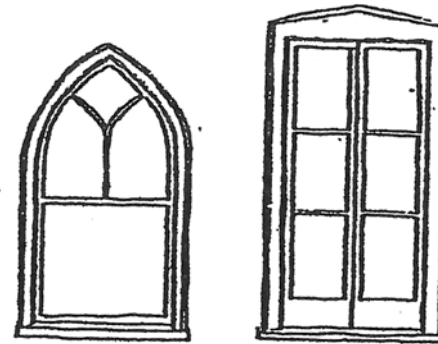
Vergeboard



Windows



Windows extending into gables



Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## COLONIAL REVIVAL

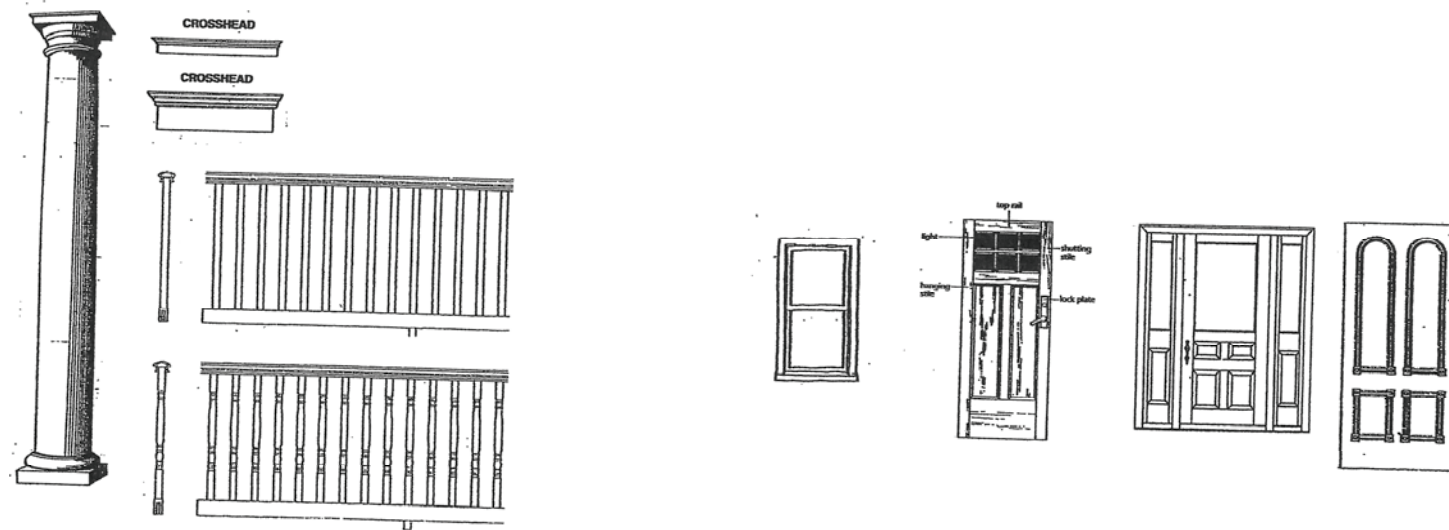


Source: Old House Interiors; <http://www.oldhouseonline.com/early-colonial-revival-architecture>

**Barnegat Township Historic District consists of a number of structures built over the course of the 19th Century. Typical features of colonial revival style architecture include a hipped roof with captain's walk, Palladian and bay windows, and a center door with transom and sidelights. Windows are placed in pairs or even threes. Typically some homes have an open front porch with Doric columns running across the façade.**

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## COLONIAL REVIVAL ELEMENTS



Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## QUEEN ANNE

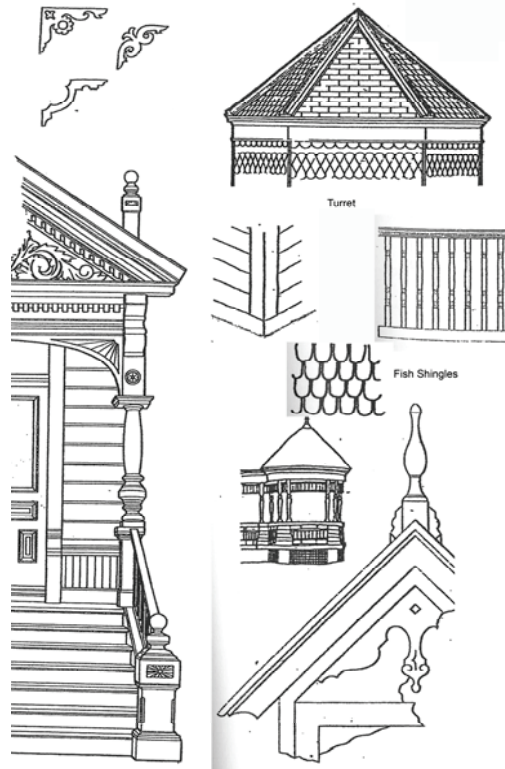


Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

Queen Anne architecture typically belongs to the late 19<sup>th</sup> Century, more specifically the late 1880s. Exteriors blend a variety of shapes, forms and textures featuring asymmetrical designs and massing with ornamental towers and turrets. Mixtures of narrow width horizontal wood clapboard siding and patterned shingles including “fish scale” and “diamond” designs were dominant. This style extensively used brackets, decorative moldings, colored multi-paned art, window sashes and doors and a variety of turned, tapered, rounded and tooled porch columns and newel posts. Roofs were multi-paned, multi-gabled with projecting eaves at attic gables creating covered and recessed porch areas.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## QUEEN ANNE ELEMENTS



Typical Details

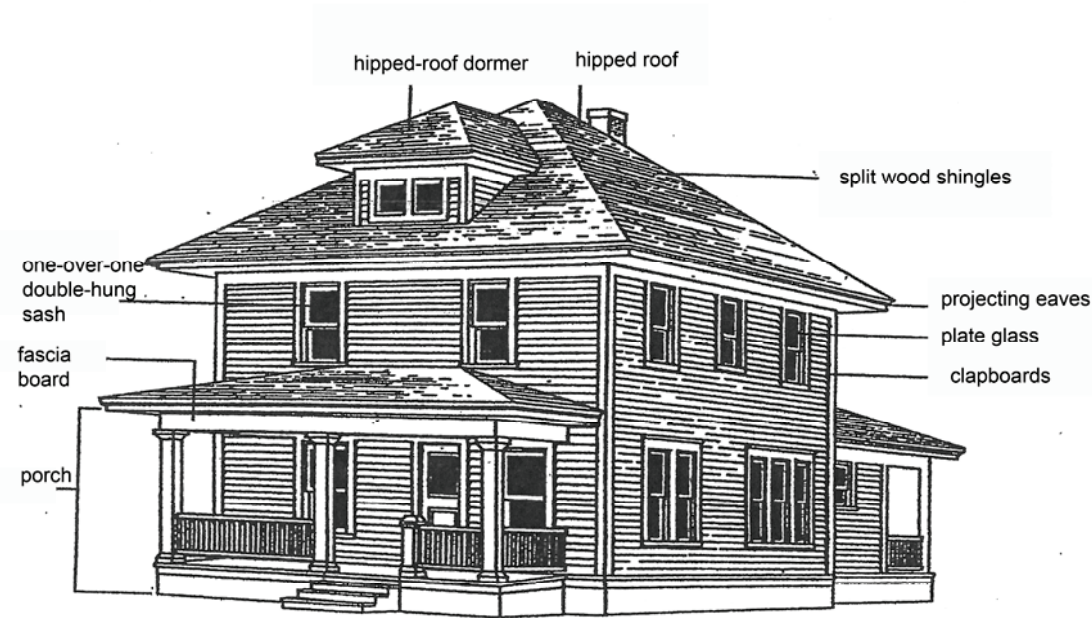


Example of late 19<sup>th</sup> Century Vernacular / Queen Anne structure

Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## AMERICAN FOUR SQUARE

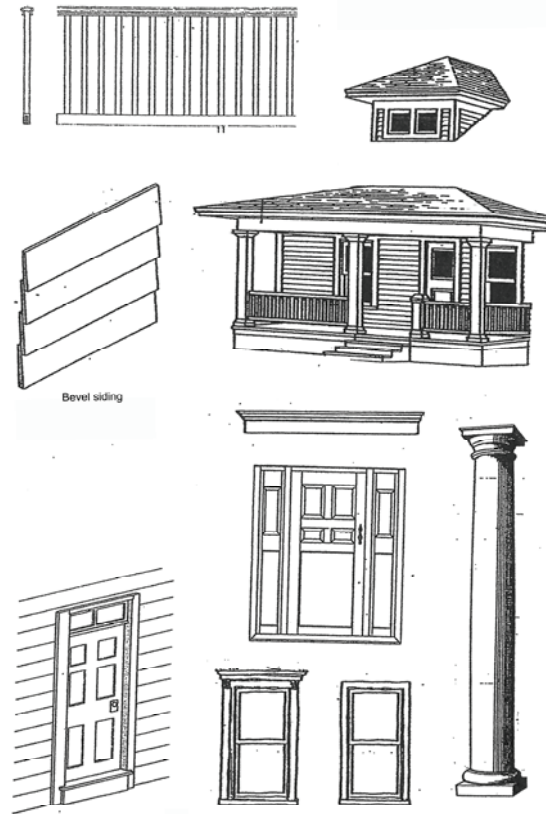


Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

This style of architecture was extremely popular in the early 20<sup>th</sup> Century and is marked by its symmetry and simplicity of design. The American Four Square is best characterized as a 2-story box-like dwelling unit with a hip or pyramidal roof with a large dormer in the attic space and could be at all sides as well. The front porch extends along the entire width with stout columns with simple equally and closely spaced square porch railing spindles. Siding consisted of either wood clapboard or shingle. Doors, windows and building corners were trimmed with flat boards. Overhangs and eaves were well pronounced with occasional treatments featuring exposed rafter ends.

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

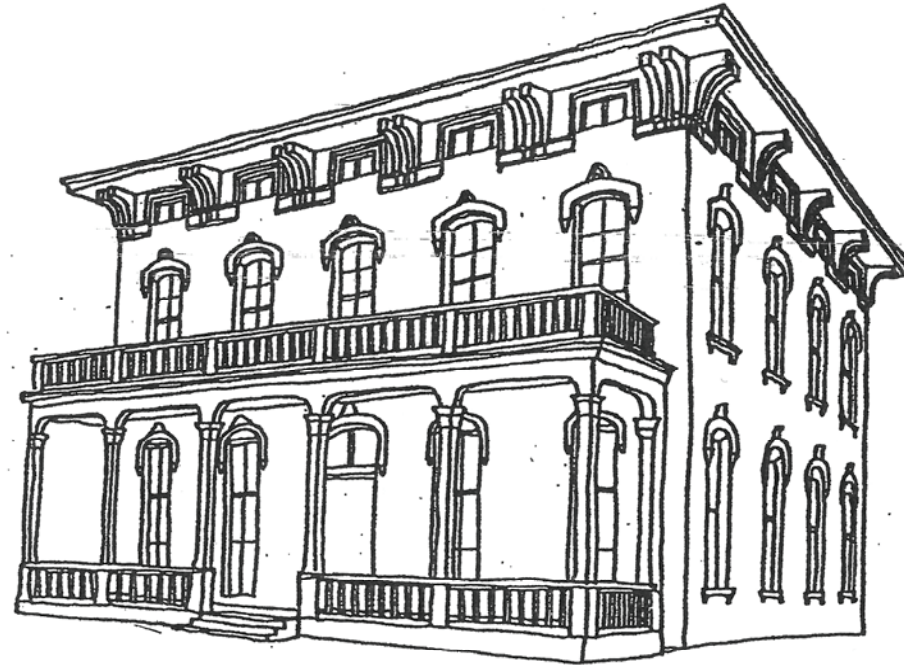
## AMERICAN FOUR SQUARE ELEMENTS



Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

# DESIGN STANDARDS FOR THE HISTORIC DISTRICT & TRANSITION AREA OVERLAY

## ITALIANATE



Source: Ocean Grove Historic District Architectural Design Guidelines for Residential Structures

The Italianate style was popularized in the United States by Alexander Jackson Davis in the 1840s as an alternative to Gothic or Greek Revival styles. This style typically includes broad flat roofs or roof areas with square towers and generous verandas. Floor plans are usually asymmetrical and doors and windows were ornamented with articulated wood trim and sometimes designed with arched or rounded crossheads and header trim at the top of the door or window opening. Original siding was wide wood board and batten. Entry doors were usually double leaf hinged type with detailed raised and recessed panel work.

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## VIII. ARCHITECTURAL DESIGN STANDARDS FOR THE HISTORIC DISTRICT TRANSITION AREA

A. The Historic District Transition Area is an area immediately surrounding the Historic District of Barnegat Township. Development within the Historic District Transition Area visually contributes to the traditional character of the core of the community. The following are the purposes of establishment of this area and the design standards for this area:

1. To serve as a buffer from the impact of development in the newer areas of the community to the Historic District.
2. To protect the edges of the Historic District from development that would cause an abrupt change in character, when viewed from within the Historic District.
3. Any new development should create a smooth transition from the Historic District to the outlying area. In order to do so, the architecture should exhibit some characteristics that are similar to the existing historic buildings without directly imitating the historic buildings.
4. To retain a sense of scale as seen traditionally in the Historic District in the interest of promoting livability and stability of residential areas. For example, building elements such as porches, landscape features, etc. are examples of components of the neighborhoods that give a sense of identity and pedestrian scale.
5. The Historic District Transition Area contains some individual historic buildings such as the Friends Meeting House, which are considered as an important resource to the community. It is strongly encouraged that structures

such as these be treated with the same level of respect as those found within the Historic District.

6. When planning a new building or renovating an existing structure adjacent to the historic properties, special consideration should be given to minimize negative impacts on the historic structures.

### B. Form, Height and Mass

1. Proposed renovations of buildings should recreate or reconstitute the original form, height and mass or maintain the characteristics of the current structure where form, height and mass are either historically or architecturally significant. In brief, the three-dimensional form, height and mass of any residential building or structure either undergoing repair, maintenance, restoration, renovation, alteration, addition or in the case of new construction, should:

(a) Follow a pattern of site utilization similar to adjacent buildings while observing all setback regulations.

(b) Building width should appear similar to historic widths in such a context. For example in residential homes, the primary façade should appear to be similar in width to those seen historically on houses within the Historic District.

(c) Commercial buildings within the Historic District Transition Area should follow the design standards for the TC-CPHD overlay.

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(d) Position all proposed additions so as to extend from the rear or sides of the building, unless demonstrated to be beneficial to consistency in alignment with adjacent dwelling fronts.

(e) Buildings should convey a sense of pedestrian scale. A building that is composed of a set of smaller masses is preferred in order to reduce the overall perceived mass of the structure from the street.

2. Contemporary interpretations of structures traditionally found within Barnegat Township Historic District are encouraged within the transition area. The buildings should be simple in character and consistent in their design.

3. Exterior split level design styles are not traditional in character and are therefore strongly discouraged in the Historic District Transition Area. Split level design styles are not appropriate on the primary façade or oriented to the public right-of-way. The design style may be used in limited amounts to rear side of building, provided it is not visible from any public right-of-way.

## C. Roofs Types

1. Buildings that have a combination of sloping roof forms are strongly encouraged as this helps to reduce the perceived scale of the building. It is recommended to include gable roofs with dormers. Low and high profile hip roofs and high pitched gable roofs are recommended. The design of all new gable roofs should observe proportions.

2. The use of dormers is encouraged to break up large roof surfaces and reduce their perceived scale.

3. Mansard, shed roofs and flat roofs are strongly discouraged.

4. The introduction of skylights and solar collectors, visible from the street, is discouraged. Solar collectors are encouraged to be placed to the rear of the structures.

5. Placement of TV Satellite, communications equipment and other mechanical devices visible to public view is discouraged.

## D. Doors

1. It is required that the size, shape and location of the door and its aesthetic relationship must be proportionate to the dwelling's scale and the proportions in accordance with the neighboring historic buildings.

2. The panel and glazing configuration of the door design should be replicated to be complementary with the adjacent historic structures.

(a) Unfinished aluminum or anodized aluminum doors and windows are strongly discouraged. Doors featuring artificial glazing patterns, sliding glass doors and doors with contemporary glazing patterns are strongly discouraged. Door sizes typical in the Historic District should be provided as they aid in establishing a human scale.

(b) Doors fabricated of hardwood or other solid core wood with natural wood finish is recommended. Metal or vinyl clad doors are discouraged. Door trim and surrounds can be ornamented, grooved or consist of a simple design. Door trim and surrounds should be painted wood or

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synthetic polymer type materials which accurately replicate appropriate wood trim detail. All door surrounds should harmonize with exterior trim and window surrounds.

(c) Clip on muntins, door grilles or grids are strongly discouraged. True divided light door assemblies and simulated divided light (SDL) door glazing pane assemblies can be provided.

(d) Avoid locating garages such that they dominate the primary façade. When a garage door faces the street, it is recommended to provide single car garages. On larger lots and wherever possible, it is recommended that the garage doors be so oriented to minimize their visibility from a public right-of-way. The garage doors could provide true divided lights where natural light or visibility into the garage is required.

(e) The use of unfinished aluminum storm/screen doors is strongly discouraged. Acceptable storm/screen doors should be of any of the historic styles as applicable to the existing structure or the existing style of the structures in the vicinity of the proposed new structure with decorative elements common to that era. In the alternative, plain wood door frame construction with insect screen inserts would be permitted.

(f) Screen door frames should follow the general design and disposition of the inner door to the extent feasible and be constructed of either wood with natural finish, wood with painted finish or other material appropriately replicating period style screen doors. Color coordination of screen doors with window trim and sash is always preferred.

(g) Hinged double leaf or traditional French Wood doors can be considered.

E. Windows: Windows express the identity of a building and any alterations to the window shape, pattern and rhythm results in the loss of the building's architectural identity and cause aesthetic disfigurement. The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, moldings, exterior shutters and associated window hardware.

1. All windows in areas of new construction or the introduction of new window locations in any new residential building or structure will require compliance with the latest Building Officials and Code Administrators (BOCA) codes and any subsequent amendments, supplements, revisions or updates thereto, and any other applicable sub codes.
2. Installation of windows which are considered out of character with the neighboring historic district, such as casements is not permitted.
3. All replacement or new windows should be fabricated in historic proportions.
4. Use of window types and glazing patterns, skylights and sliding glass doors incompatible with the adjacent historic structure are strongly discouraged along the front and side visible from the street. These may be permitted to the rear of the façade.
5. Unfinished aluminum storm/screen windows solutions are strongly discouraged. In the alternative, plain wood door frame construction with insect screen inserts would be permitted.

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6. Storm/screen frames should follow the general design and disposition of the inner window sash. As an option, screen frames may be as fabricated of either metal with matching window color painted finish.

7. Shutters may be attached to the window frame but should always be dimensioned so as to be just above the sill and below the lintel. Shutter width should also be calculated so that, if closed, the two leaves would meet at the center line of the window.

## F. Exterior Sidings, Finishes, Facings and Materials

1. It is recommended that new siding be representative of typical original patterns and applications found complementing those found within the adjacent Historic District. Restoration of wood or replacement of wood siding finishes, facings and materials is encouraged.

2. Materials such as hardyboard, stone and brick are encouraged. In the event of utilization of a new synthetic material to reface a structure, the said material should rediscover and reproduce the original type and style to the fullest extent possible and should complement the historic styles in the vicinity.

3. Horizontal vinyl siding boards must be seamless in length and application; shall be of an appropriate narrow 4 to 5 inches in exposed face dimension; and be smooth or matte faced in texture and finish.

## G. Porch and Balcony

1. The front porch style and the application of full porches or wrap around porches are encouraged, where possible, for all proposed improvements to existing homes and in new construction.

2. Opening and restoring any enclosed porch and balcony is encouraged. It is strongly encouraged that any new construction incorporates a full porch and railing detail along the entire street front facade with a minimum of two-thirds of the total porch floor area being useable porch space. Covered porches are preferred. Open air balconies are discouraged.

## H. Columns, Railings, Chimneys and Trim Details

Column, railing and other detailing solutions for either existing or proposed buildings or structures should:

1. Retain, restore existing historic architectural elements and ornament such as corbelled parapets, decorative cornices, fascia brackets, porch and balcony railings etc.

2. Verify railing height in compliance with building code requirements. Exemptions, based upon historic premises and allowances, reviewed and certified by a licensed design professional to assure safety will be considered in accordance with the most recent version of the Building Officials and Code Administrators (BOCA) codes.

3. Vinyl coated railings are acceptable when all of the following design criteria are met:

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(a) Top and bottom rails, spindles and balusters must be complementary to such features on adjacent historic structures.

(b) End of top and bottom railing guards must be fastened to building, structure, column or newel post without use of metal or vinyl sleeve, pocket or hanger visible to the eye, nor shall any screws or other fastening devices be left visible.

(c) Counter-sink all nails and screws with appropriate plugs and paint or stain to match railing assembly.

4. Avoid use of outdoor carpet and poured concrete on all porches and entries visible from the street and within general public view. Use of materials that are visually compatible with the historic character and style are strongly encouraged.

5. Utilize wood, fiberglass or polymer (square, turned, tapered or round) columns. Many pre-molded synthetic architectural ornaments, columns, railings and trim details are readily available for replacement of deteriorated or missing components. Use of such products is acceptable.

6. Placement of mechanical HVAC devices such as air conditioning condensers on roofs or side and front yards in a manner visible to public view must be avoided to the extent feasible, and if inevitable adequate screening must be provided.

## I. Exterior Lighting, Lamp Post and Yard Lighting

1. Exterior mounted lighting should be positioned so as not to impede passage of pedestrians, inflict harm to pedestrians and not create a visual barrier along the street. Wall mounted porch lanterns and other ceiling surface mounted fixtures are generally acceptable.

2. Jaded copper, antique metal finishes and black are generally preferred color choices. Polished brass is a poor choice in that ocean salt air promotes pitting and discoloration of such finishes.

3. Individual lamp posts are permitted and shoebox fixtures are discouraged especially to light parking lots in commercial establishments. Use of low voltage path lighting is discouraged but will be reviewed by the appropriate Board. In any event lighting shall comply with Code Section 55-171 of the ordinance.

4. The exterior lighting of any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, is recommended to be provided along the following lines:

(a) Should be positioned so as not to impede passage, or inflict harm to pedestrians nor create a significant visual barrier or distraction along the street.

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## K. Awnings

Awnings add color and vitality to the streetscape and add interest to a building in addition to providing shade and weather protection. It is recommended that awnings for any residential building or structure be in accordance with the following guidelines:

1. Should be of a fabric type and manufactured of canvas or linen. Vinyl and plastic sheets are not acceptable. Awnings may be designed so as to be placed over a single window or door, or may be designed so to span over the length of the distance between porch columns.
2. Should complement the proposed building design or improvement and be consistent with colors complementing the structure without garish results. Striped awnings with up to three colors are permitted while solids are encouraged.
3. Logos or lettering on the proposed awning for commercial sites should not exceed 20 percent of the exterior surface of the awning face and valance.
4. All awnings should be at least seven feet six inches (7'6") clear from sidewalk grade at their lowest point and not extend beyond three (3') feet from the building face.
5. Tattered and discolored awnings should be replaced or simply removed.

## L. Skylights

Skylights are generally discouraged within the Historic District Transition Area. Skylights will, however, be considered where the Applicant can successfully demonstrate that such skylights are not visible from the immediate sidewalk vicinity. Skylights should be limited and discreetly positioned.

## M. Satellite Dishes, Solar Panels, Antenna Towers

Satellite dishes and antenna towers should be concealed from the street view. Property owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, are strongly encouraged to place satellite and all other visually offensive mechanical HVAC devices on the roof away from public view along the street lines.

## N. Air Conditioning and Condenser Units

Window mounted AC units are not permitted in any new construction. Existing structures utilizing window AC units should position units away from street and public view to the extent feasible. Placement of mechanical HVAC devices such as air conditioning condensers on roofs or side and front yards in a manner visible to public view must be avoided to the extent feasible. Where such placement is necessary, units shall be adequately screened from public view. Screening shall be compatible with architectural materials of either the existing structure or proposed treatments which are acceptable within the standards as set forth with these design guidelines.

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## O. Flags, Banners and Signage

Celebratory or seasonal flags and banners proposed for display at any residential building are generally not permanent to the structure and may be displayed without specific approval. However, any permanent flag, banner or flag pole installation or application of signage other than the street address number, name of residence, or historic structure plaque.

Owners desiring to display flags, banners and signage should:

1. Verify that such flags, banners and signage are permitted and comply with local zoning restrictions.
2. Verify that all such flags, banners and signage are securely attached to masonry or framed exterior surfaces but mechanical fastening should not irreversibly damage or destroy key historic materials or facings.

Flags should generally not extend beyond 60 inches from the building face. Banner heights and sizes may vary, but must comply with local zoning restrictions in all case.

## P. Fencing and Gates

1. The use of solid or stockade type fencing is discouraged in the front yard. Open pickets and slats are encouraged.
2. Unless otherwise noted fencing should be in accordance with Code Section 55-188.2 of Barnegat Township Code.

3. It is encouraged that the existing and proposed fencing should:

- (a) Avoid use of chain link, masonry walls, ranch style post and rail, vertical board or plank and any variety of stockade fences.
- (b) Side and rear fencing may incorporate staggered plank (board on board) configuration subject to Board review.
- (c) Unpainted wood picket or other wood fencing and unfinished metal ironwork are discouraged.
- (d) Multi-colored, patterned colors and the use of bright non-earth tone colors is strongly discouraged.

All proposed fencing should comply with the stipulated criteria cited herein and reflect the spirit of architecture within the immediate neighborhood and adjacent historic structures.

## Q. Architectural Landscape Treatments

This section of the code is in addition to the standards established within Code Section 55-162.2 and in accordance with the Streetscape Design Guidelines.

1. Grass strips or natural stone should be provided between the curb and sidewalk area as well as grass lawns in front yards.
2. The introduction of grass and trees are encouraged. The increase in impervious surface is discouraged and should be avoided unless supported by

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the appropriate Town Center Ordinances. The introduction of items other than grass and trees are not permitted in the grass strip.

3. All proposed landscape treatments should be appropriate to the architecture, the historic period of the district and be indigenous to the site. For example, the planting of palm trees or cactus species is inappropriate.

4. Retaining walls, where required are recommended to be either brick masonry, rough chiseled face or split face type block. The block wall must be in alignment with and perpendicular (on a 90 degree angle) from the sidewalk edge. Masonry walls may be capped with brick masonry or limestone, sandstone or bluestone slabs. Use of railroad ties and ribbed face concrete blocks are strongly discouraged.

## R. Auxiliary Structures

Auxiliary structures include but are not limited to the following:

1. Hot Tubs
2. Swimming Pools
3. Statuary
4. Permanently Installed Barbeque Grill
5. Koi Ponds and other water features

Any construction features such as sun decks, swimming pools and hot tubs are not in accordance with the character of the properties located within the adjacent Historic District. Introduction of any such feature must fully demonstrate that such a feature would be designed so as not to be visible to public view or adjacent to a public right of way.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction or addition, or not, should:

1. Avoid placement of pools, hot tubs, recreational facilities, sports courts must be designed in a manner to not be visible to public view.

2. The placement of pools, hot tubs or other permanent auxiliary structure in the "front yard" or "street facing side" of a property located in Historic District Transition Area is unacceptable.

## S. Color

The choice of color is one of the most important decisions generated by a property owner. For purposes of this section, the selection of color applies to exterior finishes, awnings, doors, trim, architectural ornament, window and door frames.

As a general guide, and whenever possible, building color should accurately reflect its original era in accordance with the following guidelines:

1. Exterior siding, fascia, roofing and window and trim colors which are specifically discouraged include, what is often referred to as "boutique colors" including bright pink, turquoise, magenta, orange, lime, lavender and purple. Paint schemes featuring bright lemon yellow, electric blue, fire engine red, any combination of random colors, or the use of camouflage or striped patterns, and any color glow or glitter in daylight or are in the reflective paint range or group are not acceptable.

2. Natural materials, such as brick or stone, should appear natural. Stone or brick face, if painted, may be painted gray, brick red or white in color.

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Wood siding, shingles and trim should be painted to historically correct color schemes or be allowed to weather gray.

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## IX. DEFINITIONS

**Addition** | an increase in the footprint of a building or an increase in the average height of the highest roof surface or the number of stories of a building.

**Alteration** | the rearrangement of any space by the construction of walls or partitions, change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component.

**Architrave** | the classical architectural term describing the lintel or beam that rests on the capitals of the columns.

**Balcony** | an open air uncovered porch with direct access from the interior of the dwelling only; balconies are usually located on the upper levels of a dwelling, are rimmed with railing and may vary in size.

**Baluster** | an equally spaced square or turned spindle, flat ornamental slat or series of vertical posts supporting the top rail of the balustrade rail or positioned between the top and bottom rails at porches, balconies or stair railings.

**Balustrade** | a porch or balcony railing with a top, or a top or bottom rail with spindles, ornamental slats or vertical posts positioned between the rails.

**Barge Board** | see Verge board

**Batten** | a board less than four inches wide used to cover the joint between siding boards.

**Bay Window** | the regular external division of a building marked by windows or other vertical elements, most often with three angled sides and positioned to be an external projecting feature.

**Board and Batten** | wood siding in which the wider boards are covered at the joints with a narrow board.

**Board on Board** | wood siding, fencing or roofing characterized by overlapping vertical boards that alternate to the front and back.

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**Bracket** | a small curved or saw-cut or cast projecting element which supports a horizontal exterior trim member or roof overhang, window or door hood or canopy, or any exterior cornice detail.

**Carriage House** | traditionally a small building, with large wood slatted access doors, usually near a large residence or part of an estate, used for keeping coaches, carriages, or other vehicles. Today this function has been taken over by the garage, which is usually attached to a residence or main building. “Carriage House” type garage doors utilize solid wood panels or narrow vertical tongue and groove wood facing and heavy wood battens as trim; “Carriage House” type garage doors may also be fabricated with either decorative cross board supports or be of raised panel designs or may feature small windows with true divided lights where natural light or visibility is required; “Carriage House” type doors always appear to operate as hinged swing or folding type.

**Change of Use** | means a change from one use to another use in a building or tenancy or any portion thereof.

**Clad** | technique where existing materials are covered with new ones rather than removing them.

**Clap Board** | a horizontal exterior siding which is lapped or layered.

**Clearstory / Clerestory** | an upper portion of a wall containing windows for supplying natural light to a building.

**Colonnade** | a long sequence of columns joined by their entablature, often free-standing, or part of a building.

**Column** | a vertical pillar or shaft usually supporting a member above.

**Cornice** | a projecting molding at the top of a building or wall.

**Cupola** | a small roof tower, usually rising from the topmost center of the roof ridge or turret. Cupolas may have windows and have a variety of roof types including gables or conical roofs and square, hexagonal or octagonal bases.

**Deck** | strictly refers to the structural element, plank or other surfacing material, placed upon the floor framing of a balcony or porch.

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**Dentil** | one of a series of small rectangular blocks projecting like teeth from a molding or beneath a cornice.

**Dormer** | a small window with its own gable, shed, hip or arched roof projecting from a sloping roof.

**Eaves** | the projecting overhang at the lower edge of the roof.

**Entablature** | the classical architectural term which describes the part of a building which is supported by columns and consisting of a cornice, frieze and architrave or an assemblage of architectural moldings and trim creating a crown molding type detail on building exteriors.

**Eyelid /Eyebrow** | the low profile arched element similar to the roof dormer featuring half round or low profile arched windows which functions as historic skylights or clearstories.

**Façade** | the exterior face or elevation of a building visible to public view.

**Fanlight** | an arched transom, located over doors or windows, comprised of glazing pieces seamed with wood grille work muntins positioned in a radial manner from the center base of the arched transom.

**Finial** | the projecting ornamental element at the top of a gable, spire or pointed roof.

**Frieze** | the middle portion of a wide flat board under a cornice detail which may be ornamented or paneled.

**Gable Roof** | a roof with a central high point or ridge which creates a slope to either side, also known as the triangular section of wall under the sloped roof lines.

**Grass Strip** | the required 12 inches to 18 inches strip of lawn between the curb and the sidewalk. Only organic materials such as grass and trees are allowed within this area.

**Hip Roof** | a roof with uniform slopes on all four sides extending from a central ridge line or point.

**Historic Integrity** | means historic building structure or site or any property under the protection of landmark status within the designated Historic District.

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**Historic Site** | is any real property, manmade structure, natural object or significant location which has been formally designated as being historic and exhibits or possesses archaeological, cultural or architectural significance, or otherwise located within the boundaries and limits of a formally designated Historic District.

**HVAC** | means heating, ventilation and air conditioning systems.

**Lattice** | an open framework made of strips of wood or similar material, overlapped or overlaid typically in a crisscross pattern to screen the underside of porches or other areas to be shielded from public view.

**Lintel** | the horizontal decorative beam or structural member positioned over a wall opening or span between columns.

**Mansard Roof** | a four-sided roof with either a single or double slope on all the sides. In case of a double slope, the lower slope is much steeper than the upper slope.

**Muntin** | the dividing strips between the glazed panes in a multi-paned window.

**Pendants** | the projecting ornamental element at the bottom of a gable, spire or pointed roof.

**Pilaster** | a shallow pillar attached to the wall resembling a classical column; also commonly used at door and window surrounds and trims.

**Porch** | constitutes an area surrounding the exterior door and acting as an ante-chamber between the exterior and the interior structure. Typically porches feature columns, railing, floor decking, architectural ornamentation reflecting the architectural style and period of the dwelling. A porch is essentially a one-story framed open air enclosure which is largely transparent and may vary in size. Porches are most commonly located on dwelling fronts but may be positioned on side, alley and rear elevation depending on lot configuration and architectural design.

**Portico** | an entrance porch.

**PVC** | refers to poly vinyl chloride materials used in manufacture of piping, railings and some ornamental trim.

**Transom** | a small window over a door or another window; a transom may be rectangular, fan-shaped, arched or elliptical, and may contain stained, leaded or otherwise ornamental period style glass.

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**Turret** | is a small corner tower that projects vertically from the wall of a building with either a conical roof or hexagonal or octagonal base form with steep angle roof sides culminating in a high central point.

**Use** | means that portion of a building or tenancy which is devoted to a single Use Group or Special Use or occupancy as defined in the building sub code or as established by the provisions of any other sub code for the purpose of specifying special requirements applicable to that portion of a building or tenancy.

**Vergeboard** | an exposed board or false rafter running underneath the slopes of a projecting gable roof. Such a board is often richly decorated with carved, cut-out or painted designs and patterns. This is particularly found in 19th Century Gothic Revival architecture. This is also known as barge board.

**Victorian Era Architecture** | the period of American architecture generally recognized as being built between 1880 and 1910 and includes a variety of styles including Eastlake, Gothic Revival, Queen Anne, Craftsman and Stick Styles.

