BOROUGH OF CALIFON
HUNTERDON COUNTY, NJ

HISTORIC PRESERVATION DESIGN GUIDELINES

Borough of Califon
Historic Preservation Commission
39 Academy Street, Califon, NJ 07830

BOROUGH OF CALIFON, HUNTERDON COUNTY, NEW JERSEY

DESIGN GUIDELINES FOR HISTORIC PRESERVATION

Borough of Califon Historic Preservation Commission

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February 2016

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1. INTRODUCTION

The purpose of the following guidelines is to help identify typical character defining historic features and provide direction in the maintenance, repair, and replacement of these features for historic properties in the Borough of Califon, Hunterdon County, New Jersey. These guidelines also provide guidance in the construction of new additions to existing historic buildings and new or infill construction within the historic district. These guidelines are the criteria by which the Borough of Califon Historic Preservation Commission will review applications to determine whether the proposed work is appropriate. The goal of the guidelines is generally to follow the Secretary of the Interior's Standards for Rehabilitation, Renovation, Preservation and Reconstruction. While these guidelines are intended to guide restoration, repair and new construction, simply following these guidelines does not relieve the property owner of the requirement of applying for a Recommendation of Historic Appropriateness when considering work at their property.

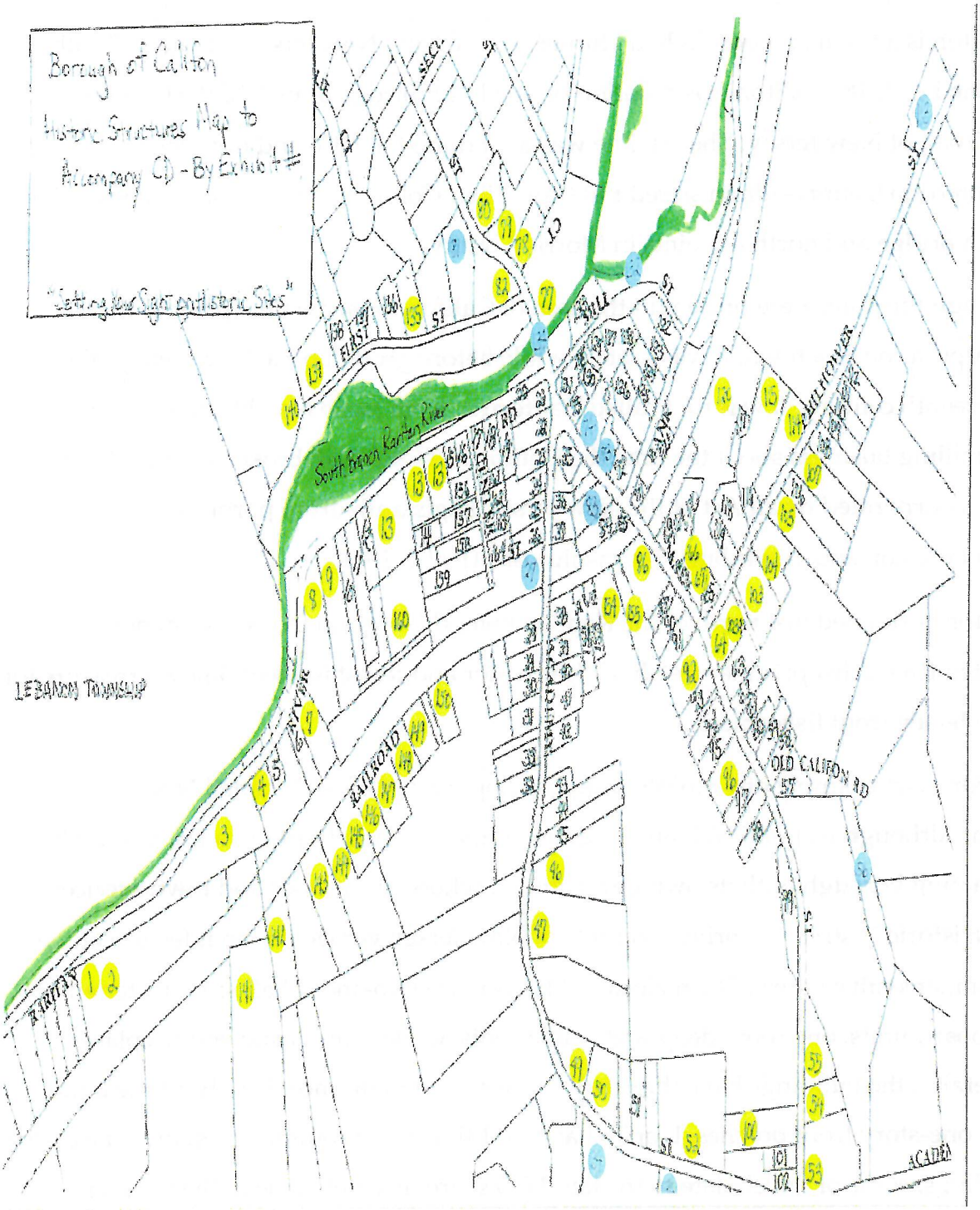
2. A BRIEF HISTORY OF THE BOROUGH OF CALIFON

Califon is a town and borough in Hunterdon County, New Jersey. It was officially formed in 1918. Califon was a station on the High Bridge Branch of the Central Railroad of New Jersey. The rail line was abandoned in 1976 and now serves as a Hunterdon County-administered rail trail called Columbia Trail, which runs south to High Bridge and north to points in Morris County.

Though the mills were present in the area of Califon for some time prior to its incorporation as a town, it was quite a while before growth became evident in the mid-nineteenth century. It was first called California, from Jacob Neighbor's enthusiasm in the milling business about the time the California Gold Rush broke out. The Borough was incorporated by an Act of the New Jersey Legislature from portions of both Lebanon and Tewksbury Townships on April 2, 1918.

Califon is situated just north of the Ken Lockwood Gorge on the South Branch of the Raritan River; this pristine stretch of clear water and forest is a well-known treasure for New Jersey trout fishermen.

Califon is an example of a rapidly disappearing way of life – the small New Jersey town. Although its political boundaries encompass only 0.9 square miles, it is a self-sustaining borough with its own government, school, businesses and town services. The Historic District is a prime example of New Jersey vernacular architecture of the mid-nineteenth century. The majority of houses are two-and-a-half story rectangular clapboard units, one room deep with gable roofs, gable returns and end fireplaces. Generally, the buildings have three bays with a center entrance. Nearly all the buildings have one-story front porches. L or T shaped additions are common to many. The earlier buildings, some of which date to the late 1700's, are made of stone in the German manner or are Georgian in style. Later homes include several Victorian styles and some craftsman bungalows.



Historic Structures Map

Central to the town were the railroad and the bridge, which made transportation possible. The Califon Historical Society has registered 170 structures with the National Register of Historic Places. Califon is a Victorian-style enclave where the houses are marked with the names of the builders and their dates of establishment rather than with street numbers.

3. HISTORIC PRESERVATION COMMISSION PROCEDURES

a. CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

The Borough of Califon's Historic Preservation Ordinance was created to promote the conservation of historic sites and district within the Borough of Califon. Specifically, the ordinance was created to achieve the following goals:

1. To safeguard the heritage of the Borough of Califon by preserving those aspects of the Borough that reflects elements of its cultural, social, economic and architectural history;

2. To maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, and places in Califon;

3. To stabilize, maintain, and/or improve property values;

4. To foster civic beauty;

5. To promote the use of the Califon Historic District for the education, pleasure and welfare of the citizens of the Borough of Califon and its visitors.

Review by the Historic Preservation Commission (HPC) shall give consideration to:

1. The historic or architectural value and significance of the structure and of its relationship to the historic or architectural value of the Califon Historic District;

2. The general compatibility of the exterior design, arrangement, scale, and materials proposed to be used with those of the existing structure and any other factors, including aesthetics, which the Historic preservation Commission deems pertinent;

3. Descriptions of the details of design for the period of architecture represented by the particular structure and surrounding neighborhood;

4. The architectural features and exterior design, arrangement, scale and materials of other historic structures in the immediate neighborhood of the particular structure;

5. The position of the structure relative to streets and public views.

The Historic Preservation Commission shall only review the exterior features of a structure and shall not consider interior arrangements. The Historic Preservation Commission shall not consider those exterior features that are not subject to public view.

b. RECOMMENDATION OF HISTORIC APPROPRIATENESS (RHA) PROCEDURES

According to the ordinance, the Historic Preservation Commission is charged with determining whether proposed changes to existing historic sites or buildings within Historic Districts are appropriate. This is accomplished by a review process which, if so determined, results in issuance of a "Recommendation of Historic Appropriateness" (RHA). The following process is typical:

1. Property Owner completes and submits a "Historic Preservation Review Application".

2. The Historic Preservation Commission reviews the application at a public meeting, and provides recommendations on the application, consistent with the requirements of the ordinance. Recommendations may include conditions.

3. Applications determined to meet the requirements of the Historic Preservation Ordinance are issued a "Recommendation of Historic Appropriateness" which is forwarded to the Planning/Zoning Board of the Borough of Califon for their approval or disapproval.

4. Note that the Recommendation of Historic Appropriateness by the HPC and its subsequent approval by the Planning/Zoning Board are independent from and does not replace any other required reviews or approvals such as zoning and building department approvals.

5. A RHA is required, even if a building permit is not required.

The historic preservation ordinance specifically identifies when a review by the Historic Preservation Commission is required, and when it is not required.

Historic Preservation Review is required for:

- Changes to the exterior of a structure, including replacement of doors and windows and roofs
- Demolition of any building or part of a building
- Relocation of principal or accessory buildings

- Building additions and new construction
- Any changes to the exterior, such as signs or exterior lighting
- Interior work that impacts exterior character, such as vents, chimneys or condensing units

Historic Preservation Commission Review is not required for:

- Changes to the interior of a structure
- Exterior or interior painting

4. HISTORIC DESIGN GUIDELINES

a. Secretary of the Interior's Standards for Rehabilitation

Rehabilitation projects must meet the following Standards, as interpreted by the National Park Service, to qualify as "certified rehabilitations" eligible for the 20% rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility.

The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

b. VISUAL COMPATIBILITY STANDARDS FOR THE BOROUGH OF CALIFON

Visual compatibility factors:

The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereof with the buildings and places to which it is visually related.

(1) Height - The height of the proposed building shall be visually compatible with adjacent buildings.

(2) Proportion of the building's front façade - The relationship of the width of the building to the height of the front elevation shall be visually compatible with the buildings and places to which it is visually related.

(3) Proportion of openings - The relationship of the width of the windows to the height of the windows in a building shall be visually compatible with the buildings and places to which it is visually related.

(4) Rhythm of solids to voids on front façade - The relationship of solids to voids in the front facade of a building shall be visually compatible with the buildings and places to which it is visually related.

(5) Rhythm of spacing of buildings - The relationship of the building to the open space between it and the adjoining buildings shall be visually compatible with the buildings and places to which it is visually related.

(6) Rhythm of entrance and/or porch projections - The relationship of the entrance or entrances and the porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.

(7) Relationship of materials and texture - The relationship of materials and texture of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

(8) Roof shapes and roofing materials - The roof shapes of a building shall be visually compatible with the buildings to which it is visually related. Dimensional shingles are an acceptable material for replacing a slate roof or cedar shakes. But not preferred; simulated – slate for slate and simulated wood for wood.

(9) Walls of continuity - Appurtenances of a building, such as walls, open-type fencing and evergreen landscape masses, shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.

(10) Scale of building -The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.

(11) Directional expression of front façade- A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

(12) Siding - The siding of a building shall, though not preferred, be visually compatible with the buildings and places to which it is visually related. Alternative siding shall be permitted as an exception to the requirements herein, but only if all of the following conditions are met:

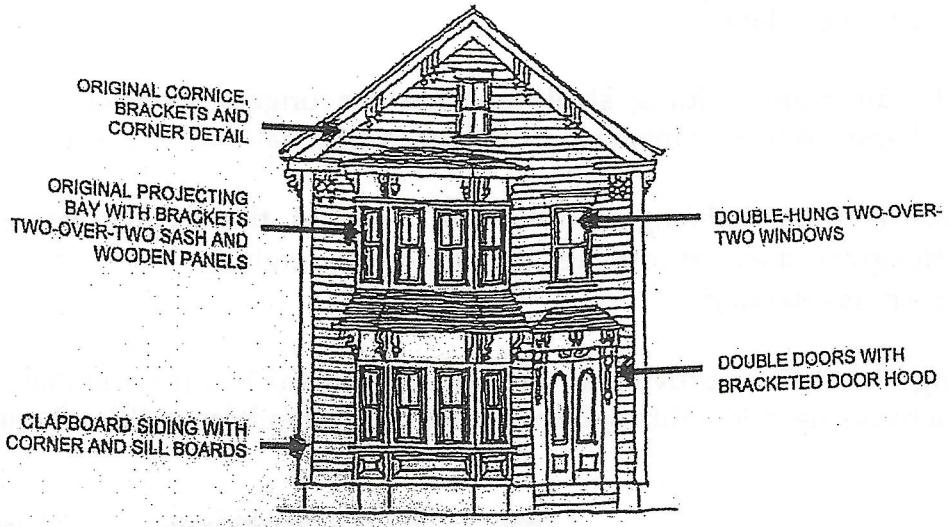
(a) Where the requirements of historically accurate replacement of siding would cause an economic hardship on the property owner and such hardship would justify the use of alternative siding.

(b) The alternative siding shall replicate the original exterior siding of the building, in all appearances, dimensions, contour, configuration and design.

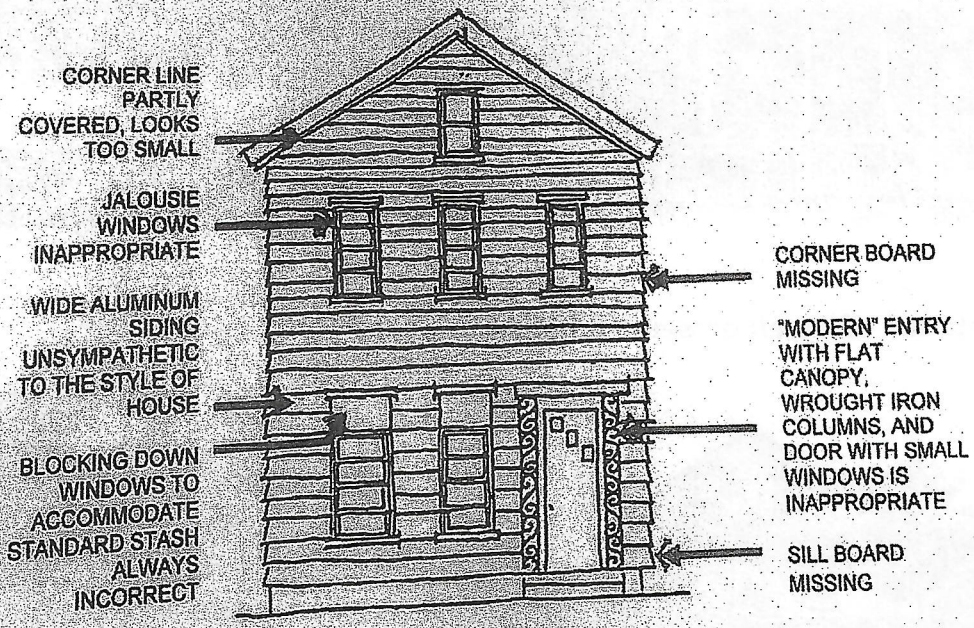
(c) Where siding is being repaired and replaced, the original siding shall be retained (to the greatest extent feasible), as long as the original siding is in a condition that would merit its retention.

The following illustrations provide an example of how the historic architectural character of a building is lost through inappropriate, often irreversible, changes.

Representation of a well preserved house.



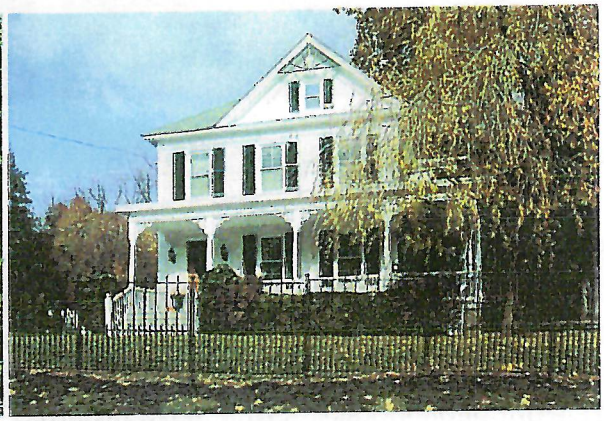
The same house with inappropriate alterations.



c. BUILDING TYPES

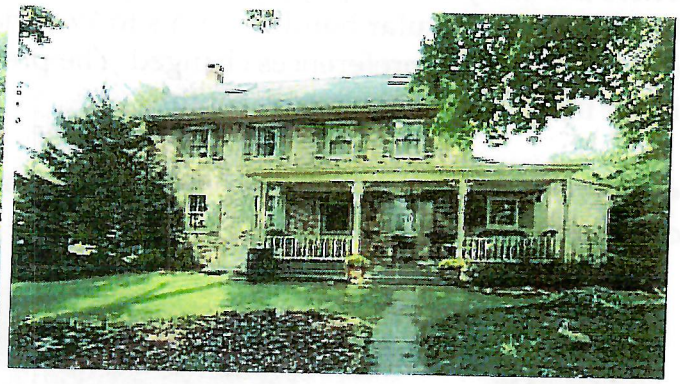
There are many building types or forms within the Borough of Califon Historic District. From early vernacular building forms to Victorian, they represent the evolution of the district as stylistic preferences changed. The predominant historic structures were built in the mid and late nineteenth century.

- One very common type is the one or two-room deep side gable with a prominent cross gable at the front.



- Another common type is the single front facing gable

- And the single side facing gable roof with clapboard siding or stone



d. ROOFS AND ROOF DRAINAGE

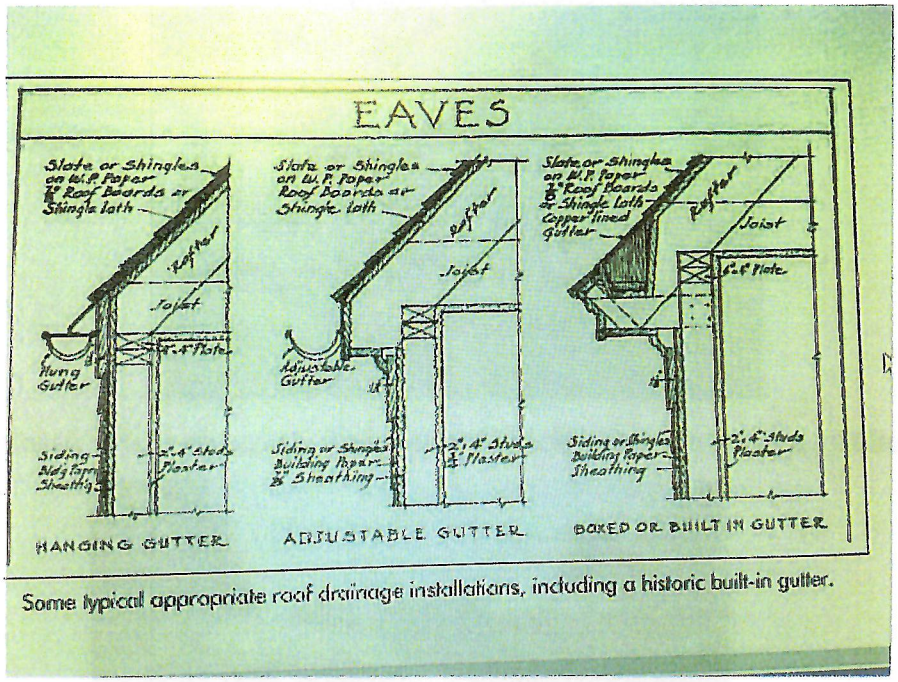
Along with the different building types there are different roof forms with a variety of roofing materials, although the vast majority includes combinations of gable roofs. One very common type, already mentioned is the side gable with front cross gable. There are a large number of simple side gable buildings without the cross gable. Also abundant are front gable houses with a perpendicular gable forming an ell, as well as simple front gable houses with no side gable. There are also a number of more complex roof forms

Recommendations:

- Existing roof forms should be maintained. Poor maintenance should not be cause for removal of historic drainage.
- Roofing and roof drainage should be subject to routine inspection and maintenance.
- It is permitted to replace existing 3-tab or dimensional asphalt shingle roofing with new appropriately-simulated dimensional asphalt shingle roofing.
- Synthetic slate is a permitted replacement material for consideration in replacing slate roofing.
- Slate, tile, wood shingle or metal roofing should not be installed in a historic location where it did not historically exist.
- Decorative slate shingles and metal work, such as scalloped slates, should be maintained and restored or replaced in kind during roofing repairs and replacement.
- Where possible new dormers should be limited to rear roof slopes. Dormers should be compatible with the existing roof and fenestration. Dormers should be spaced according to windows below and they should generally not extend up to the ridge or down to the eave. Large shed dormers extending across long sections of the roof are not appropriate.

Roof Drainage:

Well maintained roof drainage systems are one of the most important factors in a building's maintenance and long-term preservation. Selections made in maintaining or replacing roof drain elements can also have a significant impact on the historic character of a building. Historically many of the buildings in the district likely had no gutters or built-in gutters. Gutters are very important in preventing deterioration of building elements beneath the edge of the roof.



Some typical appropriate roof drainage installations, including a historic built-in gutter.

Recommendations:

- Maintain and restore historic built-in gutter systems at main roofs and porch roofs.
- Where built-in gutters were not present half-round gutters are preferred to K-gutter, and corrugated round downspouts are preferred.
- Clean gutters regularly, at a minimum twice annually and more frequently where needed. Direct downspouts away from the building and be sure that there is positive drainage away from the building.

e. EXTERIOR MATERIALS:

The exterior surface of a building is the primary material defining that building's character. It tells us about the structure of the building, or it is the structure of the building. It protects the structure and its occupants from the weather and provides the

principal color of the building. The treatment of the exterior building surface is critical to maintaining the historic character of a building. There are three main types of construction in the Borough of Califon Historic District: wood frame, stone, and brick.

- The wood frame buildings are clad with a variety of materials, but the predominant historic material is wood clapboard and there is a limited application of historic wood shingles.

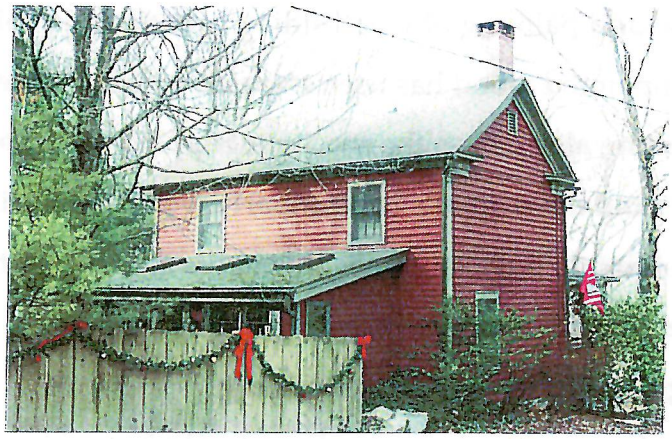
- The stone buildings are a mix of exposed stone, early stucco and later painted stucco.

Recommendations:

<u>Wood Siding</u>

- Historic exterior wood siding should be preserved and repaired.
- Decorative shingle siding should be repaired or replaced and not obscured.

- Regular preparation and painting of wood siding is critical to avoid more extensive costly repairs after unpainted wood has been exposed to the weather for extended periods. Regular painting also makes the successful application of paint more likely.
- Maintaining gutters and downspouts in a properly working condition to prevent regular exposure of siding to large amounts of water is also crucial to avoiding unnecessary damage. Care should also be taken to keep vegetation, leaves and other debris from trapping moisture at low areas of siding.
- Severely deteriorated or damaged wood siding should be replaced to match. Epoxy repairs of a limited scope can be effective, but replacement of select runs of siding might be necessary. Care must be taken to match the dimensions and exposure of the historic siding. All faces of replacement siding should be primed before installation.
- Decorative wood siding and wall shingles should be retained and restored or, where replacement is required; they should be replaced in-kind to match the existing material, texture, dimension and profile.
- Replacement of large areas of siding should be undertaken to match the profile and exposure of the historic siding. The relationship of siding to other millwork such as casings and corner boards should be maintained.
- Synthetic siding may be used to resurface facades of low public visibility on contributing buildings that were originally wood sided ONLY IF THE SUBSTITUTE SIDING is similar in design, thickness, width and texture to the original siding and will not endanger the physical condition and structural life of the building. The relationship of the siding to architectural trim such as casings and corner boards must be maintained. Architectural trim must be retained, and "packing out" of window and door frames is specifically prohibited. Any proposed use of synthetic siding to replace wood siding requires a RHA, for the purposes of reviewing the details.



Stone and Brick Masonry

- Historic masonry buildings constructed with lime based mortars and stuccos were designed to be flexible and breathable. That is, the soft lime mortars actually flex with the thermal movement of the masonry wall and allow water vapor to pass into and out of the wall. This is intentional and results in a very durable wall in which the mortar and masonry units – stone or brick – perform similarly. This relationship is interrupted by the introduction of Portland cement based mortars, which are extremely hard and

inflexible, and trap moisture within the wall. They also contain various types of salts which can also damage the masonry units. The introduction of cement based mortars is strongly discouraged.

- Historic stucco and exposed pointed building stone should be preserved, maintained and repaired by a mason experienced with historic stone masonry using appropriate materials.

- Appropriate lime-based pointing and stucco mix must be developed to match the color and character of the historic pointing mortar and stucco. Cement based mortars are not appropriate and should be avoided.

- Historic stuccos should not be removed in order to expose the underlying stone if it was never exposed historically.

• Ashlar scoring – the scoring of stucco to appear to be fine dressed stone – is an important character defining feature and should be retained if present.

• Removal of stucco to restore historically exposed building stone must be undertaken with great care and only after careful consideration of questions such as:

Why was the stone stuccoed originally? Was it due to deficient stone or moisture problems?

Will the stucco come off cleanly without leaving a mess of stained stone requiring costly and potentially damaging removal procedures?

Was the building stuccoed after construction of an addition and removal of the stucco will create a condition that never existed historically?

• Treatment of exterior masonry walls with sealants is generally discouraged and is typically not necessary if the building is maintained properly. Evidence of water penetration at the interior is often the result of a different problem that will not be solved through the application of sealants. There is a class of sealants that is not considered water proof, is breathable and allows a certain level of water vapor permeability, however the use of these treatments must be carefully researched and their application should be by a trained professional to ensure that their use does not result in damage to historic masonry materials.

f. PORCHES

There is a large variety of porches in the Borough of Califon Historic District from ornate wrap-around porches to simple front porticos. Some porches are original to the building; others were added over the course of the history of the property and, therefore, may have achieved historic significance in their own right. The porch is a very important character defining feature, helping to define the house façade and streetscape, providing a protected entry to the house and outdoor living space. The

porch is also very vulnerable to the elements and regular maintenance is critical to ensuring its preservation.

Recommendations:

- Historic porches shall not be removed. Although some porches may not be original to the house, they reflect the evolution of the house and region and may have achieved historic significance and should be retained.
- Retain historic porch features including the roof form and material, cornices, columns, brackets, railings, decking, steps, and foundations or piers.

- Wood elements should be repaired rather than replaced using epoxy repairs and wood Dutchmen.
- Where replacement is required when a historic element is missing or severely deteriorated, it should be replaced in-kind to match the dimension and profile of the historic member. It is appropriate to use more rot-resistant wood species when replacement is required.
- Stock turned balusters, brackets and other lumberyard standard profiles should not be used. If railing heights must be increased due to code requirements, simple secondary

elements should be added above the historic railing, which are compatible but clearly new.

- Regular maintenance, including painting and inspection and repair of roof drainage is the simplest, most cost effective way to avoid more costly repairs to damaged elements later.
- A lack of maintenance or neglect is NOT acceptable justification to request demolition of these important character defining architectural features.

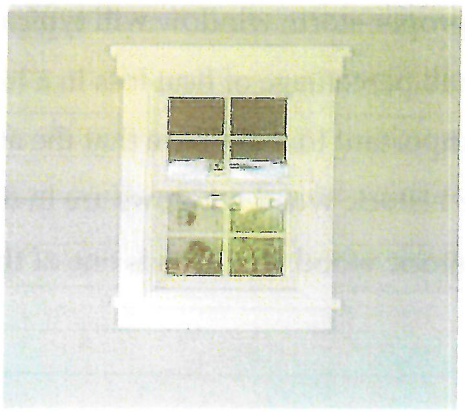
g. WINDOWS AND SHUTTERS

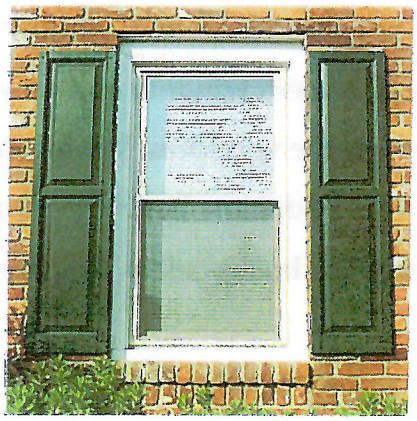
There is an ongoing movement to replace high quality historic wood windows with cheap wood, vinyl or vinyl clad windows. Much of this is based on the mistaken notion that new windows dramatically decrease energy loss. In fact, a well maintained and weather-stripped historic wood window and proper storm window will typically out-perform a replacement window and only a small percentage of heat loss in a historic house is through the windows. It is far more important to make sure that the attic or roof is well insulated. Note how important the historic wood windows are in defining the character of the house below. Replacing historic wood windows is one of the most

damaging alterations one can make to a historic building and it should be avoided if at all possible.

Window Types

Double-hung and single-hung windows are the dominant window type in the district with one-over-one, two-over-two, four-over-four, six-over-one, six-over-six, nine-over-six and nine-over-nine windows all in evidence along with various historic fixed sashes.





Recommendations:

- Retain and restore existing historic wood windows.
- Provide epoxy and Dutchmen repairs.
- Insulate and caulk joints around window adjust window sash and frame to ensure properly fitted window and provide new high-quality weather-stripping along all

moving parts.

- Provide compatible storm window (interior storm panel if possible).

• Typically if replacement is required it can often be limited to replacing the sash only. Single glaze divided sash should be manufactured to match the historic sash. Similarly, if entire windows require replacement, they should be manufactured to match the historic window.

• Window openings should not be altered in size in selecting replacement windows.

• When possible limit replacement windows and any new window openings to side and rear elevations.

• The plane of the historic window sash in relation to the plane of the trim and walls should be matched in the selection of historic windows.

• Non-wood surfaced window sash and frames may be used on side and rear exposures of low public visibility on contributing buildings that were originally wood windows when the substitute windows are similar in design, width, height and texture to the original wood windows and will not endanger the physical condition and structural life of the building or structure.

Shutters:

• Retain and restore existing historic wood shutters.

• New shutters should not be introduced where they did not exist historically.

• New shutters should be high quality wood shutters; either louvered or paneled depending on what type of shutter existed historically.

• Shutters should be attached with operable hardware to the frame as they would have been historically.

• Shutters should be sized appropriately so the shutter height fits between the sill and head and equals half the width of the window between casings.

• Shutter style should be consistent with the architectural character of the house.

h. DOORS

The front door is often the focal point of a facade. Many doors in the Borough of Califon Historic District are obscured by storm doors. While this makes it difficult to view the

doors and detracts somewhat from the character of the building, it does protect the door in place.

Here is an example of an inappropriate replacement door that is not consistent with the character of the historic district.

Recommendations:

- As with windows and other exterior millwork, historic doors should be retained and restored.
- Epoxy repairs, Dutchmen, or replacement of select elements are appropriate treatments in the restoration of historic wood doors.

- Historically, exterior doors were typically painted as this provided important protection from the weather. Doors should remain painted where currently painted.

• Typical stile and rail doors, common throughout the districts, can be dismantled and replacement parts can be fabricated to replace severely damaged pieces.
• A properly fitting, weather-stripped wood door, with good operational historic hardware will function well and add value to the house.
• As with windows, door openings should not be altered to fit new doors.
• Replacement doors should be installed within existing historic frames when possible and the recess of the historic door in relation to the trim and surrounding walls must be maintained.
• New door openings, when required, should be limited to side and rear elevations only.
• Non-wood surfaced doors and door frames may be used on side and rear exposures of low public visibility on contributing buildings that were originally wood doors when the substitute doors are similar in design, width, height and texture to the original wood doors and will not endanger the physical condition and structural life of the building or structure.

i. OUTBUILDINGS, GARAGES AND GARAGE DOORS

Many of the outbuildings throughout the districts are small inconspicuous buildings serving as garages or sheds. There are a few concentrated collections of outbuildings in farmsteads. Outbuildings are very important in helping to explain the history of the region and how people lived.
• A small stone outbuilding, likely a springhouse, should have a recent roof in good condition. This is the first line of defense in maintaining the building and preventing costly repairs of deteriorated building fabric.
• A well-maintained historic garage may no longer be practical for keeping the family car, but it is valuable for storage of lawn equipment.

Recommendations:

- Outbuildings should be preserved and maintained. It may be that they can no longer serve their historic function. If not, they should be adaptively used in such a way that does not detract from their historic character. Because they are often not a high-priority for homeowners in terms of maintenance and repair expenditures, it is important to undertake simple maintenance, such as painting and gutter repairs to help to minimize deterioration and ensure long-term preservation.
- New garage doors should be installed within the historic opening and should not alter the size or frame of the door. Ideally they should replicate the historic swinging doors. If an overhead door is to be installed it should closely match the appearance of the historic swinging door. Garage doors have come a long way since the dominance of the aluminum paneled overhead door.
- New garages should be detached from the house and be placed to the rear of the property, behind the rear wall of the house at minimum. The materials and character of the garage shall be compatible with the main house. The scale of the garage should refer to historic garages, recognizing that some increase in size will likely be required to accommodate current vehicle sizes.

j. NEW ADDITIONS TO HISTORIC BUILDINGS The issue of constructing new additions to historic buildings is often one of the most difficult and controversial issues to be raised in guiding changes in historic districts. In order for historic buildings to remain in use and viable they very often require significant upgrades, including additions. Historically buildings were added to all the time to accommodate increased family sizes or larger business enterprises. In historic districts there has been recognition by the community that the district is historically significant and that period of significance ends and those changes after this time must be guided to prevent the loss of historic integrity of the district. Having recognized this, we also recognize that any community must continue to evolve in order to survive and we must accept a level of change along with this. These guidelines offer direction in the placement and design of

additions to minimize their impact on the character and integrity of the historic district.

The topic is specifically addressed in Standard #9 and #10 of the Secretary of the Interior's Standards for Rehabilitation.

Design of Alterations or Additions: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. The addition being proposed should not exceed more than twenty-five percent (25%) of the total above-grade enclosed and livable square footage of the existing building or structure.

Character of Alterations: Wherever possible, new additions and alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. (This is reiterated from the Secretary of the Interior's Standards). In general, new additions should always be subordinate to the historic building to which they are being added.

Preservation of Significant Historic Materials, Feature and Form: In connecting the new addition to the existing building, historic materials and features should not be irreversibly damaged and the impact on these elements should be minimized. One way to assist with this is to minimize the scale of the addition and to connect the addition to the existing building with an even smaller connector or hyphen. In this way the addition roof can often be separated from the existing roof and the number of historic door and window openings impacted is minimized.

Placement: The placement of additions should be at the side or rear of the historic building. Siting of new additions must be compatible with the existing building, site and surrounding properties.

Compatible: The scale, massing, roof line, fenestration and materials should be compatible with the historic building. The size, rhythm and alignment of new doors

and windows should be based on those from the existing building. Architectural characteristics of the addition should be consistent with the historic building. For instance, an addition to a residential building should have typical residential characteristics rather than institutional or commercial characteristics.

Differentiated: In making an addition compatible with the historic building, the goal is not to mimic the historic building and create something where one cannot distinguish between the historic building and the new construction. The new construction must be clearly differentiated as new through the use of compatible but distinguishable design elements.

k. NEW/ INFILL CONSTRUCTION

As with the construction of new additions, the construction of compatible new or infill buildings within a historic district can be difficult to achieve harmoniously. The challenge is not as great with an addition, as there is the advantage of physical separation between the new construction and existing buildings. Still the new construction must be compatible with the surrounding buildings and setting. There is more leeway in considering the use of materials, but the character of the new building must still be compatible with the district. Consideration such as scale, massing, orientation and setback remain critical. There is again more leeway with the design of windows and doors and other architectural elements, but still these should draw from the vocabulary and context of the surrounding properties. A new building in a residential area, which is most of the districts, should draw from typically residential themes and characteristics.

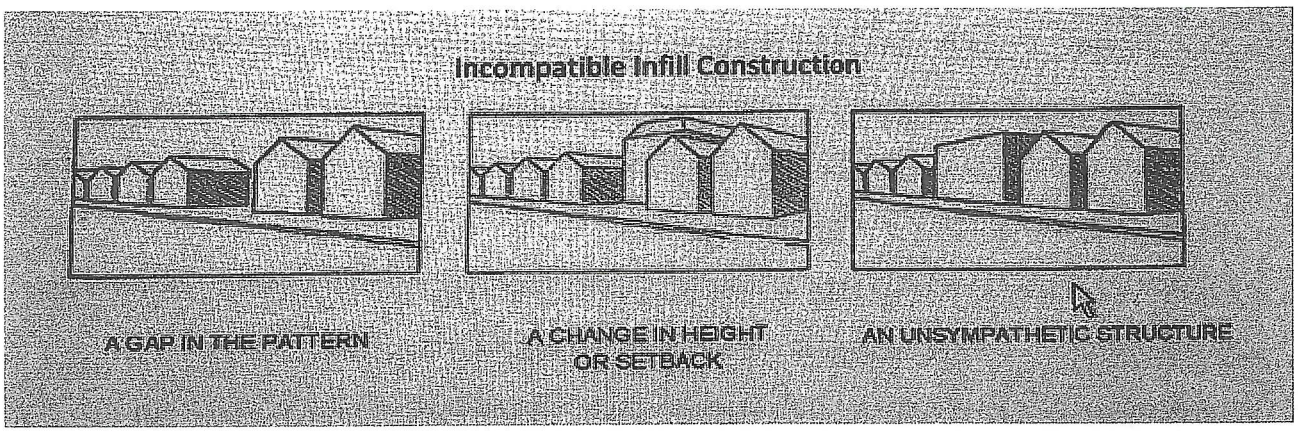
Size: A new building should be within the range of sizes defined by the adjacent buildings. Overly large buildings that disrupt the pattern of open space to buildings are not compatible with the character of the district. Use the context of the area to guide the size of infill construction.

Setback: The setback of new construction should be within the range of setbacks defined by the adjacent existing historic buildings.

Height: A new building should respect the height and roof forms of neighboring buildings. To do this, the height of the new construction should not exceed the taller of the two adjacent

structures. Similarly, the minimum height should be that of the lower of the two adjacent structures. Further, in a row of front facing gables, it would be inappropriate to introduce a mansard roof.

Façade Rhythm: Along a street, the repetition from building to building of similarly positioned door and window openings, porches, roof forms, setbacks, walkways, driveways, etc. creates a rhythm which should be respected in the design of new infill construction. The floor-to-ceiling height of a new building should be similar to the dimensions on neighboring buildings. New window and door openings should be positioned and proportioned within ranges defined by neighboring historic buildings. Please note that adhering to the above considerations can tend to produce buildings that mimic the surrounding historic architecture. That is not the intent and these guidelines are not meant to discourage contemporary design for new buildings. It is better to create strong contemporary design than a shallow imitation of a historic building.



1. STREETSCAPE AND SITE FEATURES/STONE STREETSCAPE FEATURES

• Stone walls and other stone features are important character defining features throughout the district.

Recommendations:

- Stone walls, retaining walls, bridges and other stone landscape features should be preserved and maintained. Pointing in these walls should be consistent with the repair guidelines for stone building walls.
- New fencing or walls should be designed to be compatible with a property in material, proportions, and style. Fencing or walls of a period other than that of the historic structure should not be added, unless physical or photographic evidence exists to show that such a fence existed in the past.
- Chain link fence, stockade fences and solid masonry fencing that visually enclose the property from its surroundings are historically inappropriate. Note that in the photographs above, the stone walls are not more than a few feet tall. If chain link or stockade type fencing is necessary to enclose an area for the safety of pets and/or children, it should be located to the side or rear of a property and located in such a way as to not enclose the building and obscure the historic character of the property. All walls and fences will be reviewed on a case-by-case basis.

Sidewalks: Although limited in their placement sidewalks are a character defining streetscape feature and provide a much needed area of safety for pedestrians and a buffer between the street and front yards.

Driveways and Parking:

- Driveways should be limited in width and when connecting to a parking area, the parking area should be to the rear of the property. Gravel is the preferred paving material for driveways and parking.
- Larger parking areas should be screened with low fencing and/or vegetation. Avoid extending parking areas directly up to buildings as it can be damaging to the building and is not historically appropriate.

Walkways:

- Where possible, walkway locations, materials and patterns should be based on historic precedent. Stone, brick and concrete walkways are all found in the historic district. The preferred materials for walkways are stone or brick. Although some concrete can attain a soft pleasant patina, it can take years.

m. SKYLIGHTS, CHIMNEYS AND VENTS, EXTERIOR LIGHTING, SIGNS AND ACCESSIBILITY RAMPS

Skylights: Skylights are not compatible with the architectural character of historic buildings and should be limited to rear and secondary roof slopes that are not visible from the public right-of-way. They should not be installed on primary roof slopes or in such a way that detracts from the historic character of the building.

Chimneys and Vents: The HPC encourages placement of new chimneys and vents on rear and secondary roof slopes, not visible from the public right-of-way. Existing masonry chimneys should be maintained regularly according to masonry recommendations.

Exterior Lighting:

- New lighting should be stylistically appropriate for the property at which it is installed.
- Avoid exterior light fixtures that are overly ornate, such as shiny brass, pendants, and

finials on light fixtures. Overhead porch lights with simple globes are appropriate.

• If the light source for new lighting is directly visible, it should be dim or otherwise shielded.

• Searchlights, neon, flashing, or animated lighting and signs are prohibited, other than as approved by the Borough Council per the lighting ordinance.

Signs: New signs are covered by the sign ordinance and require review by the zoning official and the Historic Preservation Commission. A RHA is required prior to the installation of new signs in the districts.

• Existing signs and sign hardware may be reused in place by a new owner without first obtaining a RHA.

Accessibility Ramps: Accessible ramps for business and residents should be designed to be compatible with the architectural features of the building which they are serving. For instance, pressure treated lumber ramps and handrails would not be compatible with the historic architecture in the district. Ideally the ramp should be located on a secondary elevation so as to not interfere with the façade of the building. As with other additions, the construction of a ramp should not result in the destruction of historic architectural features, so that in the future if the ramp is removed the integrity of the building is not diminished.

n. SOLAR PANELS, SATELITE DISHES AND UTILITIES EQUIPMENT

Solar Panels: The Commission's preference is to retain the original appearance, character defining features and historic fabric whenever possible, while accommodating the need for solar access. Solar panels location requirements are generally dictated by sun exposure. On smaller properties, locating a large array of solar panels in the back yard or other location out of sight of a public right of way is often impossible. Therefore, all solar panel installations must be considered on a case by case basis. It is the responsibility of the applicant to provide evidence that the installation will not be detrimental to the historic fabric of the structure. Additional evidence might include

photos and plans of the proposed location of panels and/or scheduling a site visit for commissioners to view the site prior to a hearing.

Some basic principles to guide the Commission's decision include the proposed type of installation in the order of preference for the preservation of the historic characteristics of the property:

- New construction freestanding or detached on-site
- New construction (additions) on-site
- Historic secondary structures
- Primary Historic Structure (Secondary elevation)

Additional considerations:

- Placement and design should not detract from the historic character of the site or destroy historic materials. Consideration to the visibility of solar panels from neighboring properties should be taken.
- For most properties, locating solar panels on the primary (front) façade will not be allowed; it will have the greatest adverse effect on the property's character defining features.
- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible. Panels should be installed at the same slope as the roof.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility
- Utilization of low-profile solar panels is recommended. Solar shingles laminates, glazing or similar materials should not replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.
- Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource.
- Solar panels should be positioned behind existing architectural features such as

dormers and chimneys to limit their visibility.

- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the system should be treated to be as unobtrusive as possible.

Not recommended for any reason:

- Removal of historic roofing materials during the installation of solar panels
- Removing or otherwise altering historic roof configuration – dormers, chimneys or other features – to add solar panels.

Satellite Dishes: The HPC encourages placement of satellite dishes on rear and secondary roof slopes and elevations, not visible from the public right-of-way. While the dishes are reversible and the HPC cannot prevent homeowners from installing a functional system, the dishes detract from the integrity of individual properties and the district.

5. APPENDICES

a. PROPERTY OWNER RESOURCE LIST GENERAL INFORMATION

National Trust for Historic Preservation Homeowner Resource Page http://www.preservationnation.org/resources/homeowners/ National Park Service Preservation Tech Notes http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

WINDOWS

New Jersey Historic Preservation Office publication on the repair of historic wood windows http://www.nj.gov/dep/hpo/4sustain/windowrepair_1.pdf

National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows http://www.nps.gov/history/hps/tps/briefs/brief09.htm

PAINT

National Park Service Preservation Brief 10: Exterior Paint Problems on Historic Woodwork http://www.nps.gov/history/hps/tps/briefs/brief10.htm

PORCHES

National Park Service Preservation Brief 45: Preserving Historic Wooden Porches http://www.nps.gov/history/hps/tps/briefs/brief45.htm

MASONRY

National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings http://www.nps.gov/history/hps/tps/briefs/brief02.htm

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings http://www.nps.gov/history/hps/tps/briefs/brief01.htm

The Preservation and Repair of Historic Stucco http://www.nps.gov/history/hps/tps/briefs/brief22.htm

ROOFING

The Repair and Replacement of Historic Wooden Shingle Roofs http://www.nps.gov/history/hps/tps/briefs/brief19.htm

The Repair, Replacement & Maintenance of Historic Slate Roofs http://www.nps.gov/history/hps/tps/briefs/brief29.htm

CLEANING

National Park Service Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings http://www.nps.gov/history/hps/tps/briefs/brief06.htm

ENERGY EFFICIENCY

National Park Service Preservation Brief 3: Improving Energy Efficiency in Historic Buildings http://www.nps.gov/history/hps/tps/briefs/brief03.htm

SUBSTITUTE MATERIALS

National Park Service Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings. The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings http://www.nps.gov/history/hps/tps/briefs/brief08.htm

The Use of Substitute Materials on Historic Building Exteriors http://www.nps.gov/history/hps/tps/briefs/brief16.htm

ADDITIONS

National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns

http://www.nps.gov/history/hps/tps/briefs/brief14.pdf

Additional Preservation Briefs and other technical preservation assistance can be found at the National Park Service Technical Preservation Services website at:

http://www.nps.gov/tps/how-to-preserve.htm

ORGANIZATIONS TO GUIDE YOU

Local Organizations:

Borough of Califon Historical Society, Califon, NJ 07830

State Organizations:

Historic Preservation Office

NJ Department of Environmental Protection

P.O. Box 404

Trenton, NJ 08625-0404

(609) 292-2023 www.state.nj.us/dep/hpo

New Jersey Historical Commission

225 West State Street, 4th Floor Trenton, NJ 08625-0305

(609) 292-6062 www.newjerseyhistory.org New Jersey Historic Trust P.O. Box 457

Trenton, NJ 08625-0457 (609) 984-0473 www.njht.org

Preservation New Jersey, Inc.

30 South Warren Street Trenton, NJ 08608

(609) 392-6809 www.preservationnj.org

National Organizations:

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW Washington, D.C. 20036

(202) 588-6000 www.nthp.org

National Park Service 1849 C Street, NW NC400 Washington, D.C. 20240 (202) 343-9500

www.nps.gov

b. GLOSSARY

apron - panel or wide trim under a windowsill.

architectural integrity - the degree to which a structure retains its original style and details.

articulated - architectural features, which appear to be three dimensional.

ashlar - simply defined as squared building stone, it was often dressed and laid-up in regular courses. Historic stucco was often scored to create the appearance of ashlar masonry.

balloon framing - a system of wood frame construction in which the vertical members extend from the sill to the roof plate, and the horizontal members are nailed to them.

baluster - a vertical member used to support a railing.

balustrade - a railing with upper and lower rails and spindles or posts that is installed on a porch or above a roof cornice.

bargeboard - a decorative board under the gable end of the roof used to hide the ends of the horizontal roof members; also known as a verge board, or rake board. bay - a major spatial division of a building marked by window and door openings or vertical supports such as pilasters.

bracket - a projecting member, often decorative, that supports an overhang. capital - the top element of a column or pilaster.

casement - a window sash that opens its entire length on hinges.

cast iron - molten Iron that is poured into a mold to achieve a design.

character-defining features - original, or historic, architectural details of a building that give the building its unique character, such as clapboard siding, original windows or slate roofing material.

clapboard siding - narrow board usually thicker at one edge than the other used for siding.

column - a structural member, usually composed of a base, a shaft, and a capital, that

supports a horizontal load, such as a porch.

conservation - action taken to prevent decay and preserve the historic fabric of a building.

corner boards – mitered or butted vertical trims at the junction of two walls.

cornice – any molded projection that finishes a wall; also the upper portion of an entablature, resting on the frieze.

crenellations – a design element of alternating solid parts and openings, designed to resemble a fortified parapet.

cross gable roof – an intersecting gable at a right angles to the primary roof ridge. Often subordinate to the main ridge and typically centered on the building.

cupola – a small structure projecting above the roof that provides ventilation or is used as a lookout.

dentil – a small, tooth like block placed in a band on the cornice of a building.

deteriorated – features of a structure, which have eroded, usually due to weathering or neglect.

dormer – A small window with its own roof projecting from a sloping roof.

eaves – the projecting overhang at the lower edge of the roof.

elevation – one of the sides of a structure; also, referring to an architectural drawing of a particular side of a structure.

ell – an addition that extends from the rear or side of a building.

entablature – in

classical architecture a horizontal member composed of an architrave at the bottom, the frieze in the middle, and the cornice at the top, usually placed at the top of a wall, window or door surround.

exact – see "in-kind." exposure – typically used to describe the amount of exposed surface on the face of siding. Can also be applied to coursed roofing materials.

extant – a feature or building that currently exists or remains, as in "extant historic fabric."

façade - the primary elevation of a building, generally referring to the front.

fanlight - semicircular window with radiating muntins, often placed over a door or window.

farmstead - the buildings and adjacent service areas of a farm.

fascia - trim covering rafter ends at the end of a roof pitch.

fenestration - the arrangement of windows on an elevation.

finial - projecting ornamental element at the top of a gable, spire or pointed roof.

flush siding - sheathing composed of boards with a tongue along one edge and a groove along the other, installed to create a seamless appearance; also known as match boards.

frieze - a decorative band along the top of a wall, immediately below the cornice.

gable - the triangular part of an exterior wall formed between the angles of a double-pitched roof.

gable dormer - gable-ended structure with a window that projects from a roof.

gable roof - a roof that has a gable at either end. On a side gabled structure the gables are on the side

elevations, and on a front gabled structure the gable is on the primary façade.

gambrel roof - a roof shape characterized by a pair of shallow pitch slopes above steeply pitched slopes on each side of a center ridge.

grille - an openwork barrier, of wood or metal, used to protect an opening.

hipped roof - a roof that slopes upward from all four sides of the building to the ridge.

historic fabric - historic construction materials, often, but not necessarily the original construction materials.

hood - shallow overhang above a door or window. infill - the planned conversion of empty lots, underused or rundown buildings, and other available space in built-up areas for further construction or development, especially as part of a neighborhood preservation program.

in-kind - a feature of the same material, dimension, profile, color and texture as the

original. Can be used synonymously with "exact."

light - transparent portion of a window; also, single pane of glass. lintel - the timber or stone that spans an opening and supports the weight above it.

mansard roof - a roof that has a double-pitched slope on all four sides of the building, with the lower slope more steeply pitched and straight, concave or convex in shape.

massing - the three dimensional form of a structure created by the boxlike forms that fit together to create the overall shape and footprint.

meeting rail - top member of lower sash and bottom member of upper sash in double-hung window. When the window is closed, these two members overlap, or "meet."

mullion - a vertical divider in a window.

muntin - the wood dividing strips between the panes or "lights" in a multi-paned window.

newel - Decorative structural post at either end of a stair rail. The post at the top or bottom of a flight of stairs, supporting the handrail.

outbuilding - a building (as a stable or a woodshed) separate from but accessory to a main house.

parapet - low wall or barrier railing at a balcony or roof edge. pediment - the triangular gable end of a roof above a horizontal cornice, either open or closed; also used to describe ornamentation above windows and door; may also be curved. pier - load-bearing element that rises from a footing.

pilaster - a column, usually with a capital and a base, which is attached to a building.

portico - a columned entrance porch.

preservation - basic maintenance required for a building to remain functional and in good repair for the current occupant.

primary elevation - the façade of a structure.

rail - horizontal structural member of a door or sash.

rake boards - molding along the sloping edge of a gable. See also bargeboard or vergeboard.

raking cornice - molding that follows the slope of a pediment or gable.

reconstruction - the process of duplicating the original form, materials and appearance of vanished building or structure at a particular historical moment through historical research.

rehabilitation - the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those features which are historically significant.

repair - in reference to historic materials, the method using the least degree of intervention possible to maintain architectural character and historic fabric, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing according to recognized preservation methods.

restoration - the return of a building to its appearance at a particular time in history, usually by the removal of later alterations

rha (recommendation of historic appropriateness) - the approval certificate following an application to the Historic Preservation Commission to determine if changes to existing historic sites or buildings are appropriate

ridge - the intersection of the sloping sides of a roof; also usually the highest point of the roof.

riser - vertical part of a stair step.

roof valley - the place of meeting of two slopes of a roof that form on the plan a reentrant angle.

rusticated - the appearance of recessed joints and textured block faces.

sash - the frame in which a window is set; may be moveable or fixed; may slide vertically (as in double-hung window) or pivot (as in casement window).

secondary elevation - any elevation other than the façade.

sheathing - typically a substrate for exterior building materials, such as roofing or sheathing. Can be solid as with plywood, tightly fit boards or spaced boards, typical with wood shingle roofing.

shutter dogs – a decorative piece, usually metal, placed on a shutter to hold it closed.

sill – the lower horizontal member of a door frame, window frame or wall.

snow guard – a roof accessory, typical, metal that is attached to the roof to retain snow and prevent sliding snow from damaging gutters or creating a hazard. Also known as snow dogs. Snow rail systems are also available.

springhouse – a small building situated over a spring and used for cool storage.

soffit – the exposed underside of any overhead component of a building, such as the undersurface of an arch, cornice, eave, or stairway.

stile – vertical structural member of a door or sash.

streetscape – a view incorporating several structures and their surroundings.

transom – windows or panels, usually operable, above a window or door.

transom light – a small window over a door or another window; may be rectangular, fan-shaped or elliptical.

tread – horizontal part of a stair step.

Turret – curved projection with windows, often topped with a conical roof.

vernacular architecture – of, relating to, or being the common building style of a period or a place.

water table – a horizontal ledge on a wall used as a drip molding to divert water from the face of a building.

window hood – a decorative window surround with a projecting lintel and brackets.

window jamb – an upright piece or surface forming the side of a window opening.

wrought iron – heating iron until it can be hand beaten and twisted into a design.