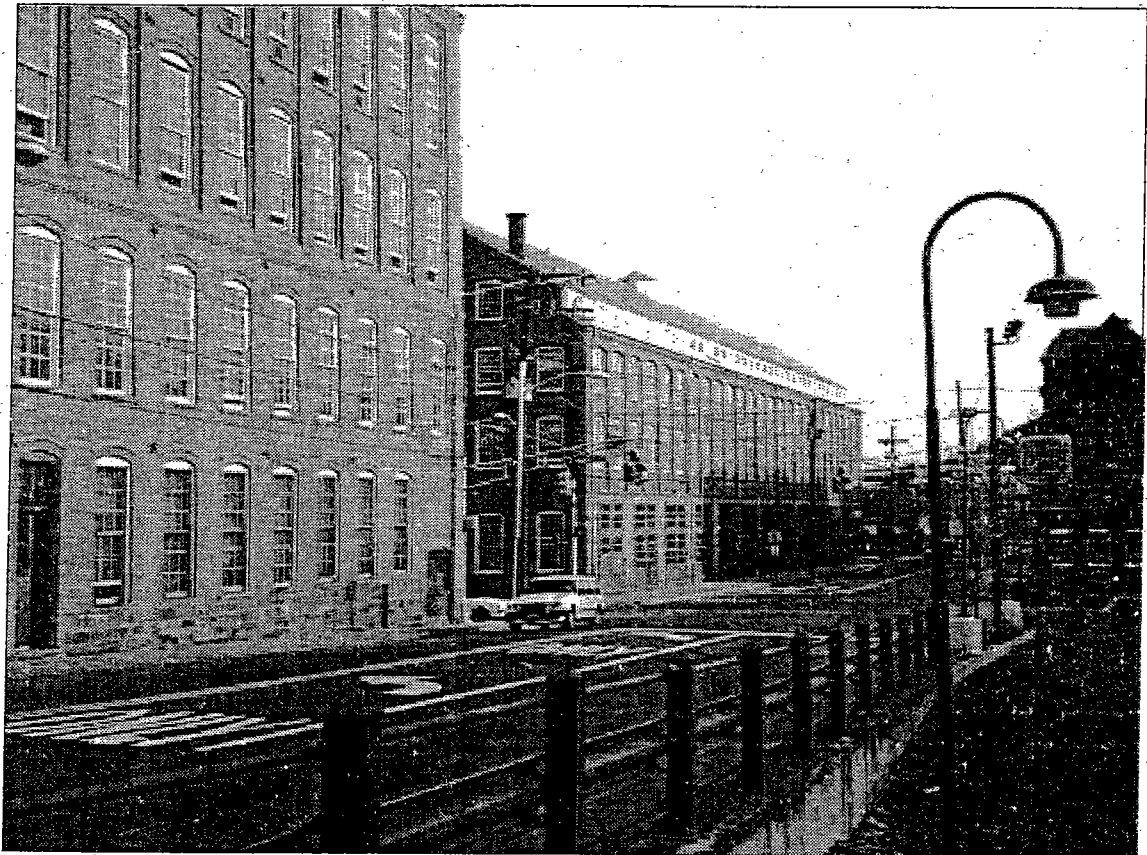


Design Guidelines  
for the  
Great Falls National Historic Landmark District  
Paterson, New Jersey



submitted to the  
National Park Service  
Philadelphia Support Office  
Philadelphia, Pennsylvania

and the  
City of Paterson  
Historic Preservation Commission  
Paterson, New Jersey

submitted by  
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July, 1999

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The Design Guidelines was prepared by members of the staff of John Milner Associates. Philip Scott wrote the text and Gillian Goodwin prepared the illustrations. Kathryn Bowers edited the document and Jeannette DiStefano & Oriel Francis executed the graphic layout. Peter Benton provided oversight.

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# Introduction

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The Design Guidelines for the Great Falls Historic District are a part of the New Jersey Urban History Initiative, a National Park Service project intended to provide planning and development assistance related to historic preservation in several of New Jersey's historic urban areas, including Paterson. The project is being administered by the Philadelphia Support Office of the National Park Service on behalf of the City of Paterson. The city's Department of Community Development, Office of Redevelopment, and the Paterson Historic Preservation Commission ("the Commission") are overseeing the project for the city. John Milner Associates, Inc. has been engaged as primary preservation planning consultant to prepare the zoning analysis and the design guidelines, and has been assisted in its work on the zoning analysis by planning consultants Norman Day Associates.

The purpose of this project is to provide a working design guidelines document that will present detailed design criteria, specific to the local Great Falls Historic District ("GFH District"), that will assist the Commission in the review of projects within the district. This working document is intended for several audiences: the Commission itself, and the property owners, other residents, and developers within the district. The design guidelines are intended as well to raise the general level of awareness, understanding, and discourse regarding preservation and design issues within the district.



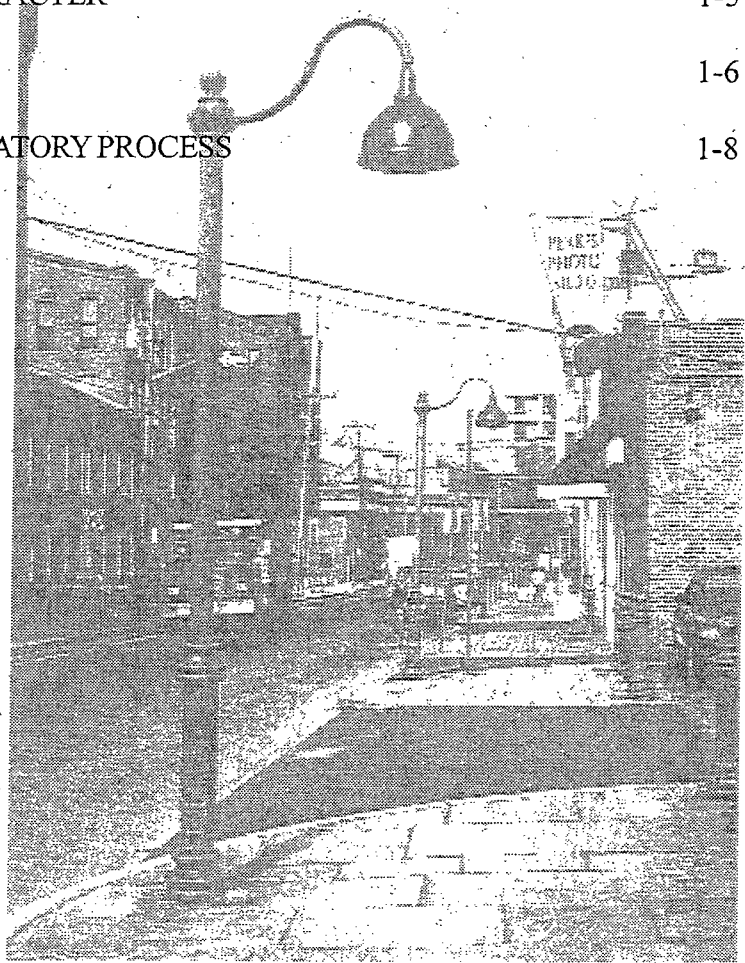
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# Chapter 1

## Great Falls Historic District: Background

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# Chapter 1

## Great Falls Historic District: Background

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### History of Development/Historic Significance

The city of Paterson has its origins in the founding in 1791 of The Society for Establishing Useful Manufactures (S.U.M.). Led by Alexander Hamilton, the nation's first Secretary of the Treasury, the S.U.M. was dedicated to the idea that a strong industrial base would be the best means to guarantee the stability, strength, and independence of the young Republic. Identifying New Jersey as the likely location, several sites were scouted along the Passaic, Delaware, and Raritan Rivers, with the Passaic proving to be the most feasible. Ambitious schemes were put forth for a "national manufactory," one involving the purchase of over eighty square miles of territory and another the construction of a seven-mile transportation and hydraulic canal/raceway from above the Great Falls to tidewater at the present location of the city of Passaic. Having failed to convince the US Congress to establish and subsidize a national manufacturing center, Hamilton and the S.U.M. prevailed upon the New Jersey legislature to incorporate the S.U.M. as a private concern, and to grant it broad powers to determine development along the Passaic, including tax incentives.<sup>1</sup>

Financial concerns, as well as the implication of the S.U.M.'s governor in a scheme that induced the country's first stock panic and resulted in the first economic depression, led to the S.U.M.'s decision to downscale the project. In 1792, the S.U.M. authorized the purchase of 700 acres for the nation's first planned industrial city, located directly adjacent to the Great Falls in order to take advantage of the vast water power generated by the 65-foot hydraulic head of the Passaic River where it breaks through the Watchung Mountains. Later that year, Pierre L'Enfant, who had recently completed the design for the nation's new capital city, Washington, DC, was engaged to design and oversee construction of both the hydraulic system and the city of Paterson itself. His scheme was also somewhat grandiose, involving a huge Roman-style arched aqueduct that would divert the entire flow of the Passaic and include a tow path and cartway. Ten houses were constructed by the end of 1792, with fifty more foundations dug.

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<sup>1</sup> Hamilton's proposal that the mayor of Paterson be appointed "for life" by the Board of the S.U.M. was rejected by the legislature, and Paterson was unincorporated and unchartered until forty years later in 1831. Indeed, the first strike in Paterson was in 1794, and had to do with the absence of adequate schools for workers' children. Later, under Roswell Colt, the S.U.M. would not pay for street improvements. In today's terms, Paterson's origins are essentially as a speculative industrial park, though a supremely visionary and significant one.

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As work on the hydraulic system proceeded, it became clear that a professional manager would be required for the operation of the entire industrial complex. In 1793, Peter Colt was hired as the superintendent of the entire operation. L'Enfant, difficult in person and then absent during the winter of 92-93, was relieved of his responsibility for everything except the construction of the hydraulic system. When it became clear that the aqueduct would not be complete in time to operate during that manufacturing season, L'Enfant was dismissed and left Paterson, never to return, taking with him the drawings for the hydraulics system as well as his plan for the city of Paterson. The drawings are said to have been lost in a fire.

It was left to Colt to complete construction of the hydraulic system by modifying L'Enfant's design, eliminating the costly aqueduct and substituting a reservoir contained by an earthen embankment. The S.U.M.'s first cotton mill began spinning operations in July of 1794. When Colt left to work on the project that would become the Erie Canal, his management acumen was missed. Production problems due to a fundamental lack of understanding of the manufacturing process led the S.U.M. to cease operations in 1796. By 1801, the site had been virtually abandoned; Paterson's population of 500 had fallen to 43.

From that point forward, the S.U.M. became essentially a real estate development and power utility, providing the essential water power to its industrial tenants and customers. In 1804, the Old Yellow Mill was constructed, the first manufacturing concern that was not controlled by the S.U.M. A paper mill, its brownstone foundations are still visible where they were incorporated into the rear portion of the Essex Mill. When Roswell Colt took over in 1809, he encouraged the further development of cotton mills. Peter Colt returned to Paterson in 1811, and when the war of 1812 erupted and the United States was cut off from trading partners, the need for domestic goods increased and Paterson was poised to expand and diversify its production capacity.

The need to provide and repair the machinery for Paterson's textile mills gave rise to a machinery industry as early as 1812 when Thomas Rogers founded the first of his several concerns. In 1832, the Colt Gun Mill began to produce revolvers. In 1836, Rogers won a contract to reassemble a steam locomotive that had been manufactured in England and disassembled for shipping to the United States. In the absence of international patent law, he studied the locomotive, made patterns from each of the parts, and produced Paterson's first locomotive in 1837. Three locomotive companies in Paterson were responsible for 80% of all locomotives produced in the United States during the 19th century. By 1873, the Rogers Company alone employed 1,650 workers and produced a locomotive every two days. The silk industry would supplant the machinery industry in Paterson, increasing 370% to become a \$14 million per year industry during the 1870s, and employing one-third of the nation's silk workers. The silk boom continued until 1919.

In order to accommodate the burst of industrial activity, the S.U.M. had to alter and expand the raceway system several times during the course of the early 19th-century. When in 1838 Colt's earthen embankment failed and the reservoir had to be abandoned and infilled, the ultimate layout of the raceway system most resembled L'Enfant's original plan. Interestingly, the earliest mills were at approximately the

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level of the middle raceway. Expansion moved both down and up, making the original tailrace into the lower raceway and raising the head with a new dam and turning the water south to make the upper raceway. In its final form, the raceway system was capable of delivering water sufficient to develop 2000 horsepower. When the S.U.M. switched to hydroelectricity in the early 20th-century, its four modern turbines were able to generate 6500 horsepower.

As Paterson's industries grew and diversified, so did the population who provided the labor. Between 1850 and the turn of the century, the population increased from 11,000 to 105,000, growing by an average of 50% per decade. Residential development, some of which is still in place, occurred immediately surrounding the industrial area and expanded south and east. The S.U.M. had stipulated in 1792 that houses be 18 feet wide, 24 feet deep, and 12 feet high to the plate, with cellar and garret. The stipulation that houses be of brick or stone may have resulted from L'Enfant's grand vision, for it appears that many of the houses within the Great Falls Historic District were of wood frame construction. The absence of skilled labor and the explosive need for unskilled labor offered opportunity to the immigrants who are a critical part of Paterson's history. The Irish and English certainly dominated during the 19th century, giving way to the Italians, but several other ethnic groups were in Paterson as well. The 20th century finds Paterson continuing to accommodate diverse immigrant groups, with a substantial Spanish-speaking population.

The key determinant of the urban design of the area comprised by the Great Falls Historic District was the layout of the hydraulic system. Essentially, buildings were situated to take best advantage of the hydraulic power that was delivered by way of the raceway system. Although the upper raceway included locks to allow barges to be floated right up to the mills, most mills were dependent upon the system of surface streets for receiving raw materials and shipping finished goods.

Although L'Enfant left with the plans, it appears that the layout of the district was quite ordered throughout its development. An 1836 view of the Rogers, Ketchum and Grosvenor works shows a relatively small-scale orderly operation in a rather bucolic setting with farm fields, split-rail fencing, and haystacks in the background between the factories and the embankment of the Morris Canal. A photograph from 1860 looking south down Spruce Street shows the same buildings in place but with several more lining what is now a discernible street. In the early 1870s the Rogers Works mounted a substantial rebuilding campaign, transforming itself into a large-scale operation with separate large buildings to house the different industrial processes including pattern making, foundry, blacksmithing, turning, planing, and erecting. An 1897 view shows the Rogers Works completely built out on its site with substantially built large and small buildings occupying virtually all the available space. Indeed, insurance maps from this period show a very densely developed industrial precinct, clustered around the power supply and hemmed in by the residential districts directly adjacent. The dense industrial character of the district, almost campus-like in its singularity of purpose and earnest intent, must have been unparalleled anywhere in the country.

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As an important industrial center and the home of European immigrants already educated in organizing workers, Paterson was the site of historic labor unrest that focused on anti-child labor legislation, safety in the workplace, a minimum wage, and reasonable working hours. The drama that played out in Paterson in the great silk strike of 1913 included some of the most important early figures in early 20th century American labor history. From the balcony of the Botto House, the leaders of the Industrial Workers of the World (the IWW or “Wobblies”) rallied workers during the Paterson silk strike of 1913, a critical juncture in the history of the American labor movement. The strike also signaled the beginning of the decline of Paterson’s industrial base and the end of its powerful contribution to the nation’s economy.

The significance of the Great Falls Historic District cannot be overstated. The first planned industrial city in the country, Paterson represents one of the founding father’s attempts to put into practice the central political idea of independence. Paterson’s physical form and engineering accomplishments are the products of some of the best minds of the late 18th century, including Alexander Hamilton, Pierre L’Enfant, and Peter Colt. The existing buildings include one of the best and most concentrated collections of early industrial buildings in the country.

The significance of the district was formally recognized in 1970 with the listing in the National Register of the Great Falls of Paterson and the S.U.M. National Historic Landmark District, the boundaries of which were extended in 1975 and again in 1986. The locally-zoned Great Falls Historic District was created in 1978.

## **Description of Physical Character**

Given the importance of the topography to the history and interpretation of the Great Falls Historic District—the dramatic waterfall, rock outcroppings, and riverside park land, the engineering of the raceway system, and the substantial and dignified mill buildings set among open spaces and interspersed with ruins and abandoned buildings—it is perhaps most appropriate to think of the character of the district in terms of a diverse and evocative landscape. With the loss of many of the historic mill buildings that once clustered around the Great Falls, the landscape as it is has taken on a significance of its own. America’s industrial revolution has been likened to a machine in the garden; in Paterson, the machine is rusting as the garden reasserts itself. The portrait is both tragic and poetic.

One of the distinctions of the Great Falls Historic District is that cause and effect are so clearly evident; the power source at the falls is linked by the raceways to the industrial buildings. The raceways are the linear argument that explains the transparent logic behind the design of the place, connecting the mill buildings that support the argument. The central engine of the place, the Great Falls has determined everything. An element of mystery comes from its being rather hard to find, tucked away within its basalt chasm.

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The Great Falls Historic District is fundamentally about work, *industry* in its truest sense. It is not merely an industrial landscape, but a landscape of industry. The district bears eloquent testimony to astounding feats of engineering and construction, to ingenious manufacturers, and to the courage, creativity, and drudgery of untold lives spent within the mills. It is also about the human propensity to harness the forces of nature, to put water and gravity and stone to work. The district retains the sense of having been one large factory driven by one powerful engine, an image completely consistent with Hamilton's vision of a centralized national manufactory.

The physical character of the district is quite varied. The district includes almost 3/4 of a mile of the Passaic River, with significant portions of open space both on the north side of the river and above the upper raceway surrounding the reservoir. At its southwestern extent, the district includes a rather nondescript commercial strip along McBride Avenue; along its eastern flank it borders the primary central business district of the city. The district includes intense industrial activity in historic mill buildings along Spruce Street and Van Houten Street, commercial and residential uses in the renovated Franklin, Essex, and Phoenix Mills, large open spaces where mill buildings have been lost along Market Street, the large Allied Textile Printing complex severely damaged by fire and left in a state of ruin that gives a strong hint of just how densely built out the district once was, and the serene walkway along the upper and middle raceways. The district also includes a very large trolley/bus barn in use by New Jersey Transit, small-scale residential houses along Mill Street, and neighborhood commercial buildings at Van Houten Street.

## **Development Pressures**

With several large building sites available, excellent access to major transportation routes, good public transportation service, a location directly adjacent to the central business district, and the appeal of being a National Historic Landmark District, the Great Falls Historic District is under a great deal of development pressure. Change and growth are the necessary dynamics of a healthy economy and vital community. While the Great Falls Historic District represents a significant potential contributor to the economic development of Paterson, both as a development site and as a tourist attraction, development must be directed and channeled in a manner that complements and is consistent with the historic character of the district. To damage the historic character of the district will be akin to killing the goose that lays the golden eggs. It should be noted that development pressure refers not only to the changes that result from growth and new construction, but includes the loss of existing resources.

There are several large construction projects that have been proposed for sites within the district including retail and income-based housing at the Hamilton Mill site, the rehabilitation and addition to the New Jersey Transit Bus Garage, a parking garage on the site of the Grant Locomotive Company erecting shop site on Market Street (currently a large parking lot between the Cooke Locomotive Administration Building and the Union Works Building) and medium-density residential development at the Allied Textile Printing site. The rehabilitation and restoration of the severely damaged Public School #2 is completed. This severely deteriorated building will be adapted for reuse as a child development

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center, with a newly constructed link to the present adjacent school, and the open part of the site being used as outdoor play space. Handled properly, each of these projects represents an opportunity to contribute to the retention of the overall character of the district.

The district also is threatened by further loss of industrial use and by incompatible use. The city has had increasing difficulty in attracting industrial enterprise to the Great Falls Historic District. Access to the district is excellent from a number of major highways, and there is a large labor source in Paterson, but the buildings themselves do not lend themselves easily to modern industrial processes. The buildings along Spruce Street and along Van Houten Street, the areas of most dense industrial use, are on very tight sites and have little parking. The loss of industrial activity is a critical threat to the unique character of the Great Falls Historic District; it is also detrimental to efforts to interpret Paterson's industrial past.

Probably the most devastating development pressure within the Great Falls Historic District has been "demolition by neglect." Vandalism, fires, and deterioration due to the elements have resulted from neglect and have, in a relatively short period of time, severely eroded the integrity of the district. It is sobering to look at a late 19th-century insurance map, a 1974 plan of the district, and a 1996 map, and to realize how much has been lost in the last quarter of a century. As of this writing, there are at least two significant buildings within the Great Falls Historic District that are open to the elements and seriously endangered—the Cooke Locomotive Administration Building and the Addy Textile Mill. With these two exceptions, standing buildings within the Great Falls Historic District are either highly desirable for rehabilitation or in good condition, or both.

The issue of density within the Great Falls Historic District is a critical one. At its peak, the area now comprising the district was densely built up with industrial buildings, as can be seen along part of Spruce Street. That density has now eroded due to the loss of many of the historic industrial buildings. The medium- and large-scale development projects presently proposed will have enormous impact on the density of the Great Falls Historic District. The design of these projects will be essential in preserving and even strengthening the historic character of the district. While most zoning is created to prevent over-development, in the Great Falls Historic District under-development could be just as damaging, and may be more likely to occur.

The complement of appropriate density is the importance of open space to the district. Several areas of the district are designated as park land and will most likely remain open. Development should proceed in a manner that links the open spaces and allows views into and out of these open spaces so that the topography which is so important to understanding the history of the district is not obscured.

Finally, the city of Paterson, more than many northeastern cities, continues to suffer from the withdrawal of industries. The resultant lack of resources plays itself out in myriad ways. The city administrators have taken on enormous and complex burdens. The danger exists that decisions may be made expediently,

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without proper planning, and with only short-term goals in mind. This could be particularly damaging to the Great Falls Historic District where decisions must be made in the context of long-term goals. What may appear to be the safest development proposal might not be the best, in the long run, for the district or the city.

## **Design Review and the Regulatory Process**

The Zoning and Land Development Ordinance (1978) of the city of Paterson establishes design review within the Great Falls Historic District as follows:

No new construction, reconstruction, demolition, restoration, exterior or interior replacement, alteration or other work which would change the exterior appearance of any structure, or site including the erection or removal of signs, shall be undertaken on any historic site or landmark or within any historic district without first obtaining from the Construction Official a permit to perform such work. (Section 1211.2)

The Paterson Ordinance also establishes the Historic Preservation Commission and empowers it to review all plans for improvements within the district that are referred to it by the Construction Official, the Planning Board, and the Zoning Board of Adjustment. The design guidelines that appear in Chapters 3 through 7 of this document are a result of the Commission's charge to

Develop and, from time to time, amend specific regulations and standards for reviewing and approving any changes to structures in the District. Such regulations and standards shall be approved by resolution of the Paterson City Council, prior to taking effect. (Section 1211.1.7)

Stated most simply, the purpose of design review is to assure that alterations to existing buildings preserve their historic fabric and character, and that new construction will be compatible with the historic character of the district. The guidelines that follow are an attempt to provide a clear means by which to discuss and evaluate the preservation of historic fabric and compatibility with historic character.

The design review process begins when a property owner files a permit application with the Construction Official for a project within the Great Falls Historic District. If the Construction Official determines that all other terms of the zoning code are met, within five days the official will forward the application material to the Commission for a preliminary sub-committee review. (If all terms of the zoning code are *not* met, the Construction Official will refer the applicant to the Division of Planning and Zoning for instruction on how to proceed with an application for review by the Planning Board or the Zoning Board of Adjustment. In the course of such review the Division of Planning and Zoning will forward the application to the Commission.)

Within seven days of the receipt of materials from the Construction Official or the Division of Planning and Zoning, the sub-committee will make a determination approving the permit if 1) the proposed work is



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maintenance or repair exclusive of changes in design, material, color and/or outward appearance; or 2) the Construction Official has certified that the proposed work is necessary to remove or rectify a dangerous condition; or 3) the proposed work would not materially impair the historic social, cultural, architectural, or aesthetic significance of the district and refusal of the permit would impose substantial hardship on the applicant. If none of the above three conditions are met, the application will be forwarded for review by the full Commission.

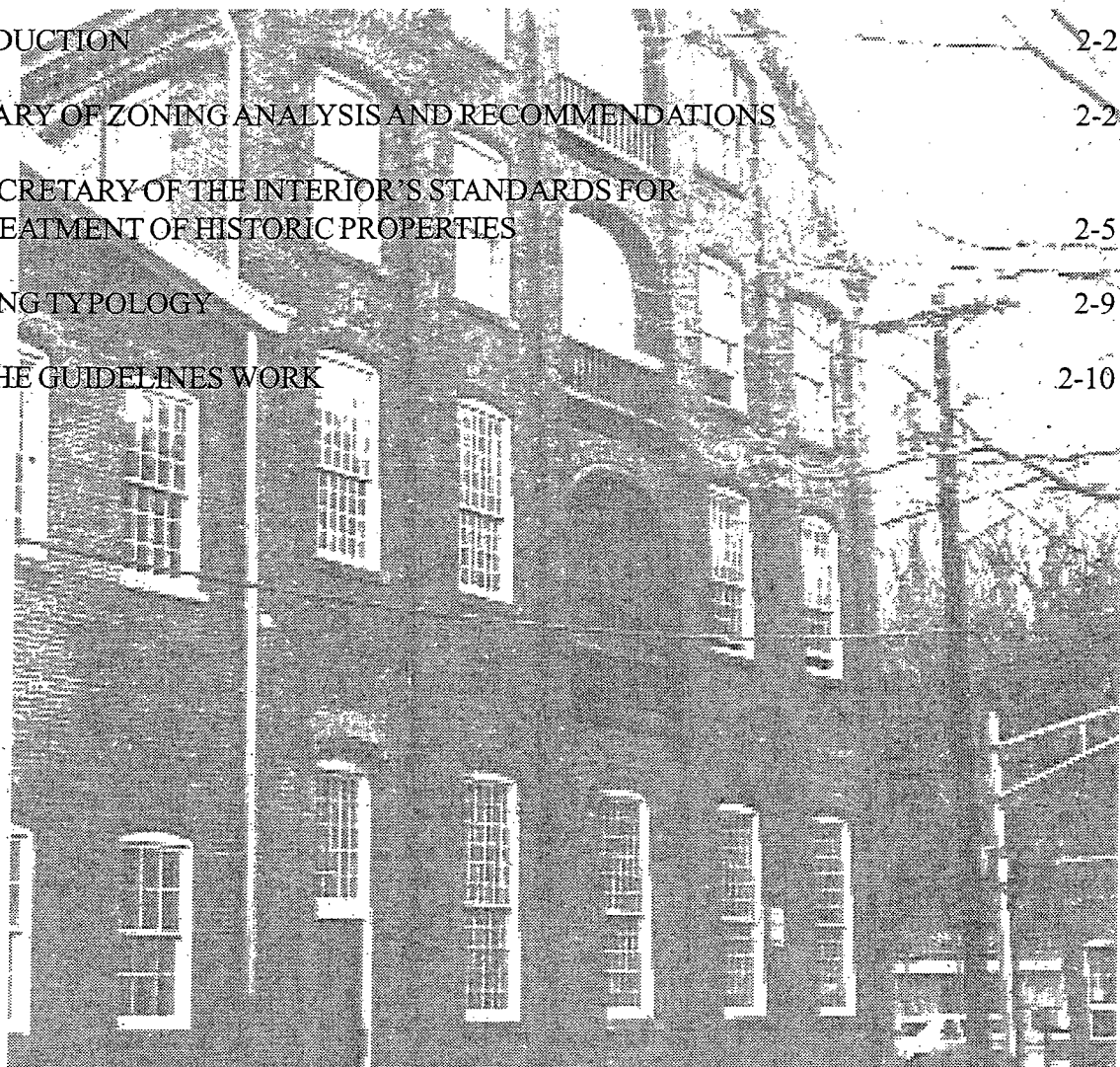
Within 45 days, the Commission will evaluate the application and write a letter to the Construction Official recommending either approval, or conditional approval based upon changes in the plans that are acceptable to the applicant, or denial. If the Commission recommends denial and the application is one that requires the review of the Planning Board or the Zoning Board of Adjustment, "the Board shall give great weight and deliberation to the recommendation made by the Commission." (Section 1211.5.2)

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## Chapter 2

# Preservation Approach

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# Chapter 2

## Preservation Approach

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### Introduction

The overall approach to preservation within the city of Paterson is to direct and define development in a manner that reconciles the growth and change that are absolutely essential for a vital community with the goal of retaining and promoting the remarkable character of the Great Falls Historic District (GFH District). Paterson, as in few other historic landmark districts, represents a setting where development has strong potential actually to improve the character of the district, restoring some of the density that has been lost. Indeed, in Paterson preservationists should embrace development as an opportunity to restore the sense of industry that is the spirit of the place. The recommendations that are included in Chapters 3 through 7 are flexible enough to allow some measure of mutual benefit to what at first glance might seem to be the irreconcilable forces of development and preservation.

### Summary of Zoning Analysis and Recommendations

The first step in the formulation of the design guidelines that follow was to analyze the existing zoning ordinance as it pertains to the preservation goals set by the Paterson Historic Preservation Commission, and to make recommendations as to where the ordinance might be revised to better serve the goals of preserving the historic character of the district.

Whether or not these suggested revisions, summarized below, are incorporated into the ordinance, both property owners and the Commission should be guided by their intent.

#### Section 513.1 Intent

- Acknowledge the national importance of the district as a historic resource.
- Refer to the intent to integrate the district into the life and fabric of the city.
- Stress the potential economic benefits that an appropriately developed historic district will offer the city.
- Acknowledge the mixed-use character of the district.

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- Emphasize the importance of the street as major public spaces and the building's role as infill.
  - State the pedestrian orientation of the district.
  - Introduce the concept of a network of small-scale green spaces throughout the district.
  - Introduce the concepts of appropriate scale and character for new construction within the district.

#### **Section 513.2.1 Permitted Principal Uses/ Residential Uses**

- Revise the ordinance to allow apartment buildings up to 60 feet tall or four stories in order to be consistent with that of nearby historic mill buildings. Establish limits for townhouse and garden apartment-type development. Prohibit this type of use in most of the district, particularly in the former location and adjacent to historic large-scale industrial use.

#### **Section 513.2.2 Permitted Principal Uses/Commercial Uses**

- Provide the restrictions on business use to allow or encourage a mix of commercial uses specific to the historic district, including stores intended to serve local residents as well as non-residents.
- Establish incentives and standards such as design guidelines, minimum or maximum square footage, maximum setback lines, a prohibition on vendor carts, a prohibition on certain kinds of signs in front window displays, and a prohibition on drive-through facilities.
- Include tourist hotels as a permitted use. Specifically, prohibit single room occupancy-type hotels. Require hotels to have facilities in addition to overnight accommodations, such as restaurants, common rooms, and conference facilities.

#### **Section 513.2.4 Permitted Principal Uses/Community Facilities and Services**

- Encourage the construction of enclosed multi-storied parking structures.

#### **Section 513.3 Permitted Accessory Uses**

- Amend Section 513.3 of the ordinance to allow and encourage signage that will enliven and contribute to the historic character of the district.

#### **Section 515.0 Area Yard and Height Requirements**

- Raise the height limitation of multiple-family residential structures from three stories to five and to 60 feet. Establish a minimum height limitation of three stories. Eliminate the 20-foot
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minimum front yard setback requirement for all residential structures. Require lots to be built out either to the sidewalk or to the historic building line, eliminating or minimizing front yards.

- Eliminate the side yard requirement to encourage the infilling of the street wall. Create a maximum allowable side yard requirement such as 10 feet or 10% of the lot width, whichever is more, but not to exceed 30 feet total for both sides. Reduce the minimum allowable lot widths, so as to allow higher density of construction. Increase the allowable floor area ratio from 2.5 to 3 and increase the allowable lot coverage to 75%. Prohibit parking in front yards or on lots in front of any building. Restrict surface parking to rear yards and to side yards, limited to 24 cars. Side yard lots must have minimum 15-foot front yard setbacks that are landscaped to screen the lots from view.
- Where the existing street and property lines have been obliterated, such as the ATP site, they should be resurveyed and reestablished, so as to provide the ground plan for a recreation of the scale, density, and massing of that section of the GFH District. Establish a minimum height of three stories and a maximum height of four stories for buildings having business or industrial use. Prohibit the construction of one- and two-story buildings within the GFH District.
- Eliminate the minimum front yard setback requirement of 10 feet. Require lots to be built out to the sidewalk or to the historic building line, or set back only as far as there is historic precedence for on that particular block.
- The minimum lot area of 10,000 square feet and minimum lot width of 100 feet are rather small, given the large-scale precedent for business and industrial structures within the district. Mass infill buildings appropriately so that meeting the minimum requirement will not detract from the character of the district.

#### **Section 516.04 Area Premiums**

- Recommendation: Create an open space plan for the district. Priorities include development cost and a timetable tied to development.
- Require developers to participate in the implementation of the open space plan. For developers who propose to exceed the allowable floor area, a flexible regimen of requirements can be established, such as a fee in lieu that would be applied towards the maintenance and upkeep of public open space within the district or make specific improvements to open areas of his own property or adjacent land such as a courtyard.

#### **Section 802.0 Off-Street Parking Design Standards**

- Specifically prohibit parking in front yards within the GFH District. On corner lots, specifically prohibit parking on either frontage.
- Limit parking in side yard to 24 cars, with a minimum landscaped setback of 15 feet.

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## The Secretary of the Interior's Standards for the Treatment of Historic Properties

The recommendations contained within these design guidelines are based upon *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1978, revised 1983 and 1995). The durability of the *Standards* is testimony not only to their basic soundness, but also to the inherent flexibility of their language. The *Standards* are not design guidelines; they provide a shared philosophy and approach to the solution of problems to those involved with managing the treatment of historic buildings. In and of themselves, they cannot provide a property owner or reviewing authority with specific solutions for specific problems. The *Standards* inform judgment, but do not replace it. The *Standards* have served as reference points in developing these design guidelines, and they should continue to serve as references during the processes of design and design review.

The recently revised *Standards* identify guidelines for four different **treatments** for historic properties: preservation, rehabilitation, restoration, and reconstruction. These treatments are briefly defined as follows:

**Preservation.** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

**Rehabilitation.** The act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

**Restoration.** The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

**Reconstruction.** The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

For the purposes of this document—intended primarily for the use of property owners and designers who are seeking guidance with regard to the design of maintenance and repairs, alterations, additions, and new construction—the treatments that are most relevant are **preservation** and **rehabilitation**.

Each treatment has specific *Standards* that go further to define general guidelines for the individual treatments. The guidelines for rehabilitation incorporate those for preservation and go on to include also guide-

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lines for new construction and additions. Because they articulate basic philosophical principles which are fundamental to historic preservation and which have withstood the test of time, and because of their implications for property owners in Paterson, it is worthwhile to include an outline discussion of the Secretary's *Standards for Rehabilitation*. The *Standards for Rehabilitation* have been likened to the "ten commandments" of preservation, and are quoted in full as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historical significance on their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spaces, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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10. New additions and adjacent or related new construction will 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.

Standard 1, requiring *compatibility of use*, is the only standard in which the impact of a proposed reuse of a historic building is addressed. (Questions of use are typically fully and appropriately addressed in zoning ordinances and building codes.) The principle of this standard—that a proposed reuse of a historic structure for purposes other than that for which it was initially designed should have minimal distinctive architectural consequences—is to a certain extent self-evident. That is to say, reuses that will result in destructive architectural treatments are unacceptable. However, for reuses where the anticipated impact of a proposed reuse is not readily apparent, evaluation of the architectural treatment rather than the proposed use itself will still be required.

Standard 2, recommending the *retention and preservation of character-defining features*, is one of several statements in the *Standards* which emphasize preservation of as much building fabric as possible. Thus, alterations that accommodate existing original or historic building fabric are, under this standard, clearly preferable to those that require removals of such fabric.

Standard 3 recommends *historical honesty*, and is a clear endorsement of “true” versus “false” history. This standard is thus the basis for the prevention of such practices as conjectural restoration of building features or the grafting of architectural features taken from one historic building onto another. This standard also provides a clear basis on which to discourage, if not prevent, the practice of building new buildings in an historicized idiom.

Standard 4, which requires the *acknowledgment of physical evolution* of historic buildings, is a critical component in the evaluation of treatments for a historic building which has undergone many changes. This standard not only accepts but values the fact that most historic buildings contain the record of their own evolution and thus are valuable records of changes in taste and use. This standard would provide the basis for discouraging such practices as replacing historic metal roofing with wood shingles, even in cases where a wood shingle roof is known to have originally existed. It would also discourage tearing down a late-19th-century addition to an early-19th-century mill building.

The clear implication of this standard is that, unless it is intended that a building undergo an accurate restoration to a specific period based on adequate documentation, it is best to recommend repair and/or replacement of historic building features *in-kind*, whether or not they are part of the building’s first construction period.

Standard 5 requires *preservation of the distinctive components* of historic buildings, and is a straightforward endorsement of preservation whenever possible. Standard 6 requires *repair rather than replacement* where possible and, where it is not, *visually matching replacements*. These two stan-

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dards articulate the strong preference in preservation for retaining the authentic materials, object, or building fabric, and not just something that replicates the real object. These two standards are particularly relevant to Paterson, where the distinctive components of the relatively unornamented buildings are integral to their design and construction.

Standard 7, by its *prohibition of damaging chemical and physical treatments*, reflects an awareness—often gained through painful experience—that certain treatments can irreversibly damage the historic fabric that the preceding standards are intended to protect. Sandblasting in particular, whether of wood for paint removal or masonry for cleaning, can irretrievably alter the surface characteristics of historic materials and thereby destroy not only visual characteristics but physical ones as well, and may accelerate further deterioration. Power washing and overly acidic chemical cleaning of masonry can also cause irreversible damage.

Standard 8 requires *preservation and protection of archeological resources*, and generally comes into consideration only when excavations are associated with a project. This standard clearly recognizes that historic properties will in all likelihood have associated archeological deposits, and recommends that efforts should be made to consider and protect those resources to the extent feasible. Considerations of expense and the likelihood of the presence of archeological resources must dictate the extent to which this standard affects the planning of privately-funded projects. It should be noted, however, that for projects within the National Historic Landmark District that involve federal or state funds, archeological mitigation will be required. It must also be noted that there are archeological resources virtually everywhere within the district.

The goals of Standards 9 and 10 are *compatibility, differentiation, non-destructiveness, and reversibility of additions, alterations, and new construction*. Both standards are intended to minimize the overall damage to historic fabric caused by building additions and to insure that new work will be differentiated from but compatible with existing structures, in order to protect the historic integrity of the property.

The same federal regulation which promulgates the *Standards* explicitly states that they are intended to be “applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.” Thus, the level of craftsmanship and detail as well as the quality of materials that are proposed for any rehabilitation project should be commensurate with the structure to which they will be applied. From the standpoint of the Secretary’s *Standards*, successful rehabilitation neither “improves” the original design nor detracts from it.

It is important to reiterate that the Secretary of the Interior’s *Standards for Rehabilitation* provide a philosophical framework for the planning and evaluation of preservation activities. As summarized above, that framework is one which emphasizes preservation of historic building fabric, honesty of historical expression, and reversibility. It is a philosophical framework which assumes that historic buildings are repositories not only of visual satisfaction but also of information, and that as such, it must be possible to “read” the information they contain without having it clouded by conjecture.

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## Building Typology

Most of the buildings within the Great Falls Historic District were built for utility; the axiom that form follows function is particularly true within the district, and manufacturing was the primary function. What is remarkable about the architecture of the district is the evolution of building types driven by functional exigencies, as opposed to any kind of stylistic expression. The design guidelines that follow are based more on an evaluation of the types of buildings that are typical to the district than on a consideration of their style. A brief consideration of those building types follows:

The *mill buildings* that are the primary built image of the district are perfect expressions of their function. Sturdily built of stone and brick bearing walls and heavy timber trusses, the buildings were intended to be strong, fire resistant, flexible to provide for changes in the manufacturing process, with several large openings to provide daylight illumination for the manufacturing process. The repetitive bays reflect the need for an undifferentiated interior; it is as though having determined an ideal bay size, the mills could have been extruded forever. Ornamental details were kept to a minimum and were usually driven by functional imperatives. The brick corbelling (stepped projections) at the roof provided increased bearing for the heavy timber trusses (a wood cornice would provide a horizontal route for the spread of fire). Arched window openings did not require wood or steel lintels which would have been subject to damage by fire. The older mills are three and four stories, reflecting to some extent the fact that vertical movement of raw and finished materials was not desirable until the development of the elevator later in the 19th century.

The *office buildings* associated with the mills are much more detailed and finely scaled, although still fairly subdued. The facades of the Cooke Locomotive Company Office Building and the Rogers Locomotive Company Administration Building are carefully articulated, as befit their role as headquarters for important industries. The Cooke building is three stories and five-and-one-half bays wide and sits on a rusticated brownstone base. An elaborate brownstone surround at its entrance and brownstone belt courses at the level of window sills and heads are quite elegant. The Rogers building is two-and-one-half stories high and six-and-one-half bays wide with a granite watertable and window sills and steel lintels ornamented with medallions. The brick corbelling at the cornice features dentils that also appear in the roof dormers. The absence of vibration in these buildings permitted the floors to be supported on brick arches, providing increased fire protection.

The majority of *residential buildings* within the Great Falls Historic District are quite modest, often wood frame structures whose wood clapboard has been covered at least once, most prominently by aluminum or vinyl siding. Two and three stories tall and two or three bays wide, the houses have lost much of their original integrity. They serve to illustrate how close the workers lived to the mills, as well as the rather intimate scale of the neighborhoods immediately adjacent to the industrial district.

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There are also several neighborhood **commercial buildings** within the district. These for the most part are typical late-19th and early-20th-century buildings, some with living quarters above. They vary in size, scale, and style, and include a few one-story buildings. They are consistently built to the scale of the residential structures, fill their frontage completely, and are built out to the sidewalk.

## How the Guidelines Work

The design guidelines present three categories of treatments: approved, not approved, and not recommended.

- Those treatments that are “**approved**” are consistent with the sound and accepted preservation practices that are based upon the Secretary of the Interior’s *Standards* outlined above. Permit applications that propose approved treatments will receive letters of recommendation for approval from the Historic Preservation Commission.
- “**Not recommended**” treatments are practices that do not reflect the best preservation approach but whose deleterious effect to existing historic fabric or the character of the district may be minimal. The number of “not recommended” treatments proposed and their cumulative effect on a building’s historic fabric and appearance will be carefully evaluated by the Historic Preservation Commission. Permit applications that propose “not recommended” treatments may or may not receive letters of recommendation for approval from the Historic Preservation Commission depending on the final impact of these treatments on the building specifically and the district in general.
- Those treatments that are “**not approved**” are practices that will cause outright harm either to existing historic fabric or to the character of the district, or both. Permit applications that propose “not approved” treatments will receive letters of recommendation for denial from the Historic Preservation Commission.

The design guidelines are intended to provide as much flexibility as possible to the property owner, to the designer, and to the Commission members charged with reviewing building permit applications. It is not the intention of these design guidelines to prescribe one method or treatment, but to present a hierarchy of treatments for consideration. That is, given a particular problem or issue, what is the relative value of the range of possible treatments? It is understood that some recommended treatments will have a higher upfront cost than other less highly recommended treatments, but it is sometimes the case that better preservation practices are less expensive over time. As always, a premium is placed on the retention of existing historic fabric.

It is important to note that the specific guidelines are intended to provide guidance to property owners and to the members of the Commission who review building permit applications. But the review itself must be wholistic, considering the pros and cons of the entire project. A project that includes

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the use of several “not recommended” treatments may be approved if the overall project represents a net gain for preservation within the district.

**Remember:**

- ✓ Projects that propose “approved” treatments will result in a letter from the Historic Preservation Commission recommending approval of a building permit application.
- ✗ Projects that propose one or more “not approved” treatments will result in a letter from the Historic Preservation Commission recommending denial of a building permit application.
- Projects that propose one or more “not recommended” treatments will be evaluated for their overall impact on the character of the structure and the GFH District as a whole. Depending upon that evaluation the Historic Preservation Commission may issue a letter of recommendation either approving or denying your building permit application.

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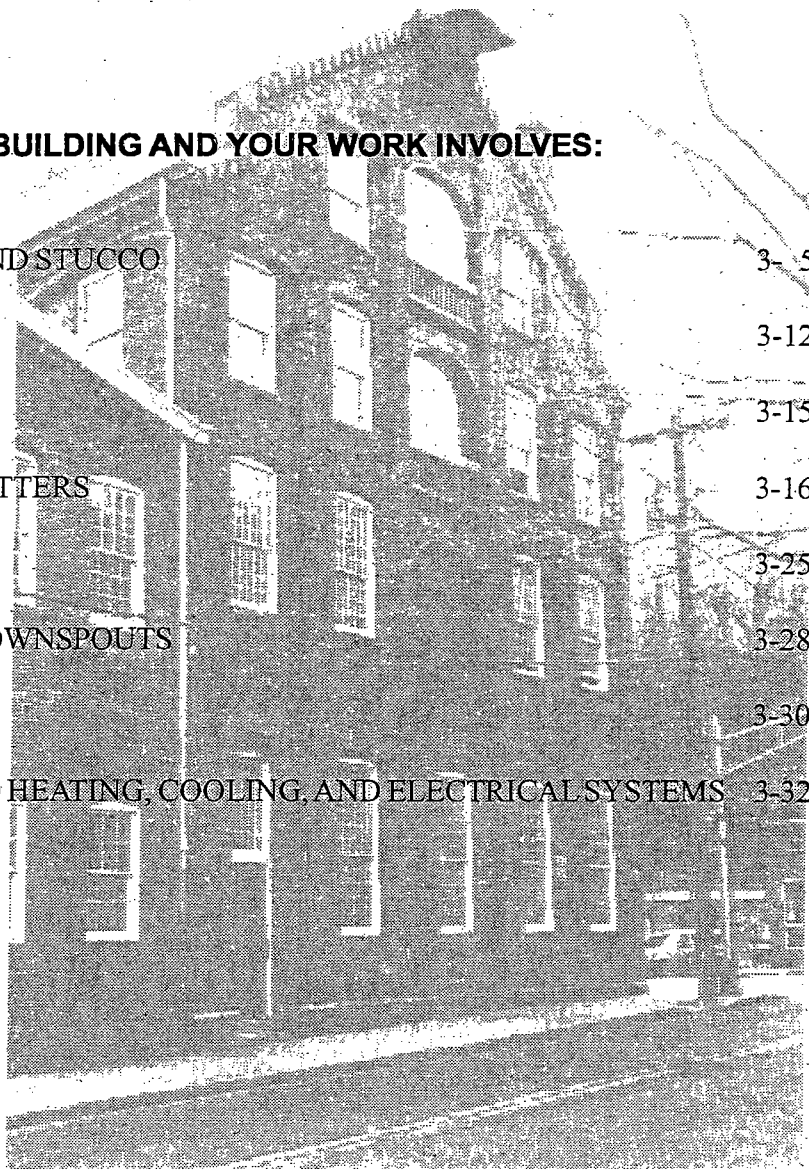
## Chapter 3

# Maintenance, Repair, Preservation and Restoration of Existing Historic Buildings

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### IF YOU'RE WORKING ON A BUILDING AND YOUR WORK INVOLVES:

MASONRY/BRICK, STONE, AND STUCCO	3- 5
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SHEET METAL CORNICES	3-15
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PAINTING	3-30
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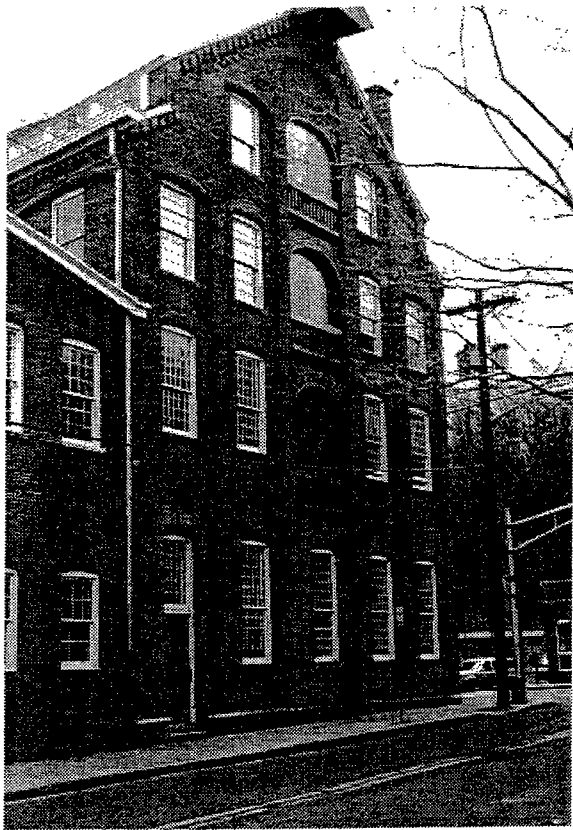
# Chapter 3

## Maintenance, Repair, Preservation, and Restoration of Existing Historic Buildings

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### Introduction

Design guidelines for maintenance, repair, preservation, and restoration are intended to provide standards for a range of treatments to existing historic buildings within the Great Falls Historic District (GFH District). It is hoped that while these guidelines will both suggest and require certain historic preservation practices, they will also educate the residents and property owners of Paterson as to the proper maintenance and care of their historic buildings.



*The Rogers Locomotive Company Erecting Shop, built in 1871, presently the site of the Paterson Museum.*

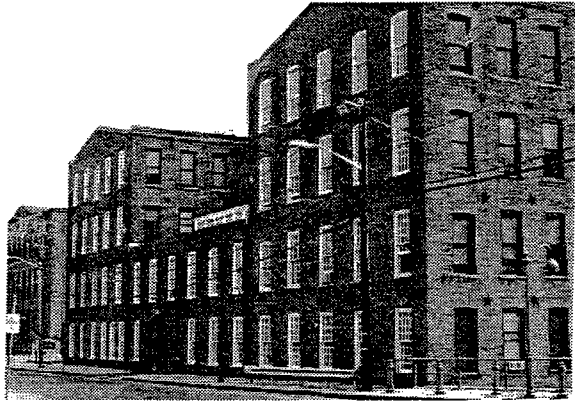
The flexibility of these guidelines recognizes that there are several solutions to most problems. Further, while one solution may be favorable to another, there may be circumstances—financial or otherwise—that make a particular treatment difficult or impossible to undertake. These guidelines thus recognize the financial constraints on any property owner and that the favored preservation practice may be beyond the means of some.

The flexibility of the guidelines is linked to the building permit process. For most types of treatments, guidelines are grouped under the categories of “Approved,” “Not Approved,” and “Not Recommended.” Guidelines that are “Approved” represent the best preservation practice—that is, those treatments that are most respectful of existing historic fabric. Projects that follow the “Approved” guidelines will receive a letter recommending approval from the Historic Preservation Commission. Projects that employ one or more “Not Approved” treatments will receive letters recommending denial of the building permit, unless there are extenuating circumstances that warrant approval. Projects that employ treatments that are “Not Recommended” may or may not receive a letter recommending approval

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or conditional approval, depending upon the evaluation and determination by the Historic Preservation Commission of the overall impact of those treatments on the character of the structure and the GFH District as a whole.

These guidelines recognize that healthy cities grow and change, that Paterson will continue to grow into the 21st century, and that it is not, nor should it be, the intention of the city to restore the GFH District to an



*The Essex Mill, built in 1871 is currently used for artist*

earlier period of time. These guidelines are based on the commitment that growth and change must be complementary to historic preservation, and vice versa. While preservation sometimes conflicts with growth and change, it has been the widespread experience in towns, small cities, and large cities throughout the United States that a downtown with a unique historic character will attract new development. Conversely, the financial resources that new development brings to a city or town can support the goals of historic preservation by providing jobs that make home ownership possible, attracting shoppers and tourists

to local businesses, and contributing to the tax base.

These guidelines attempt to establish a balance between the mandate to fulfill Paterson's obligation to steward a national treasure, and the compelling forces of new development. A successful balance will be mutually beneficial to both preservation and new development. The guidelines also recognize that appropriate maintenance of historic building fabric may be the least dramatic but most important step in retaining the historic character of the Great Falls Historic District, for it is the cumulative effect of incremental losses that will erode the character of the district.

The design guidelines for existing buildings presented here are intended to preserve the distinct historic character of the GFH District. The preservation of the historic character of the district is largely a function of the preservation of the existing historic building fabric, and the negation of the cumulative effect of incremental changes that will, over time, result in the loss or obscuring of the GFH District's particular character. Therefore, these guidelines stress the retention, repair, and proper maintenance of existing historic architectural fabric.

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The preservation philosophy underlying these guidelines is based on the Secretary of the Interior's *Standards for the Rehabilitation of Historic Buildings* that are discussed in detail in Chapter 2 of this document. Those standards may be summarized as follows:

- ✓ The proper maintenance of historic building fabric underlies any recommendations with regard to historic preservation.
- ✓ It is always preferable to retain and repair existing historic building fabric, rather than replace it with new materials.
- ✓ When replacing historic building materials that are irreparably deteriorated, replacement should be in-kind, using materials and craftsmanship that match as closely as possible the existing historic fabric that is being removed.
- ✓ Restoration (returning a building to a specific, previous condition or appearance) should be undertaken only when sufficient documentation or evidence exists to determine historic conditions at a specific, significant period of a building's history. Because history accrues to buildings over time, it is recommended that later historic fabric should not be removed in order to restore a building to an earlier appearance.

When adequate documentation is not available to restore a building accurately to a previous appearance, and the building has lost its historic integrity, speculative restoration should not be attempted. Similarly, if a historic feature has been lost previously, such as a cornice, these guidelines suggest a variety of alternative appropriate treatments including leaving the alteration in place, restoration according to good documentation, or replacement to a design and with a material that is sympathetic to the scale and character of the building.



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## Masonry/Brick, Stone, and Stucco

Masonry has been used from the earliest period of building in Paterson. Masonry was chosen for the construction of the historic mill buildings because it is strong, durable, and fire resistant. Brick is the oldest and best preserved building material in the GFH District. Its warm color and soft appearance is still attractive and requires relatively little maintenance.



*The Dolphin Jute Mill main building, built in 1880. The fourth floor was added later.*



*Brownstone deterioration at window surrounds and belt courses of the Cooke Locomotive Company Office Building.*

Brownstone was used on the foundations of several buildings and for trim on some of the more decorative buildings. Brownstone was favored for its availability and ease in quarrying and carving. Brownstone's durability is not consistent. It is very soft and subject to erosion and delamination, as can be seen in several locations in the GFH District.

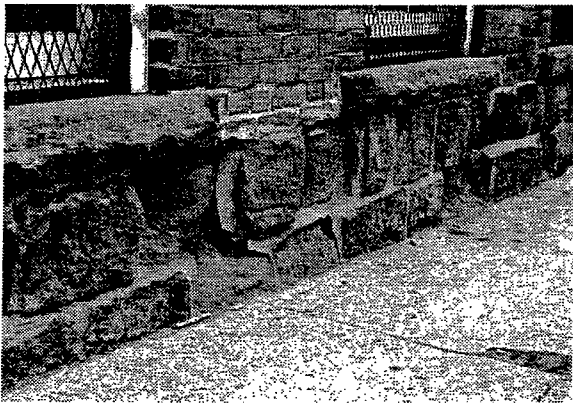
Mortar is the "glue" that holds a masonry wall together. It also acts to seal the joints between individual brick and stone units. Because bricks and stone expand and contract as they heat up, cool down, and absorb moisture, mortar must be "soft" enough to allow that movement, yet pliable enough to maintain its seal with the masonry so as to prevent moisture from entering the wall through open joints.

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The durability of masonry construction is dependent upon appropriate maintenance and repair methods. Guidelines for the repair, maintenance, and rehabilitation of exterior masonry are as follows.

### Approved

- ✓ Where repointing is proposed, the mortar used for repointing must be equivalent to or softer than the original mortar in the masonry joints. Under no circumstances should the mortar be harder than the brick or masonry in the wall.
- ✓ To determine the composition for equivalent mortar, it is necessary to perform laboratory analysis of the mortar. In the absence of such analysis, a high lime content and low Portland cement content mortar will usually be compatible with most historic masonry. A mortar mix of 1 part cement, 1 part lime, and 6 parts sand (1:1:6) is frequently acceptable. Where the original mortar or masonry units are particularly soft, a mortar mix of 1:2:9 may be appropriate.



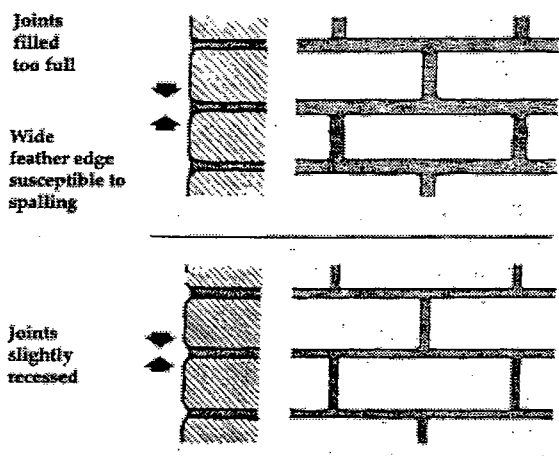
*Overly hard mortar has contributed to the brownstone deterioration at the base of the Union Works Building. As the soft brownstone expands and contracts due to temperature variation and moisture absorption, it is crushed against the hard mortar and begins to erode, leaving the mortar standing out from the face of the wall.*

### Not Approved

- ✗ Do not sandblast or use high pressure water wash (exceeding 500 psi) on masonry for any reason. This will remove the outer protective surface of brick, exposing the porous interior and leading to rapid deterioration.
- ✗ Do not use mortar that is harder than the original historic mortar.
- ✗ Do not change the size or tooling profile of the mortar joint when repointing brick.
- ✗ Prior to repointing, do not damage the brick edge or widen the joint in the process of removing existing mortar. Remove existing mortar using hand tools narrower than the width of the masonry joint.
- ✗ Do not use modern “antique” brick for new construction. It is too regular in its contrived variability, and easily distinguished by the discriminating eye.
- ✗ “Over cleaning” of masonry with harsh chemicals and/or excessive water pressure will do more harm than good. Also, chemical methods will require containment and proper disposal of all run-off.
- ✗ Barrier coatings are not approved as a means to combat graffiti on brick or brownstone. They tend to alter the surface texture and sheen of the masonry, and their impermeability will trap moisture within the masonry wall. They are also expensive and will require frequent re-application.

**Approved cont'd...**

- ✓ Repointed mortar joints must match the appearance, color, texture, joint size, and tooling of the original or historic repointing, whichever predominates. Use appropriate sands to match the color and texture of existing mortar. Do not use color additives (pigments), which tend to lighten over time. Numerous test panels may be required to achieve an acceptable match. Allow test panels to cure at least one week prior to evaluating their appearance.

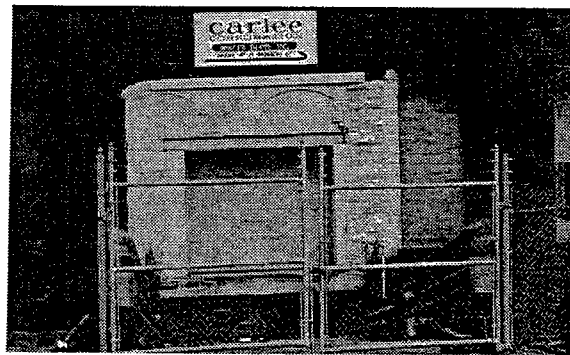


*Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork.*

- ✓ Deteriorated and loose mortar should be removed manually, using non-mechanized hand tools, in order to minimize damage to surrounding masonry work. Remove mortar to a depth of two-and-one-half times the width of the mortar joint, or to sound mortar, whichever is greater.
- ✓ When repointing, remove existing mortar using handtools narrower than the width of the masonry joint.

**Not Approved cont'd...**

- ✗ Do not use masonry sealer, which traps moisture inside masonry walls, preventing them from "breathing." Moisture trapped inside masonry may have two deleterious effects. First, it may leach salts out onto the surface of the masonry, causing a chalky appearance. Second, it may freeze within the wall, expanding, pushing against the sealed surface so that it actually fractures the face of the brick or stone, causing it to spall away from the wall.
- ✗ Do not paint historically unpainted masonry.



*Unpainted masonry should not be painted. Note also that two window openings were damaged and reconfigured to form the large modern opening.*

- ✗ Do not add stucco, Dryvit, or permastone-type cladding.

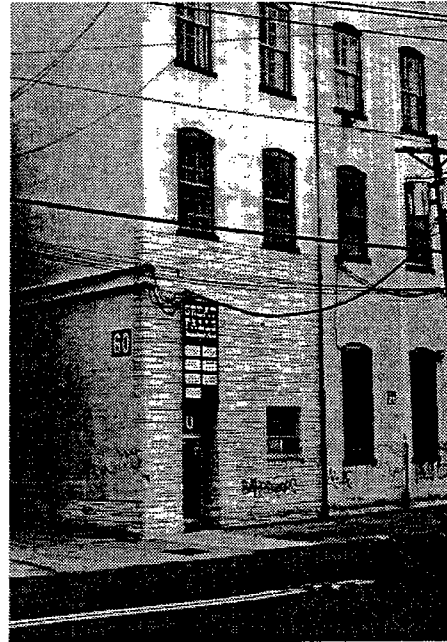
**Approved cont'd...**

- ✓ When replacement of an area of brick in a brick wall is required, that area should match the existing brick in bonding pattern, decorative pattern, coursing, color, size, strength, pointing, and mortar, and should be toothed or keyed to existing brickwork. Replacement brick should never be substantially stronger than the existing brick.
- ✓ Pay particular attention to masonry and trim detailing on the facades of residences and commercial buildings. Full photographic and dimensional documentation should precede rebuilding, if required. Retain and repair projecting and decorative cornices, if possible, or replicate in-kind. Neither remove nor cover up these features.



*When restoration of the Cooke Locomotive Company Office Building takes place, the cornice on the north wall of the building should be replaced, preferably restored to its original configuration with brick. A substitute material may also be acceptable.*

**Not Approved cont'd...**



*PermaStone-type cladding is not approved within the GFH District.*

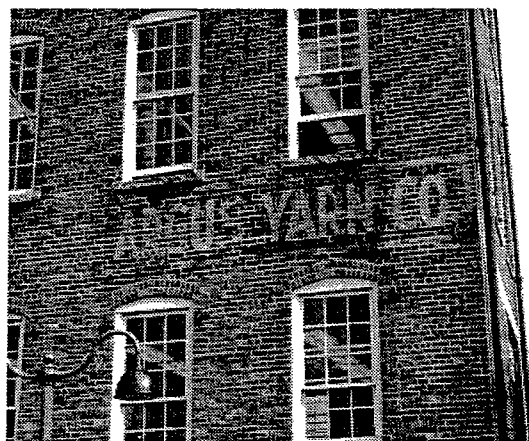
**Not Recommended**

- Metal chimney caps generally are not recommended, especially on 18th and early-19th century chimneys. They are primarily mid-20th century developments.
- Epoxy-based patching mortar is not recommended for use on brownstone. It expands and contracts at rates different from brownstone, and its bond with the brownstone will fail after a relatively short period of time.
- When repointing, the use of power tools to remove existing mortar is not recommended because of the potential harm to the brick by the cutting action of the blade.

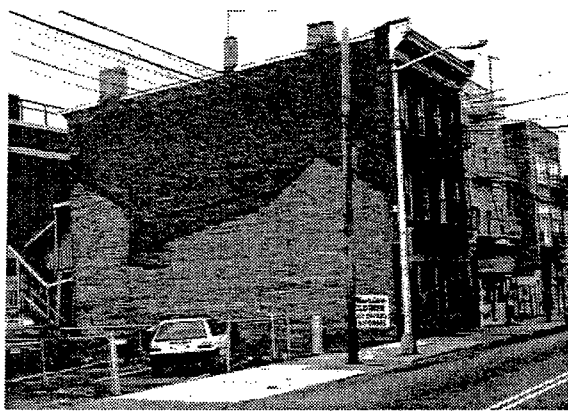
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Approved cont'd...

- ✓ Clean masonry using the gentlest means possible; often a prolonged saturation with water followed by brushing with bristle brushes will be sufficient. When cleaning, assure that historic signs, "ghost" signs, and traces of removed buildings are masked off and not damaged.
- ✓ A low pressure wash of 150 psi may be used with a 30° fan-tip nozzle. In no case should pressure exceed 300 psi. Masonry cleaning work should not be undertaken until temperatures will remain above 50° for 72 hours after cleaning work is complete.
- ✓ Brownstone deterioration is common within the district, due at least in part to the fact that it is not a particularly durable material, and tends to spall and delaminate depending upon how it was originally quarried and laid. Because deterioration of individual units is like a chink in a wall's armor, inviting further damage due to water infiltration, it is recommended that individual deteriorated brownstone units be dressed back to sound stone and then patched using cementitious patching mortar especially formulated for brownstone, to match the color and tooling of existing adjacent stones.
- ✓ Prior to rebuilding any masonry wall, foundation, or chimney, carefully document the structure by photography and actual measurement to facilitate accurate duplication. Reuse as many bricks as possible.
- ✓ On building exteriors, use only brick that is intended for exterior work.



*Historic signs painted on masonry are important resources and should be retained and protected during any masonry restoration work such as cleaning or repointing.*

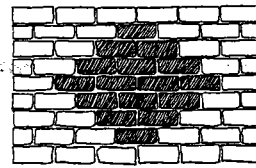


*The shadows left on party walls by the demolition of historic buildings are important resources and should be retained. These resources should be protected from masonry cleaning that may occur elsewhere on the building or wall.*

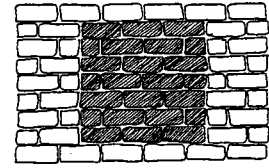
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**Approved cont'd...**

- ✓ Install sloping mortar wash surfaces at the tops of chimneys to protect the chimney walls.
- ✓ If a chimney cap is required, a stone or terra cotta cap is recommended.
- ✓ Retain historic hardware on the exterior of a building. Its being left in place helps to interpret the district as a historic industrial center.

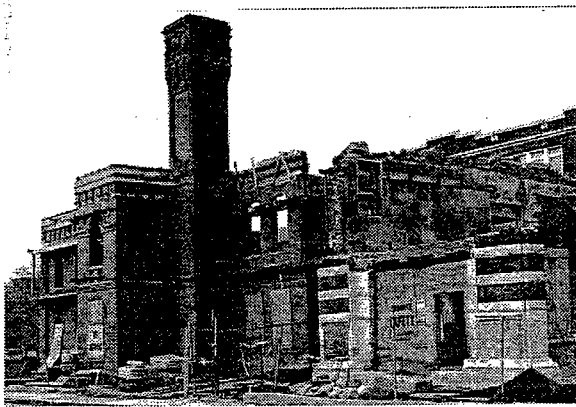


Appropriate

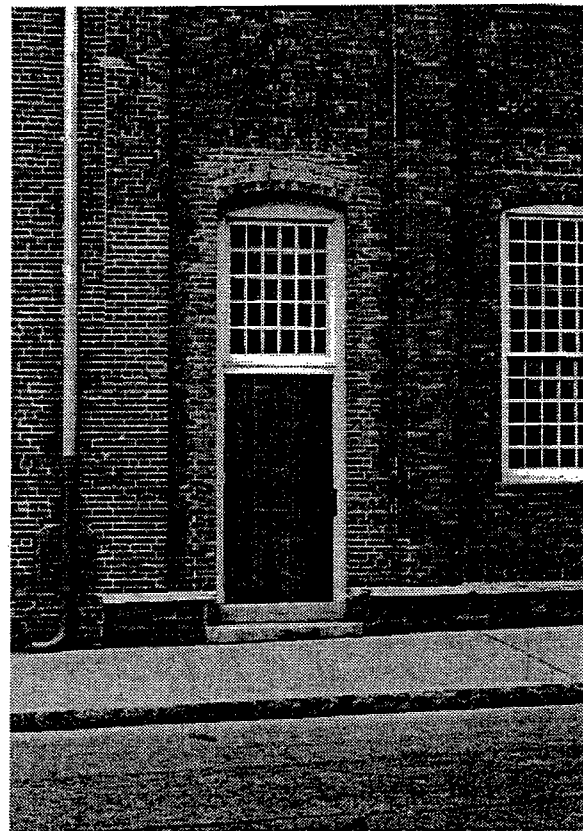


Inappropriate

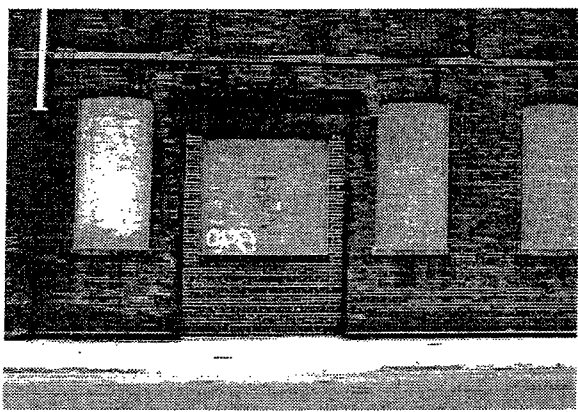
*Keying in of replacement Brick.*



*Significant areas of masonry wall at Public School #2 are being rebuilt.*



*The replacement brick around this door has been well chosen and well installed, toothed into the brick of the adjacent wall.*



*Note the historic steel door frame that was left in place when this loading door was bricked in.*

- ✓ Remove graffiti as soon as possible. Visible graffiti tends to attract other graffiti writers. Also, the longer paint cures, the harder it will be to remove.
- ✓ The best means of graffiti removal will depend upon what the graffiti material is (paint, spray paint, felt-tip marker, chalk, crayon, etc.) and what the masonry material is (brick, brownstone, granite, marble, etc.).
- ✓ Graffiti removal must always begin with the gentlest means possible. Overly harsh methods may permanently alter the masonry, even etching a shadow of the graffiti into the masonry, doing more damage to the masonry than will the graffiti. Several methods may have to be tested in order to determine an effective, non-harmful technique. (Preservation Briefs #38, "Removing Graffiti from Historic Masonry").
- ✓ Protect areas subject to wear and tear, especially at loading areas. Painted steel bollard-type protectors or simple steel angles are appropriate.



*Typical damage to brick at a loading door, where it has not been protected by a steel bollard or angle.*

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## Wood Siding and Trim

Wood siding is the “skin” of a building. Its purpose is to shed water quickly and thoroughly, thus preventing decay of the underlying structure and the deterioration of interior finishes, and to deflect sunlight and wind. Siding also plays an important visual role in establishing the scale of a building. Each clapboard or shingle casts a shadow line, adding some visual depth to the wall surface, while the size of the clapboard or shingle visually affects the mass and proportions of each building.

Directly associated with the wood siding, and with masonry as well, is the exterior trim of a building. Wood trim serves a critical visual purpose by providing architectural ornament and a functional purpose by sealing the structure at vulnerable locations. Corner boards, fascia boards, window caps and trim, architraves, and cornices are examples of trim elements that protect critical joints of a building from exposure.

The following guidelines for the repair, maintenance, restoration, or rehabilitation of wood siding and trim are as follows:

### Approved

- ✓ Wood siding and trim should be retained and repaired whenever possible. For areas of partial deterioration, in-kind and visually matching patches are preferable to total replacement, in the interest of retaining as much historic material as possible.
- ✓ If wood siding is severely deteriorated and re-siding is proposed, replacement wood siding must match the profile and exposure of existing siding. Vertical siding is a more modern application and is more appropriate to secondary structures such as sheds and out-buildings.
- ✓ All wood siding and trim must be painted.

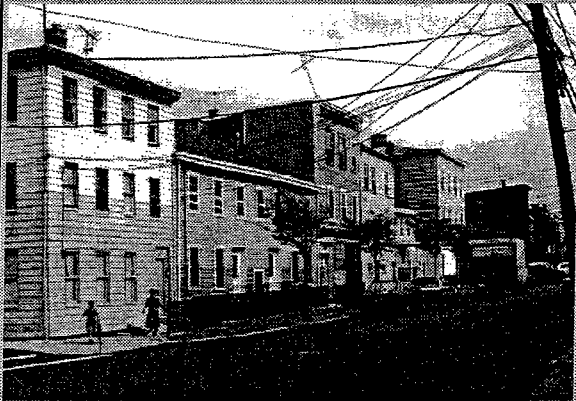
### Not Approved

- ✗ Wavy-edged shingles are not approved.
- ✗ Vertical siding, both solid wood and textured plywood (T-111) must not be used on primary structures within the GFH District.
- ✗ The addition of Dryvit, stucco, or permastone-type cladding over existing wood, aluminum, or vinyl siding is not approved.
- ✗ Applying siding of any type over a masonry structure is not approved.
- ✗ Clear or opaque wood stains and clear finishes such as varnish are not approved for use on siding.
- ✗ Vinyl siding that is embossed with artificial wood grain is not approved. Its false texture draws attention to the artificial surface. Also, the wood siding in Paterson typically did not have raised grain, which is a feature of more rustic buildings.



## Not Recommended

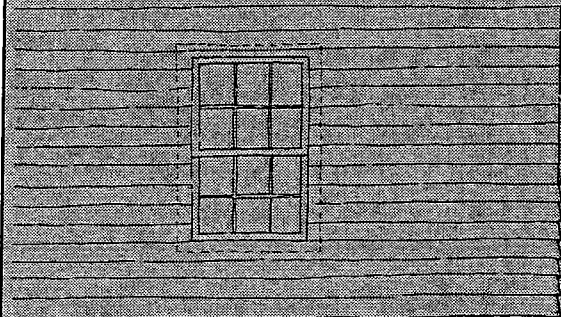
- Vinyl and aluminum siding are not recommended for use on existing buildings in the GFH District, for reasons that have to do with their potentially destructive tendency to hide deterioration and to trap moisture against the existing wood siding. They also have a significant negative visual impact in that they conceal historic fabric and their visual qualities do not duplicate historic fabric. Also, it is worth noting that aluminum siding is distinctly not maintenance free—witness the availability of aluminum siding paint for treating faded aluminum siding.



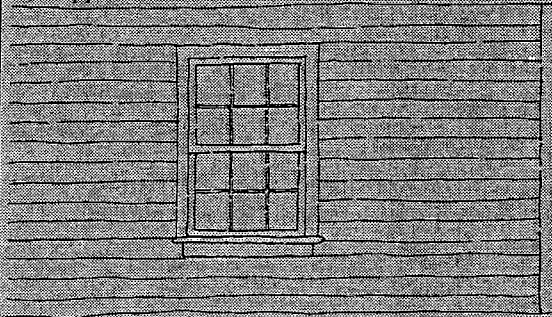
*Aluminum siding has altered the character of many of the small-scale residential buildings within the GFH District. Its use is not recommended.*

- Aluminum or vinyl siding will **only** be approved if the majority of a structure's wood siding has deteriorated beyond repair and if replacement with wood siding is not economically feasible.
- When aluminum or vinyl siding is proposed for use on existing buildings, steps should be taken to minimize its impact, such as:

- Retain and leave exposed the wood trim at windows, doors, and corners. Siding should butt the trim. This may require the removal and furring out of existing trim, in order to be in the correct plane in relation to the siding. This work should be accomplished in a manner that will not damage existing trim.



*Not Approved*

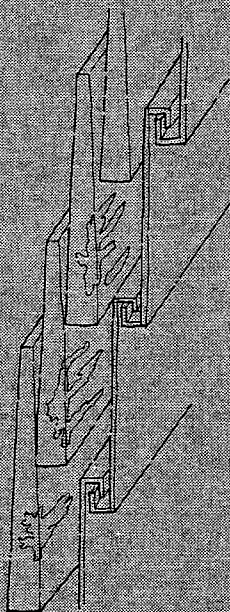


*Approved*

### *Installation of Siding at Windows and Corners:*

- Retain and leave exposed decorative elements such as brackets, spindle work, cornices, etc.
- If corner boards cannot be retained, use an aluminum corner that duplicates the width of the original corner board.
- Use colors appropriate to the building's historic period; do not use pastel or overly bold colors.

- 
- Match the width of the original wood siding; i.e., 4" exposure wood siding should be covered with 4" exposure aluminum or vinyl siding.
  - Maintain constant ventilation to the inside surface of the aluminum or vinyl siding. The effects of the condensation that will otherwise result will be prolonged, serious, and invisible.



*Aluminum Siding covering ongoing deterioration of historic wood siding.*

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## Sheet Metal Cornices

Sheet metal cornices are in place and visible on a few commercial and small-scale residential buildings within the GFH District. Sheet metal cornices were widely available as prefabricated building elements beginning in the late-19th century, and provided a relatively inexpensive means to apply ornament to relatively simple buildings. Sheet metal cornices are susceptible to water infiltration from the roof and parapet above, and will deteriorate from the resulting rust and corrosion. There are presently several sources for ornamental sheet metal, although finding an exact match for deteriorated components may be difficult.

### Approved

- ✓ Retain historic sheet metal cornice material.
- ✓ Maintain roofs to keep water from infiltrating behind the cornice. Keep cornices painted to minimize exposure to the elements.
- ✓ Hand-sand, scrape, or use chemical strippers to remove paint and to prepare the sheet metal surface for repainting.
- ✓ Replace missing or irreparable sheet metal cornice components and ornament in-kind, if available. Replacement cornice elements should match the existing design, texture, and appearance as closely as possible. Sheet metal is the best material, but durable cast materials such as fiberglass and Glass Fiber Reinforced Concrete (GFRC) are also acceptable.
- ✓ Patch small holes and dents using epoxy metal filler.
- ✓ Refasten loose sheet metal ornament using stainless steel fasteners, which will resist corrosion.

### Not Approved

- ✗ Do not remove existing sheet metal cornices or individual cornice components.
- ✗ Do not enclose sheet metal cornices with siding material.
- ✗ Do not remove paint from sheet metal using abrasive blasting methods that will etch the metal.

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## **Doors, Windows, and Shutters**

Doors, windows, and shutters are the moving parts of building exteriors. As such, they are subject to hard and frequent use. They are also critical elements in regulating the passage of light, air, rain, and people into the interior of a building.

These elements are also critical in determining the architectural character of individual buildings, particularly the historic mill buildings whose dependence on natural light required quantities of large windows. The correct preservation of existing historic doors, windows, and shutters as well as the appropriate design of their replacements is absolutely essential to the maintenance of the character of individual buildings and their context within a historic district.

The repair and replacement of existing original or historic doors, windows, and shutters should be in-kind—that is, to match existing conditions as closely as possible. Attention should be paid to the size, species, and profile of the piece or element requiring repair or replacement. Custom millwork may be required if stock millwork matching existing conditions is unavailable. Replacement of existing non-historic doors should be appropriate to the age and character of the building.

### **Doors**

Paneled doors were used during every period of Paterson architecture, and in every building type found in the GFH District. The technology to produce flush doors is a very recent phenomenon, having mostly to do with the development of inexpensive glues. Panel trim and moldings have varied over time as have the configuration of the panels and the use of glazing in the panels.

The doors for the mills and related buildings were massive wood panel doors. Very few historic doors remain on the mill buildings in the GFH District.

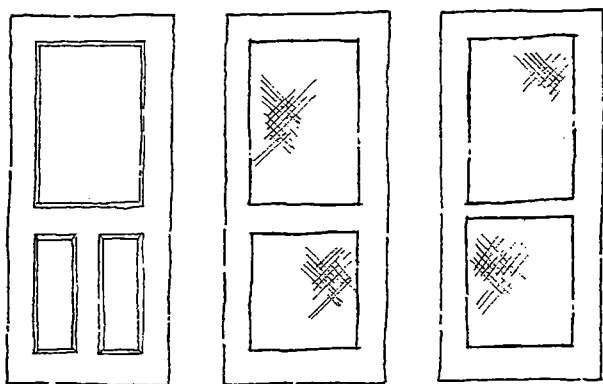
The design of doors for commercial establishments typically remained consistent during the late-19th and early-20th centuries. Shop doors were either single or double doors, often with a transom above. The doors themselves were usually paneled below with a glass pane inset above. Steel and bronze frame storefront “systems” began to appear after 1920.

The design of doors for the relatively modest residences within the district would most likely have been in the Italianate style, with more ornate elongated vertical panel shapes, glazed upper panes, and deeper and more complex molding profiles. Original doors were not observed to remain on residential structures within the district.

## Approved

- ✓ Retain and repair as much historic door fabric as possible. Repair should be in-kind, to match existing size, species, profile, and configuration.
- ✓ If existing historic doors or screen doors are deteriorated beyond the point of repair, replace in-kind to match existing size, species, profile, and configuration.
- ✓ Replace inappropriate doors with doors appropriate to the period and style of the building. This will require research and may require custom millwork.
- ✓ Screen and storm doors should be wood and kept as simple as possible. Horizontal and vertical rails of screen doors should align and coincide with those of the door behind.

### Approved cont'd...

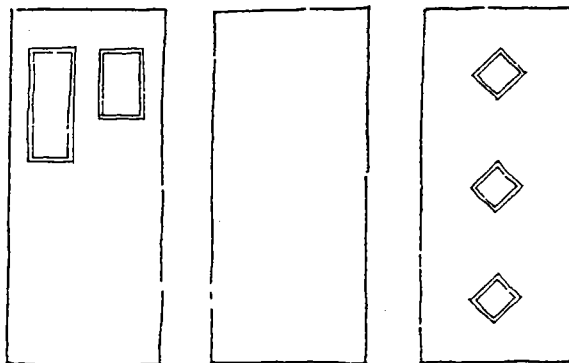


*Wood storm doors are approved.*

- ✓ Wood storm doors with one large opening that allow the door behind to be visible are recommended.

## Not Approved

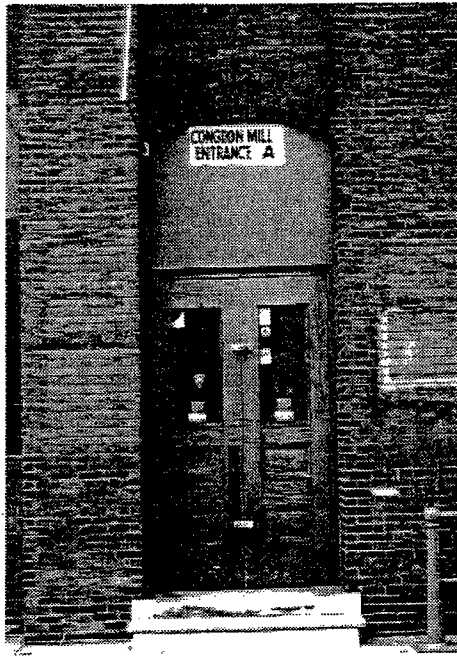
- ✗ Modern flush doors are not approved on the exterior of buildings within the GFH District.



*Modern flush doors are inappropriate.*

- ✗ Glazed doors containing windows with snap-in muntins or masking tape to simulate divided lights are inappropriate.
- ✗ Enclosure of existing transoms and sidelights is inappropriate.
- ✗ Blocking up existing door openings is inappropriate.

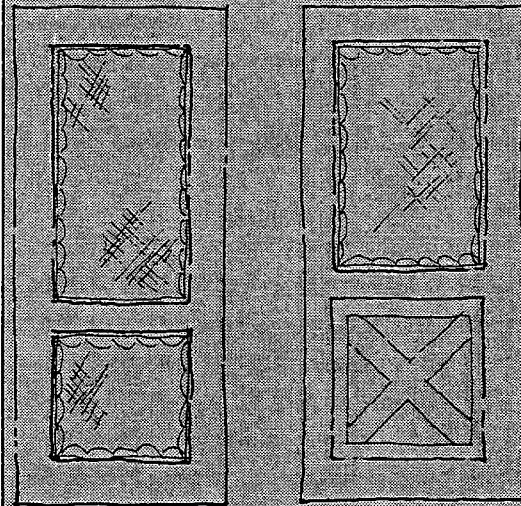
Approved cont'd...



*Historic doors at the Congdon Mill Building.  
Note that infill of transom above is inappropriate.*

Not Recommended

- Aluminum storm and screen doors are not recommended on houses within the GFH District. If used, the color of the aluminum door should be light or dark, to match the value of the door behind.



*Modern design screen doors are not recommended.*

- Backpainting door, sidelight, and transom glass is not recommended.



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## Windows

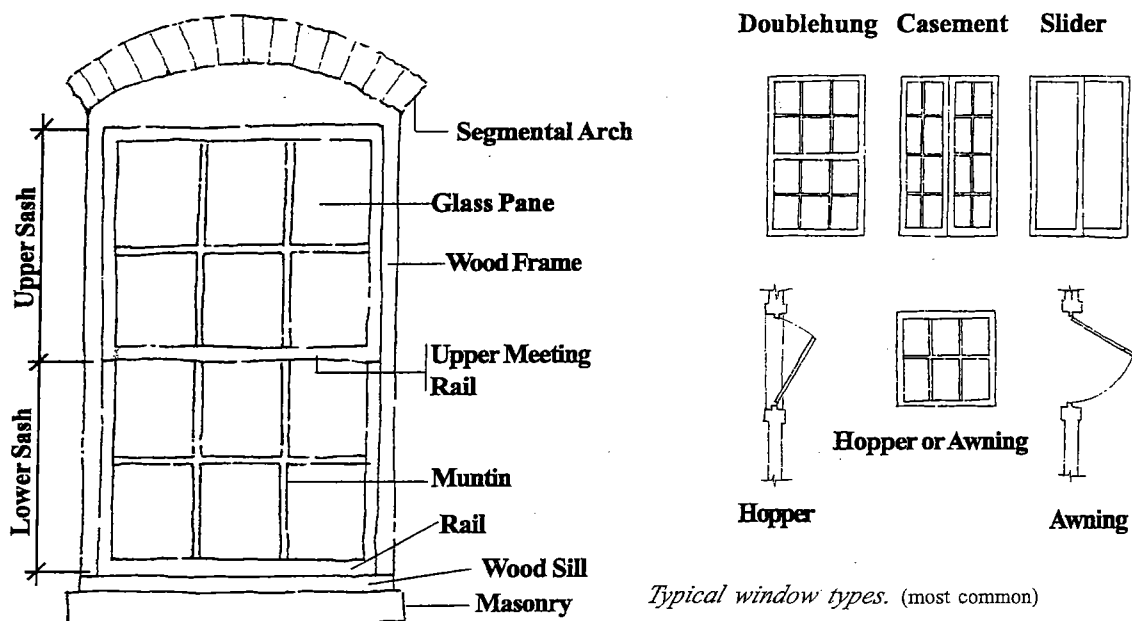
The history of window design, until recently, can be seen as a continuous attempt to increase the size of glazed openings. Thus, throughout the 19th century (especially in commercial design), opening sizes increased, glass panes got larger, and muntins got thinner.

Early window casings were usually planed out of one piece; built-up moldings became commonplace in the Federal period and were virtually standardized by the end of the 19th century.

Typically, there was a range of sizes available in any given period, so the above summary should not be considered to be without exception. It is generally the case, however, that windows in any given period were proportioned so that the width was roughly  $3/4$  that of the height.

Windows play an extremely important role in establishing the character of the GFH District. It could be argued that the industrial processes could not have occurred without the large doublehung windows whose transparency allowed natural light to illuminate the work place and whose operation provided the ventilation that permitted workers to labor through the warmer months. Large wood windows were supplanted or replaced by large steel industrial sash windows whose function was the same and whose presence is just as important to the character of the district. As electric lighting became available and modern mechanical systems prevailed, the expense of maintaining hundreds of windows combined with the poor security they provided led building owners to remove windows and infill openings. The loss of historic windows and the closing in of window openings have resulted in severe damage to the character of the district.

(For a discussion of awnings, see Chapter 4.)



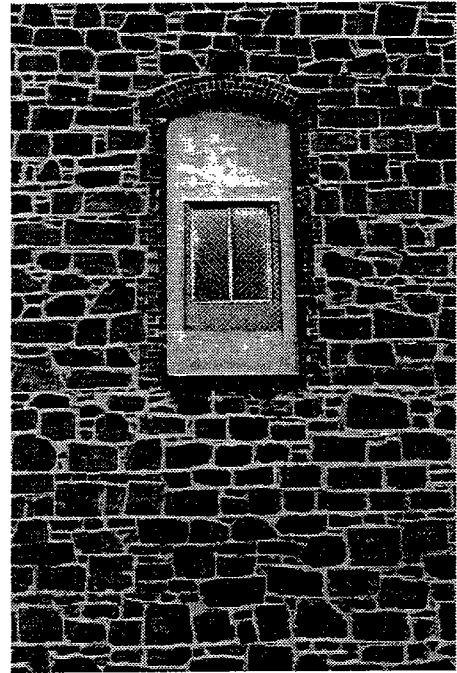
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## Approved

- ✓ Repair existing historic windows with in-kind material.
- ✓ Return altered window openings to their original configuration.
- ✓ When existing historic windows are irreparable, replacement windows must be of the same materials and must replicate as closely as possible existing historic window details, including pane configuration and muntin, mullion, casing, and trim profiles.
- ✓ Replacement windows must have the same operating characteristics as the original windows (i.e., doublehung windows should replace doublehung windows, casement windows should replace casement windows, etc.).
- ✓ Replacement windows must be sized to fit exactly into the historic masonry opening.
- ✓ Use only clear glass in existing historic or replacement windows, storm windows, and thermal sash.
- ✓ Historic stained or leaded glass must be repaired or restored. This work must be accomplished by a trained leaded glass artisan, using the gentlest means possible. If leaded glass panels are irreparable, and if restoration is not possible, they must be removed and stored in a manner that will allow future restoration.
- ✓ The rails of window screens and storm windows must match the rails of windows behind.

## Not Approved

- ✗ Window opening sizes and shapes must not be changed to accommodate replacement windows or to accommodate new interior furnishings or cabinetry.



*Window opening size and shape must not be changed.*

- ✗ Bricking up windows in a manner that obliterates or obscures the perimeter of the existing opening is not approved. The character of a building can be completely altered by this treatment.
- ✗ Leaving window openings vacant or unfilled is not approved.
- ✗ Changing the operating characteristics of windows is not approved.



**Approved cont'd...**

- ✓ Where increased thermal performance is required of existing windows, install interior thermal sash within existing openings. Allow for air circulation between the window and thermal sash to prevent the build-up of condensation that will accelerate the deterioration of historic wood and metal windows. On the exterior side of the thermal sash, match the color of the existing window as well as the glazed opening sizes and overall design. Metal thermal sash is recommended for metal windows, and wood, PVC, or vinyl thermal sash is recommended for wood windows.
- ✓ Exterior or interior storm windows are also recommended. They must have slender frames and meeting rails that align with the historic windows behind, and must be painted to match the adjacent window frame and trim. Triple track storm aluminum windows are approved.
- ✓ Install security shutters, bars, and grates on the interior of windows.
- ✓ Window openings that have been previously closed up with masonry or wood, when opened back up, must be opened to the original size and filled with a window that is appropriate to the period of the building.

**Not Approved cont'd...**



*The manner in which the original window openings were bricked up at the Rogers Locomotive Millwright Shop has completely changed the character of the building.*



*Solid security gates and shutters on the exterior of buildings are not recommended.*

- ✗ Contemporary picture windows (large undivided panes of glass set in inoperable sash) are inappropriate on buildings built before 1940. (This of course does not apply to commercial storefronts.)
- ✗ "Panning" over existing window sills with sheet metal is not recommended.

**Approved cont'd...**



*The window openings at the Rogers Locomotive Frame Fitting Shop were bricked up in a manner that leaves the original openings discernible, but has altered the appearance and character of the building.*

**Not Approved cont'd...**

- X Smoked, tinted, low-E, and reflective glass are not approved on elevations visible from the public way. The visual characteristics of each of these types of window is noticeably different from that of clear glass
- X Slider windows are not approved.
- X Vinyl windows are not approved for use on elevations visible from the public right-of-way.
- X "Sandwich" muntins (muntins between two continuous panes of glass) are not approved.
- X False muntins for divided-light wood windows are not approved. They are easily detectable from a distance.

**Not Recommended**

- Air conditioners should not be inserted in windows on the primary facade of buildings in the GFH District.
- Bricking up windows is not recommended. When it is unavoidable, the infill material should be set back 2" minimum from the face of the building to retain the reading of the opening. Infill material should be installed so it can be removed without damaging existing historic fabric.
- Security grates and shutters are not recommended on the exterior of buildings. Where used, they should be of an open design, and not constructed of solid panels.
- Vinyl windows are not recommended. The longevity of their construction and material is suspect. (See also Not Approved).

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## Shutters

Wood shutters were at one time common on houses within the GFH District. Their original purpose was to provide security and privacy, to permit ventilation while keeping rain and sunlight out, and to act as storm sash during heavy rains. Presently, primarily as a result of the installation of non-historic siding, shutters are not prevalent on residences within the GFH District.

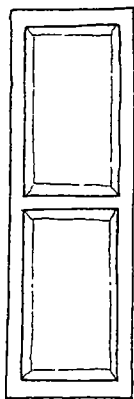
There is no physical evidence, such as abandoned hardware, that mill buildings had shutters.



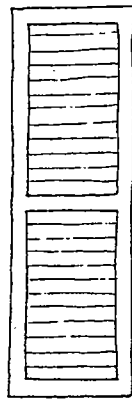
*Most small-scale residential buildings within the GFH District originally had window shutters.*

## Approved

- ✓ Shutters should be repaired in-kind. If shutters are irreparable, replacement shutters should match existing.
- ✓ Shutters should be made of wood and painted for protection. A non-obtrusive metal cap along the top edge will dramatically increase the longevity of the shutter.
- ✓ Louvered or paneled wood shutters are appropriate (typically paneled shutters were used only on lower floors, for security reasons).



*Panneled*

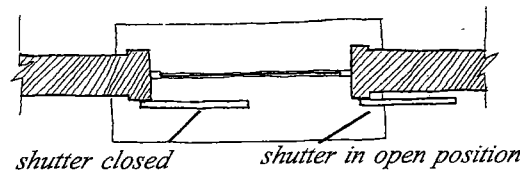
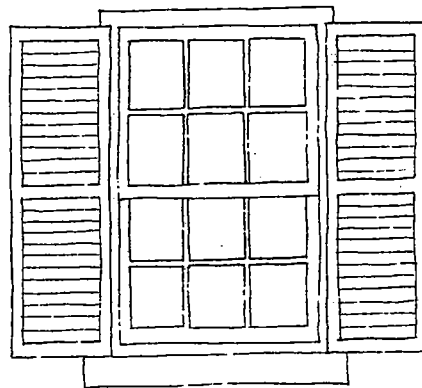


*Louvered*

- ✓ Shutters should operate or at least give the appearance of being operable, and should be large enough to cover the windows, as would have been intended originally.

## Not Approved

- ✗ Shutters that are too narrow or too short to completely cover the window in a closed position are not approved.
- ✗ Hanging shutters on windows they could not possibly cover when closed is not approved. Proper installation will entail partially covering the vertical window trim with the shutter.



*Shutters sized and installed properly.*

## Not Recommended

- Vinyl and aluminum shutters are not recommended.

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## Roofing

There are a variety of historic roofing materials in the Great Falls Historic District: slate and wood shingles, metal roofing including copper and tin, and flat roofs. Asphalt and fiberglass shingles and cement shakes are non-historic materials that are also prevalent. It should be noted that roofing material is a wearing surface whose lifetime is finite and that various roofing materials have various lifetimes. A slate roof may be viable for more than 100 years. A good copper roof can last 60 years. Historic buildings will not retain their original roofs forever. There are, however, several basic steps that can be taken to prolong the lifetime of existing historic and new roofs.



*Slate roof at the Rogers Locomotive Company Administration Building.*

The following guidelines should inform decisions regarding building permit applications for roof work on buildings within the GFH District.

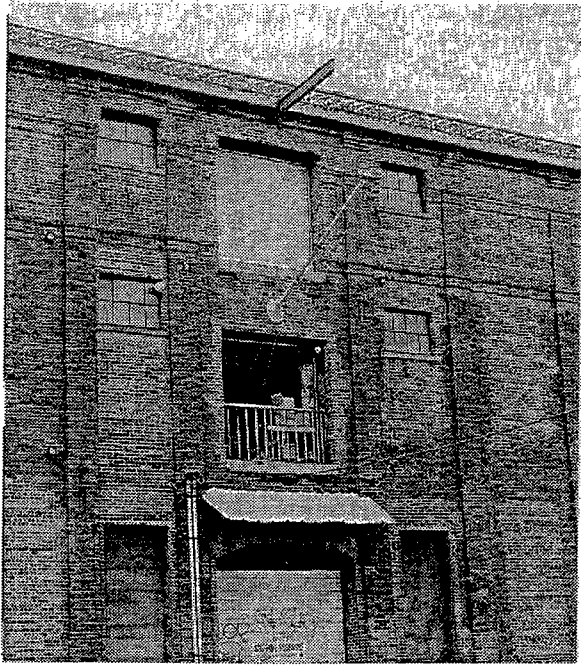
### Approved

- ✓ Whenever possible, retain and repair historic roofing material in-kind and match existing, whether original to the building or not. Reuse or replace in-kind historic decorative elements.

### Not Approved

- ✗ Do not install a new roof over an existing roof. Layering old and new roofing accelerates the deterioration of the new roof, and traps moisture that may accelerate the deterioration of the roof structure. It also visually thickens the roof and roof edge.
- ✗ Do not remove historic decorative elements such as roof cresting or finials.
- ✗ Do not change historic roof forms. New dormers and skylights must not appear on visible roof slopes.

**Approved cont'd...**



*The decorative iron fencing at the roof eaves of the Rogers Millwright Shop should be retained.*

- ✓ Replacement roof materials should match those existing or verifiable historic conditions. Substitute materials are best limited to non-conspicuous roof areas.
- ✓ Flat-seam and standing-seam metal roofs are appropriate treatments for the replacement of existing non-repairable historic metal roofs.
- ✓ Appropriate metal roofing material includes copper, lead-coated copper, terne-coated stainless steel, and terne metal. Painted metal roofs are also appropriate, but the paint used must be compatible with the metal roof. Colors should be limited to traditional roof colors such as red, green, and silver.

**Not Approved cont'd...**

- ✗ Rubber, membrane, or roll roofing must not be applied on sloped roofs intended for shingles.

**Not Recommended**

- Asphalt, fiberglass, and composition shingles are not recommended as roof replacement materials for existing historic buildings. When used, they should be monochromatic and a muted color to lessen their visual impact.
- Pre-formed metal roofing panel systems are not recommended for historic buildings. The width of the cap and trim pieces are intended for large-scale commercial applications and appear thick and heavy and out of character with the massing of historic buildings.

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**Approved cont'd...**

- ✓ When replacing non-repairable and/or non-historic roofing of any kind, existing roofing material should be removed. This will assist in prolonging the life of the replacement roof and will maintain the thickness of the roof edge and thus minimize the effect on the proportions of the facade.
- ✓ Maintain historic roof forms. New dormers and skylights should be located to the rear roof slopes of buildings, not visible from a public right-of-way.
- ✓ Skylights should have minimal curbs and flat glass. Dormers should be appropriately scaled to maintain the dominance of the form of the existing roof.
- ✓ If a slate roof is beyond repair, there are several materials available that are slate substitutes. Of these, cement tiles are recommended. The owner should verify that the roof structure can support the weight of the cement tiles. It should be noted that although cement tiles are less expensive, their installation—the bulk of the expense—is roughly equivalent to that of slate. A properly installed slate roof will last 75+ years. The expected lifetime of cement tiles is only 25 years.
- ✓ Metal roofing should be installed in accordance with the recommendations of the Sheet Metal and Air Conditioning Contractors' National Association, Inc., 8224 Old Courthouse Road, Vienna, VA (703) 790-9890. These recommendations pertain especially to flashing details at roof edges and intersections.

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## Flashing, Gutters, and Downspouts

Flashing spans the joints in a roof system, such as ridges and valleys, where a roof meets a wall, and where roofing material would be inadequate. Gutters and downspouts collect and convey rainwater off the roof and away from the walls.

The following guidelines should facilitate decisions regarding applications for architectural review certification for roofing for buildings within the GFH District.

### Approved

- ✓ Use 1/2-round or plain rectangular sheet metal gutters and plain round downspouts. Metal may be copper, lead-coated copper, terne-coated stainless steel, terne metal, or aluminum.
- ✓ Pole gutters and built-in gutters are often the original roofing condition, especially on older structures, and therefore are recommended. These have the advantage of being historically compatible and are visibly less obtrusive than hung gutters. Some exploration will be required to determine the original gutter condition.
- ✓ Maintain gutters so that water does not infiltrate into masonry walls.

### Not Approved

- ✗ Corrugated down spouts are inappropriate in the GFH District.
- ✗ Architectural “K”-style gutters are inappropriate in the GFH District.
- ✗ Vinyl gutters and downspouts are inappropriate for use in the GFH District. Their life expectancy is short and their lower initial installation cost does not represent a long-term savings.
- ✗ It is inappropriate not to replace lost downspouts. Uncontrolled roof drainage will, over time, cause severe damage to masonry and building interiors.

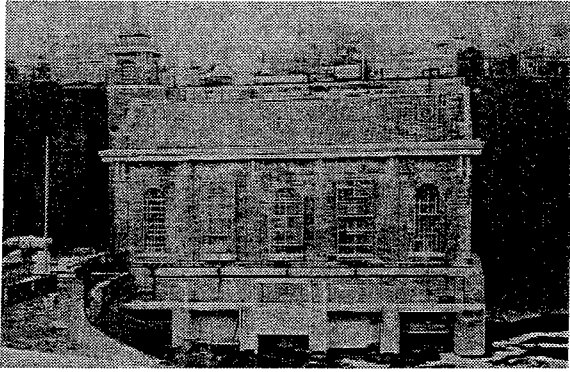


*The downspout missing at the roof scupper allows rainwater to wash down the exterior wall of the building, and to collect along the foundation. This condition will accelerate the deterioration of the brick and foundation wall, and will likely be a source of dampness in the basement.*



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**Approved cont'd...**



*Insufficient maintenance of gutters and downspouts is the most likely cause of the water infiltration that has discolored the walls high on the S.U.M. hydroelectric plant.*

**Not Recommended**

- Extensive areas of visible metal flashing should be avoided. In some masonry and stucco conditions, metal flashing may be covered over by mortar or stucco.
- Galvanized steel gutters and downspouts are not recommended as they rust and deteriorate quickly. The rust will stain adjacent surfaces. If used, galvanized steel gutters should be allowed to weather prior to the application of rust-inhibiting paint.

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## Painting

Paint is the final layer of finish applied to a building's exterior. It plays a critical role in the appearance of a building and in protecting the building from rain, snow, and sunlight. It is a sacrificial layer, requiring re-application every 5-10 years. As such, paint colors are also the aspects of a building's design that are the most subject to changes in taste over time. It is not unusual for a 100-year-old building to have a paint build-up of 10 or more colors, several of which may be considered "historic." It is therefore difficult to prescribe paint colors rigidly.

The existing surface must be prepared to allow the paint to bond both mechanically and chemically with the surface to be painted. Proper preparation will give the best surface possible for paint adhesion that will not damage the underlying historic material. In addition, virtually any paint applied prior to 1965 will almost certainly contain lead, a known toxin.

It is worth noting that, with appropriate preparation and careful application, painting is extremely labor intensive. The cost of paint is a relatively small portion of the overall expense of repainting, and the quality of paint varies widely. It is often significantly more cost effective to prepare surfaces carefully and apply a higher quality (and usually more expensive) paint, thus creating a better bond and a more durable finish.

### Approved

- ✓ Changes in tastes in color generally accompanied changes in architectural style, and so it is often most appropriate to paint a historic building in its original color scheme. The only way to be certain regarding original paint colors is to undertake a paint seriation study. This must be undertaken by specialists as it involves examining a cross section of paint chips under special light conditions to ascertain the specific color, hue, and value of a paint layer.
- ✓ Generally, given the utilitarian nature of the mill buildings and the modest nature of the residential structures, straightforward paint schemes using subdued colors are most appropriate.
- ✓ Because of ongoing refinements and improvements in modern paint formulas, the differ-

### Not Approved

- ✗ Textured paint is not approved on the exterior of historic buildings within the GFH District.
- ✗ Painting of previously unpainted masonry is not approved.
- ✗ Unpainted, stained, or clear finished wood is not approved for historic buildings within the GFH District.
- ✗ Paint removal techniques that may damage historic fabric, such as using a disc sander or abrasive wheel, high pressure water blasting, sandblasting, or a blow torch, is not approved. Each of these techniques can scar or scorch wood and the difficulty in controlling the method increases the likelihood of lead contamination.

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**Approved cont'd...**

ence in quality and longevity between oil-based and latex exterior paints has become minimal. It is still the case that latex may be applied over oil-based paints but the reverse is not true. However this application requires the use of an alkyd primer for the new latex to bond to old oil paint layers. Once latex paint is applied to a building, it must be stripped before oil-based paint can be applied satisfactorily. Both latex and oil-based paints are recommended in the Paterson GFH District.

- ✓ Prepare paint surfaces manually using a scraper, wire brush, and/or sandpaper. An orbital or reciprocating electric sander may be used, but a disc sander will cut across the wood grain and will damage the wood. Scraping should not gouge or otherwise mar the wood or other substrate. At areas of bare wood or chipped paint, sand paint edges to a feather edge. Brush off and wipe down all surfaces carefully to remove dust prior to painting.
- ✓ Always apply a primer coat.
- ✓ Two finish coats are recommended.

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## Energy Conservation and Heating, Cooling, and Electrical Systems

It is the contention of these guidelines that historic preservation and energy conservation are completely compatible and mutually supportive. Moreover, some non-historic energy conservation innovations, such as storm windows and insulation, may be sympathetically incorporated in both historic buildings and new construction in the GFH District.

Mechanical, electrical, and communication systems are non-historic, though essential, additions to the GFH District. As such, they are often best hidden or screened from view. Their undisguised presence may compromise the integrity of the historic character of an individual building or vista.



*Some attempt should be made to minimize the impact of mechanical, electrical, and plumbing systems upon building exteriors. In the case of the S.U.M. Administration Building, electrical conduit, a vent stack, a louver, and several wires have been affixed to the north-west wall of the building.*

The following guidelines should be considered in permit applications involving energy conservation measures and/or mechanical/electrical systems for buildings within the GFH District.

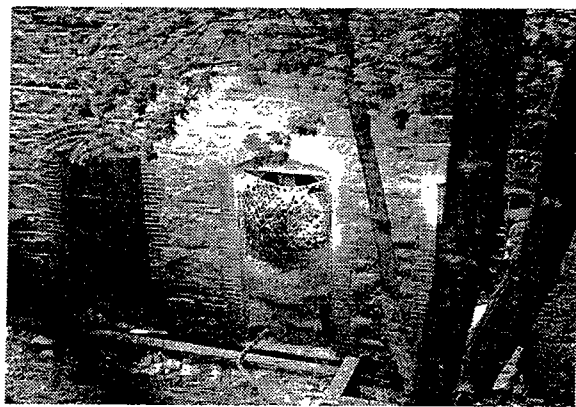
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## Approved

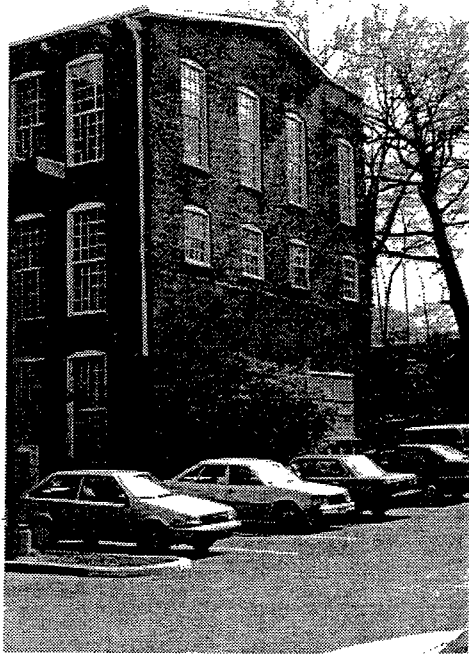
- ✓ All glass in any window should be clear glass rather than tinted, reflective, or low-E.
- ✓ Awnings are appropriate on commercial and residential buildings. These should be of canvas, and may be colored or striped. Their shape and slope should be simple, to conform to the form of the opening. (See Chapter 4.)
- ✓ The installation of batt insulation with a vapor barrier should occur either from the exterior when siding has been removed for replacement, or from the interior if plaster from exterior walls has been removed. The vapor barrier is always placed towards the warm side of the assembly being insulated.
- ✓ Air conditioning equipment should be screened by plantings, lattice, or brickwork, so as not to be visible from the street.
- ✓ Roof-top solar panels should be located so as not to be visible from a public right-of-way.
- ✓ Exterior and interior storm windows are approved; see windows section, above.

## Not Approved

- ✗ Do not add vestibules to the primary facades of buildings, unless there is historic precedent for a vestibule. The expense of the construction will probably not be recovered through energy savings, and the addition to the entrance facade will significantly alter the building's character, proportions, and massing.
- ✗ Modern aluminum doors and storm doors do much harm to the character of historic buildings. They are not approved on historic mill buildings.
- ✗ Do not install ventilation fans that deposit material on historic masonry.
- ✗ Blown-in insulation is not approved as it cannot be installed with a vapor barrier. Without a vapor barrier, moisture from condensation will collect within the walls, causing their deterioration.



*Mechanical equipment should not be permitted to deposit material onto historic masonry.*



*The cooling tower at the rear of the Franklin Mill site is well screened from Mill Street.*

- ✓ All mechanical equipment, whether on grade or roof-mounted, including TV antennas and satellite dishes, should be located so as to be screened from the street and raceway park. Where possible, consolidate several antennae on any one building into one antenna. If necessary, sight-line studies should be performed to assist in the selection of unobtrusive locations for such equipment.

### **Not Recommended**

- Replacing existing historic windows is not recommended for the sole purpose of improving energy conservation. Interior thermal sash or exterior storm windows are more effective in conserving energy, and permit the historic wood windows to remain in place.
- The addition of aluminum and vinyl siding to existing structures is not recommended as an energy conservation strategy. In addition to the loss of historic character and features, the application of siding prevents inspection of underlying historic fabric, thus concealing the early indicators of what may be serious deterioration due to moisture or insects.
- Also, there is a great deal of controversy as to whether siding is in fact an effective insulator. A study performed by the US Department of Housing and Urban Development in Providence, Rhode Island, showed an energy conservation related pay-back period of 30 years for aluminum siding, while the pay-back for storm doors, storm windows, and attic insulation was 4.5 years. For strategies for mitigating the damage caused by adding aluminum and vinyl siding to a historic structure, see "Wood Siding and Trim," above.
- Adding vestibules to non primary facades is not recommended, unless there is historic precedent.
- Aluminum storm doors on residential buildings are not recommended.

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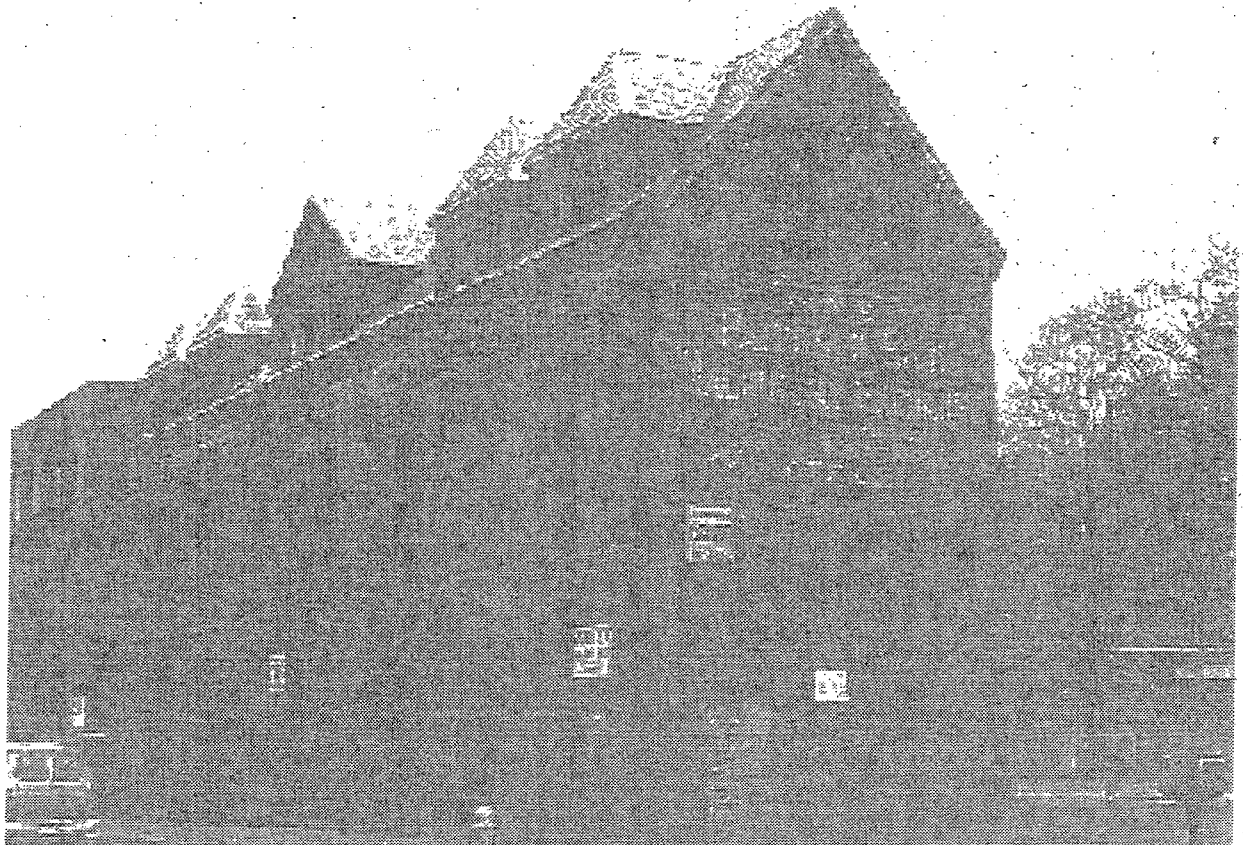
## Chapter 4

# Signs, Awnings, and Lighting

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### IF YOU'RE WORKING ON A BUILDING AND YOUR WORK INVOLVES:

SIGNS	4-2
AWNINGS	4-10
LIGHTING	4-12



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## Chapter 4

# Signs, Awnings, and Lighting

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### Introduction

Signs, awnings, and lighting are design elements that are applied to the exterior of new and historic buildings. They are usually considered less-than-permanent fixtures when installed, but tend to accrete on a given building so that signs, light fixtures, and awnings from several improvement campaigns may be on a building at the same time.

Signs, awnings, and some light fixtures are elements that are intended to draw attention to the buildings to which they are affixed. As they compete for the attention of passersby, their aggregate effect upon a streetscape can be overwhelming. Their design, selection, and installation should be carefully considered so that the restrained buildings of the Great Falls Historic District (GFH District) are not overwhelmed by the cumulative effect of their presence. Unlike other elements that have been discussed thus far, the design of signs, awnings, and lighting must take into consideration their effect in both day and night lighting conditions.

Design guidelines for signage, awnings, and light fixtures apply to projects involving rehabilitation, restoration, and new construction and additions.

### Signs

Signage has a critical effect, positive or negative, on the character of historic districts and their commercial streetscapes. Inappropriately designed and located signs overwhelm buildings, obscure historic fabric, and detract from the character of the street. Conversely, well designed, appropriately located signs can preserve and highlight historic fabric and unify a commercial street while serving to identify and promote effectively the businesses housed within individual shops.

Signs are first and foremost a means of advertising, of attracting patronage. They are intended to capture the attention of the passerby, and in consequence rely on the innovation and creativity of the designer. The potential variety, vitality, and quality that can be achieved from freedom of design can be more valuable than unduly heavy restrictions that dictate conformity. The most successful signage guidelines will be those that permit the greatest design flexibility while prohibiting those elements which are indisputable detriments to the character of the streetscape and the district.



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The most important principle in establishing and reinforcing the character of the commercial streetscape is to consider the entire facade of a building as the “sign.” For commercial shop owners, the entire elevation of the storefront was conceived to attract shoppers—signage, windows displaying merchandise, and architectural character. Consequently, the sign is an integral part of the building facade in both design and function, and the entire building facade should be considered when designing signage, and not just the sign itself. New signage should always be designed to complement and be subsidiary to the character of the building facade. Buildings whose facades are carefully considered and well maintained do not require the tremendously over-scaled signs that plague many modern streets today. A range of architectural storefronts within the GFH District can be a principal form of advertising for the small businesses located there.

Existing historic signs are important resources within the GFH District. Several signs, now “ghost signs,” were painted directly on the masonry to advertise the products or location of historic businesses. Plaques were attached to the walls of some buildings, with the names of the original founders of the companies that built the building. Such historic signs and plaques should be left in place and considered in new designs. Work that takes place around historic signs and plaques should be performed in a manner that protects them. Restoration should be carried out by a qualified restoration artisan and should be directed towards the preservation of the historic character of these signs, stressing preservation of historic fabric over renewal of the sign.

Article IX, Sign Regulations of the Zoning and Land Development Ordinance of the City of Paterson, prohibits some historic sign types that would otherwise be considered appropriate within the GFH district, most notably neon signs and signs painted directly on the surface or facing material of buildings. Further, the Ordinance limits sign area to 10% of the area of the building facade, and

allows only one sign per business per street frontage. Further, the gross area of window signs may not exceed 30% of the gross window area of the facade or 10% of the entire facade, whichever is less. The following guidelines regarding signage are written to conform with the existing zoning code. While other types and sizes of signs may, in fact, be appropriate for the GFH District, guidelines for these cannot be included until such time as the zoning code is revised.



*Historic precedents exist for several types of signs within the GFH District.*

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## Approved

- ✓ A sign must be consistent and compatible in terms of its style, scale, absolute size, material, texture, color, type face, location, and mounting material, and should be integrated into the architectural design of the building on which it is located.



*An appropriately-scaled sign on the secondary facade of the Franklin Mill.*

- ✓ One over-scaled sign on a commercial street will reduce the visual quality of the streetscape and may foster competition elsewhere. Large-scale signs may be appropriate to the character and scale of the building on which they are to be located or there may be historic precedent and documentation sufficient to determine the appropriateness of a large sign for a par-

## Not Approved

- ✗ Signs that obscure significant architectural features of any historic building are not approved.
- ✗ Signs that are of an earlier style than the building on which they appear are not approved.
- ✗ Back-lit fluorescent signs are not approved. Internally-lit plastic signs are not approved for buildings in the district. Section 901.2 of the City of Paterson Zoning Ordinance lists further materials and types of signage which are not permitted within the district.
- ✗ Signs should not be suspended from balconies or gables.
- ✗ Murals on primary facades are not approved.

**Approved cont'd...**

ticular facade. Both absolute size and size relative to the size of the building to which it is mounted are critical considerations in designing a sign. Generally, within the GFH District, the area of individual signs should be kept below 5% of a building's facade area, or below 120 square feet, whichever is less.

- ✓ Signs within the GFH District must be designed to complement the overall appearance of a building, drawing attention to the businesses inside, but not away from the building itself.



*"Approved" sign locations and types*

1. Small flush sign
2. Sign within arch over door
3. Cornice sign
4. Simple awning lettering
5. Large flush sign
6. Small, permanent, painted lettering on glass.

**Not Approved cont'd...**

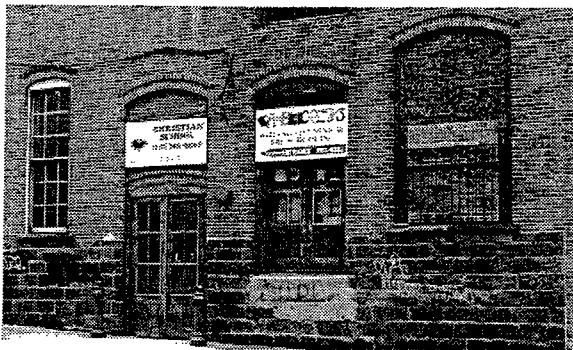


*"Not Approved" sign locations and types*

1. Projecting sign that obstructs views or sidewalks
2. Sign covering architectural features
3. Free-standing sidewalk sign
4. Temporary signs cluttering storefront
5. Rooftop sign
6. Banner sign

Approved cont'd...

- ✓ The removal of back-lit fluorescent signs, large signs with distinctive logos, and signs that obscure significant features is encouraged.
- ✓ Appropriate locations for signs on commercial buildings are horizontally at the storefront lintel, on the inside of glass, on plate glass windows, hanging signs that are appropriately scaled, and small lettering on awnings.
- ✓ Signage on historic mill buildings must be located where it best complements the building, and within existing facade features—on blank expanses of wall, in insets, fascia, cornices, awnings, structural bays, spandrel panels, lintels, pilasters, plate glass windows, hanging, or painted directly onto brick.



*The sign on the left fits within the infill panel above the door. The sign on the right covers the wood doors, a significant architectural feature.*

- ✓ Signs must be fastened to buildings in a manner that does not harm the historic fabric of the building. The Historic Preservation Commission will review the methods used to fasten signs to historic buildings within the GFH District.

## Not Recommended

- Plastic signs are not recommended.
- Large-scaled graphics are not recommended, especially at pedestrian level.
- Large signs, either larger than 5% of the area of the facade or larger than 120 square feet, whichever is less, are not recommended.
- Banners and flags are not recommended, unless temporary. They contribute to visual clutter, can be difficult to read, and are subject to deterioration from the elements, presenting a maintenance problem.
- Temporary, visually assertive signs set behind, on, or in front of display windows are not appropriate. These would include signs with large lettering and bold colors advertising sales or discounts.
- An excessive number of signs or sign types on an individual building is inappropriate. The resulting visual clutter will make individual signs difficult to read. The entire building should be thought of as the sign; each individual sign is a component of the overall design of the facade. A few, small, well-placed signs may have a better impact than several large “loud” signs.

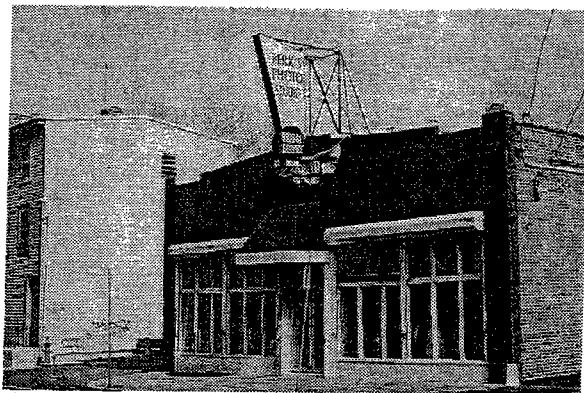
Approved cont'd...

- ✓ Historic signs and advertising painted on the sides of buildings must be retained.



*A historic sign plaque at the Essex Mill.*

- ✓ Wood, metal, and fiberglass signs are recommended.
- ✓ Any appropriate period sign that reflects historical authenticity of design, materials, and placement for the architectural style it serves is recommended, regardless of limitations imposed upon contemporary signage.



*This sign is appropriate to the scale and character of this 20th-century building. Although affixed to the roof and projecting, it is directed towards pedestrians and immediate vehicular traffic, and does not obstruct views or the sidewalk.*

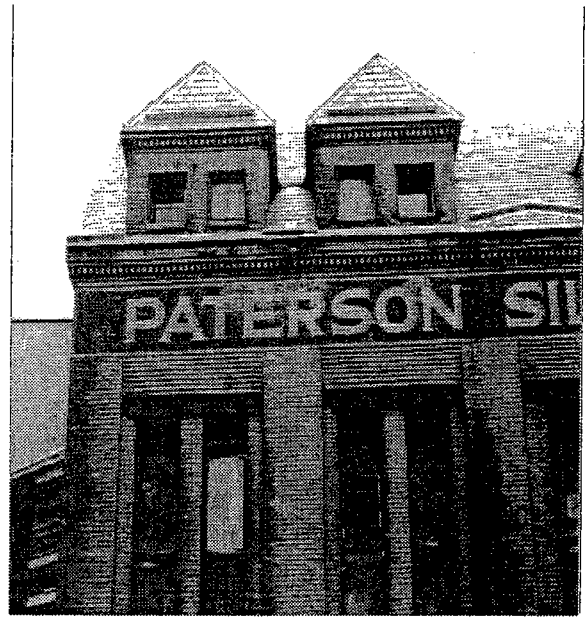
Not Recommended cont'd...

- Murals are not recommended within the GFH District.
- Signs whose size, lettering, color, or shape detract from the character of the building on which they are located are not recommended.
- The style of a sign should not be from a period earlier than the building on which it is placed. For instance, a small Colonial-style sign should not be placed on a late-19th-century mill building. Similarly, an elaborately scripted Victorian-style sign should not be placed on an early-20th-century building.

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**Approved cont'd...**

- ✓ Signs must not project from the building to the extent that they are a visual obstruction or physical hazard to pedestrian or vehicular traffic. Similarly, new signs must not interfere with a neighboring store by obscuring its signs or architectural features.
- ✓ Signs at the storefront level should be oriented primarily to pedestrians and should thus be sized and designed for pedestrian vision. For projecting signs at pedestrian level, a maximum projection of 4'-0", or half the width of the sidewalk, from the building is recommended, whichever is less. 8'-0" minimum clearance from the sidewalk is required.
- ✓ There is a degree of flexibility with regard to the graphic design of signs. Generally, no more than four colors and three different type faces should be employed in the design of any one sign, including any logos. Lettering may be either vertical or horizontal but not both.
- ✓ Concealed incandescent lighting for signage is recommended in the GFH District.
- ✓ Signs should be proportional either to the size of the space that they occupy, or to the size of the facade on which they are suspended. That is, a sign on a pilaster should be primarily vertical; a sign on a fascia should be horizontal.
- ✓ The design and construction of signs, especially more permanent signs, should be

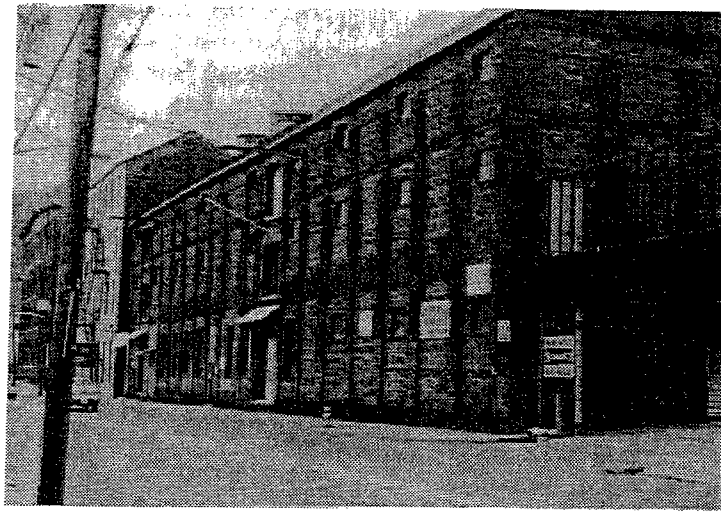


*Historic signs painted on masonry, should be left intact, but will fade & wear off eventually.*

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Approved cont'd...

- executed by a professional.
- ✓ The colors used on a sign should relate to the colors of the building on which it is mounted.
- ✓ The size of individual signs, the total area of signs, and the font size of lettering on a sign should all be proportional to the size of a building's facade.
- ✓ Signs should be indirectly lit with an invisible light source. Sign lighting should not cause glare.
- ✓ Signs should be mounted in such a way that the method of installation is concealed and their position on the building will not interfere with, or obscure, window and door openings or architectural features.
- ✓ Information on signs may include the name of the store or business, the address, the name of the proprietor, the goods or services available, and possibly illustrations of merchandise.



*Signs should not be placed randomly on building facades.*



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## Awnings

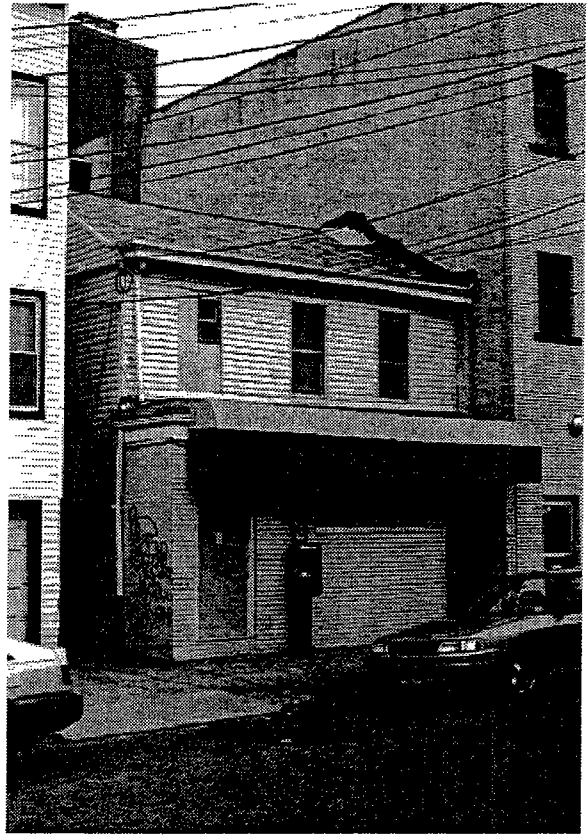
Awnings are effective devices for reducing the cooling load in summer months, and reducing glare year round. Awnings can also be part of an overall signage scheme for a commercial building.

### Approved

- ✓ Awnings must be proportional to the size of the window and the facade that they occupy.
- ✓ The placement of awnings on facades must leave revealed and undamaged the architectural elements of historic buildings, including where the awning and frame are fastened to the building. On masonry buildings, fasteners should be installed in masonry joints, and not into masonry. Where masonry joints are too thin to accommodate fasteners, they should be installed in the center of individual bricks, to allow the hole to be patched if the awning is removed later.
- ✓ The top of an awning must conform to the top of the opening and be contained within it.
- ✓ The bottom of first-floor awning valances should be no lower than 7 feet above the sidewalk.
- ✓ Awnings must be sloped, and as simple as possible in design so as not to detract from the architectural features of the building.
- ✓ Awnings must be solid or striped, and opaque.

### Not Approved

- ✗ Umbrella, "bubble," and waterfall awnings are not approved within the GFH District.



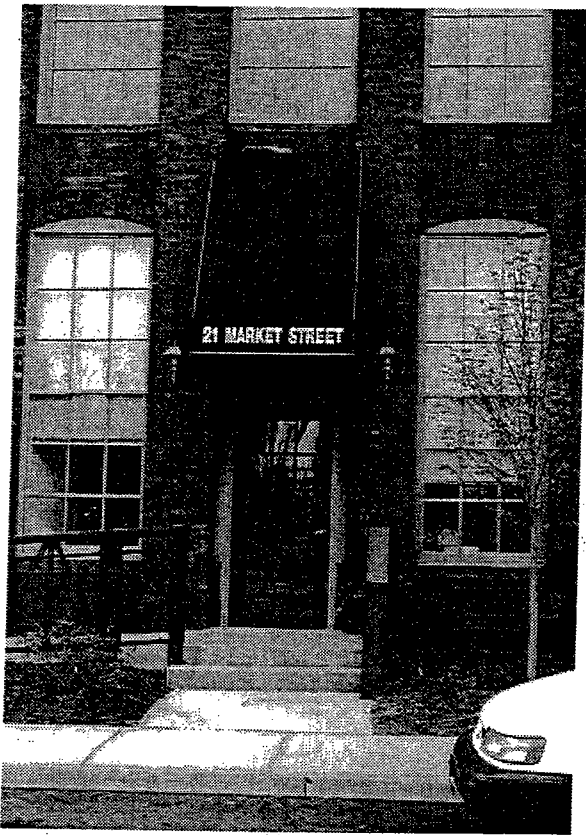
*"Waterfall" awnings are not approved in the GFH District.*

- ✗ Metal window awnings are not approved within the GFH District. (There are precedents within the district for metal awning-type roofs, but only on certain 20th-century buildings and at loading docks on secondary facades.)



**Approved cont'd...**

- ✓ The color chosen for an awning should relate to the colors of the building on which it is mounted.
- ✓ Awnings may be illuminated from within or without, but should not emit a translucent glow.
- ✓ Awnings should be opaque vinyl or fabric.
- ✓ Awnings will last longer if they are properly maintained. Keeping them clean will contribute to their durability as will repairing tears and holes immediately.



*This awning should have been designed to fit in the panel between the two piers. Note also the residential scale and style of the two light fixtures, not recommended for historic mill buildings.*

**Not Approved cont'd...**

- ✗ Awnings must not be placed in such a way that they obscure any architectural features of a structure, such as doors, windows, trim, cornices, belt courses, and roof lines.
- ✗ New awnings must not interfere with existing signs on a building.
- ✗ Translucent awnings that glow when illuminated are not approved.

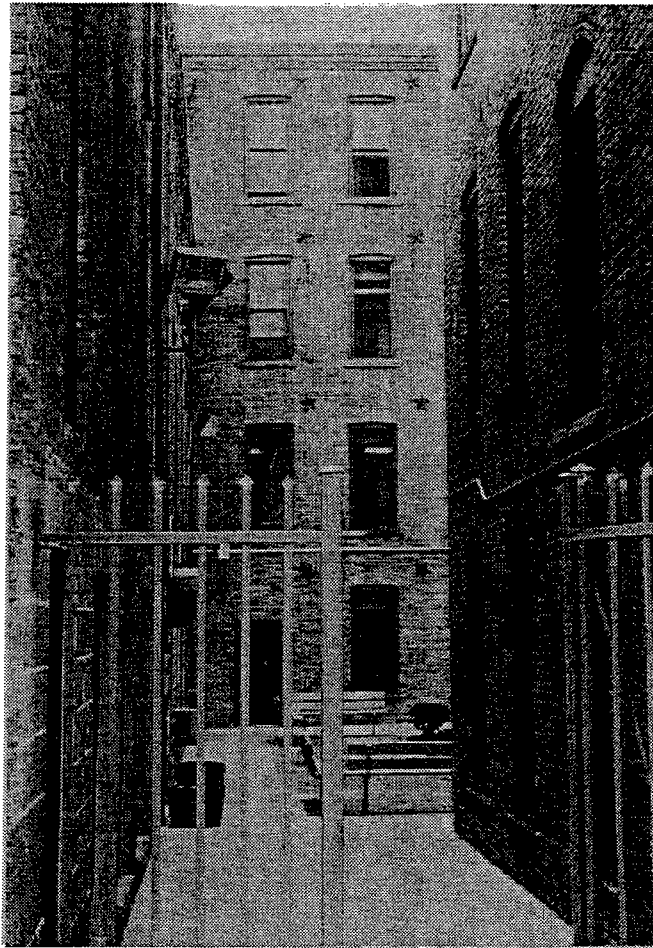
**Not Recommended**

- New awnings must not interfere with existing street trees or street furniture (such as lighting fixtures).

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## Lighting

- ✓ Light fixtures should be appropriate to the style of the building to which they are attached. Small-scale residential buildings should have residential scale and style light fixtures. Historic mill buildings should have larger and more industrial-type fixtures. Given the utilitarian nature of the buildings and the district, understated fixtures are preferable to overly elaborate fixtures.
- ✓ The use of reproduction light fixtures must be very carefully considered. While reproduction fixtures need not replicate the actual historic fixture that was once on a building, they should be similar in scale, material, elaboration, and general character to the fixture that is documented as having once been on the building.
- ✓ Simple, modern light fixtures are appropriate within the GFH District.



*Security lighting fixtures should not be mounted to buildings.*

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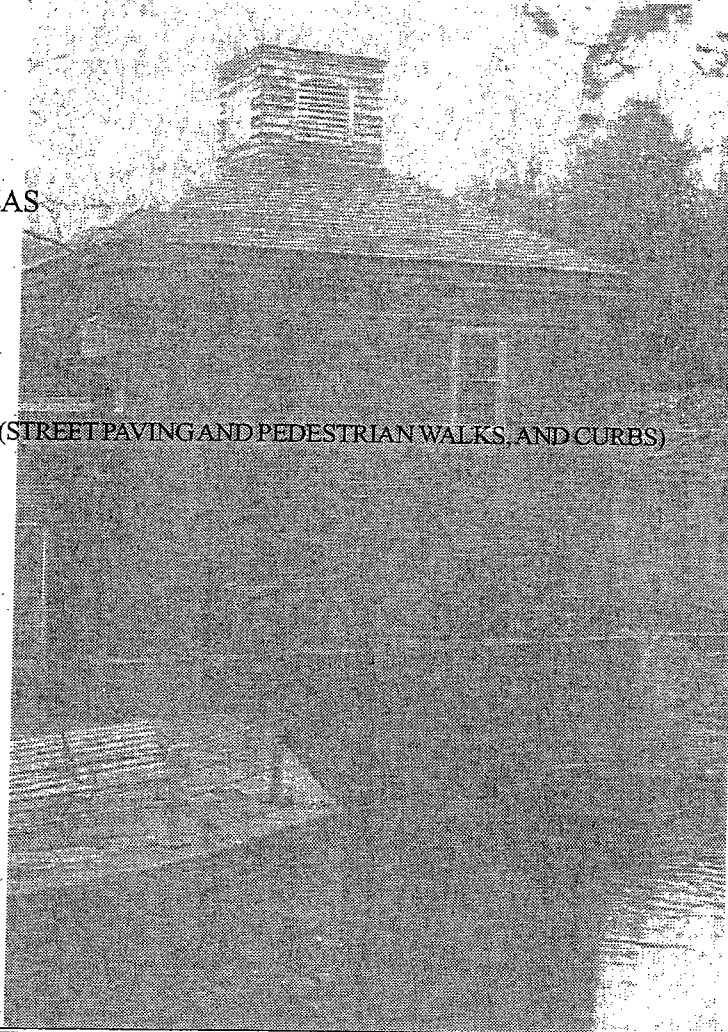
## Chapter 5

# Landscaping, Site Amenities, Public Improvements, and Open Space

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### IF YOU'RE WORKING ON A BUILDING AND YOUR WORK INVOLVES:

LANDSCAPING AND SITE AMENITIES	5- 4
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COURTYARDS AND PLAZAS	5-10
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## Chapter 5

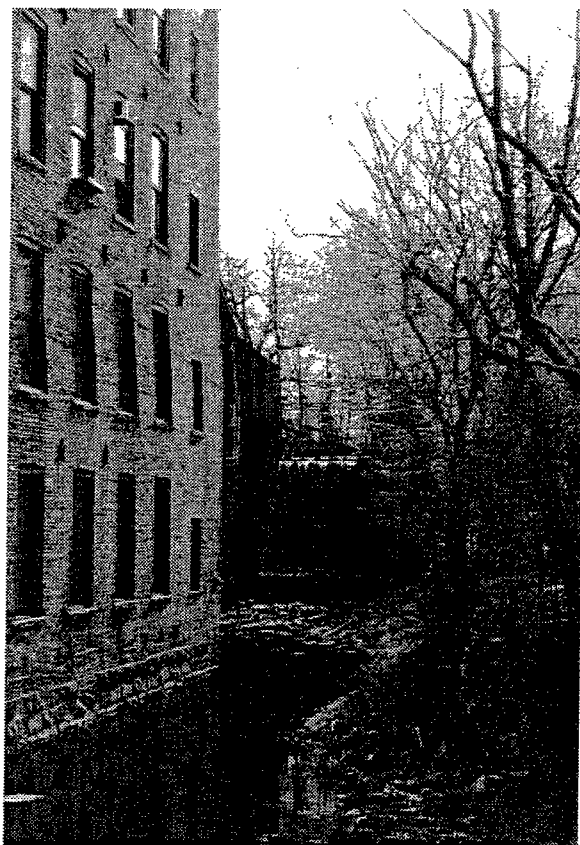
# Landscaping, Site Amenities, Public Improvements, and Open Space

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### Introduction

Landscaping, site amenities, public improvements, and open space are the elements of the Great Falls Historic District (GFH District) that provide the setting for the historic buildings and define the relationships between them. Landscaping generally refers to plant materials; site amenities

include walls, fences, walks, and paved areas such as plazas, courtyards, site lighting, and parking lots; public improvements are generally considered sidewalks, street paving, public lighting, street furniture, and public signage; open space refers to public land that is intended to remain open, such as the raceway parks and the park land along the Passaic River and overlooking the Great Falls. The appropriate handling of these elements will give strong definition to the character of the GFH District and will serve to unify the sense of the district as a defined and significant place. They are the matrix in which the buildings are fixed in place and time. As such, improvements and changes should be designed using appropriate colors, textures, and materials.



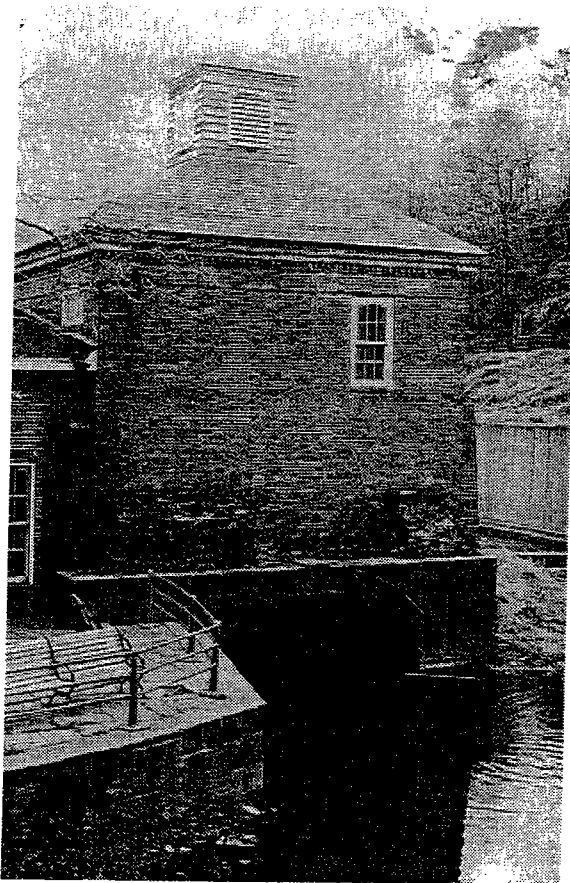
*Spillway of middle raceway between the Essex Mill and the ATP site.*

There are several historic resources within the district that are in the realm of historic infrastructure and have become a part of the landscape. The preservation of these resources is essential to maintaining the character and interpreting the significance of the GFH District. The raceways stand out as extraordinary resources, but the historic bridge that carries Spruce Street over the middle raceway and the bridge over the lower raceway where Passaic ends at Mill Street are also impor-

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tant examples. The abandoned pipes and huge hopper behind the Essex Mill and even abandoned areas of Belgian block paving should be preserved.

The maintenance of landscaping, site amenities, public improvements, and open space is as important as their design. Unfortunately, landscaping requires annual maintenance at a minimum. By definition, exterior features lack protection from the elements, wear-and-tear, and vandalism, and require that a thorough maintenance program be established and followed.



*Public park at the Ivanhoe Wheelhouse.*

As stated in Chapter 4 of this document, there is a near certainty that excavation for landscaping and site amenities within the GFH District will encounter archeological resources. The Historic Preservation Commission and applicants for building permits should anticipate the impact of excavating in archeologically-sensitive areas.

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## Landscaping and Site Amenities

Although landscaping is not a traditional feature of the GFH District, when used judiciously it can disguise and soften the appearance of some of the less attractive modern features of the district such as parking lots, recycling bins, and mechanical equipment. It can also be used to enhance the beauty of the district, making it a more attractive place for both residents and visitors, and can even provide shade that will help conserve energy.

The following design guidelines apply to all planting in the GFH District.

### Approved

- ✓ Use landscape elements to create buffers around parking lots, mechanical equipment, and garbage or recycling bins which would otherwise be visible from the street.
- ✓ When possible, locate utilities underground.
- ✓ Unless a deliberate contrast is desired, select and locate plant material so as to accent and enhance significant architectural forms, rather than to obscure them. Plant material should not overwhelm or detract from the views of historic buildings. Plant materials should not block the view of significant elements such as entrances, watertables, or windows.
- ✓ Consider the “texture” of a plant—its branch structure and degree of transparency. Consider also its “habit”—i.e., its form, be it round, columnar, horizontal, etc.
- ✓ Combine finely-textured, airy plants with finer architectural detail, and dense, coarse-textured plants with massive construction such as solid brick. Columnar plants complement vertical elements such as columns and pilasters, while lower rounded forms will complement foundation features.

### Not Approved

- ✗ Landscape elements must not obliterate the views of historic buildings and storefronts, or obstruct the flow of traffic.

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Approved cont'd...

- ✓ Use plants at the perimeter of foundations to reinforce the rhythm of the building itself. For example, where a building's repetitive pilasters establish a strong rhythm of vertical elements with infill, plantings could follow that rhythm with vertical landscape elements centered on the pilasters alternating with lower plantings, or blank wall spaces, between. Continuous foundation planting did not become popular until the early 20th century.
- ✓ Select and locate plant material according to site conditions of sun, shade, soil, and adjacent plant material.
- ✓ Select plant material according to its mature size to allow for the long-term impact of the mature plant.
- ✓ Select plant species appropriate to the climate and growing conditions of Paterson.
- ✓ Every effort should be made to save large trees.
- ✓ Where planting to screen or complement masonry walls, provide a wire or wood frame for the vine or plant to cling to. This technique is known as "espalier," and will prevent roots from infiltrating into masonry joints.
- ✓ Do not "over plant." Allow for the mature size of trees and shrubs.
- ✓ Provide enough space between buildings and plantings so that the structure and site will not be visually "crowded." This will also prevent roots from infiltrating into foundation walls and will promote air circulation that will prevent organic growth such as moss and molds that will also con-

### Not Recommended

- Without the advantage of either physical remains or documentary evidence, "historic" garden design is highly speculative. As a rule, the design of formal plantings should be as simple as possible, concentrating on location and groupings of planting material. In the absence of strong historic evidence, the introduction of paved walks, beds raised with retaining walls, and garden structures such as gazebos, pergolas, and arbors is not recommended.
- Continuous foundation planting is not recommended for all architectural styles in Paterson.
- Concrete block and painted rocks are inappropriate landscaping in the GFH District.
- Do not permit plant material to destroy architectural fabric. Ground cover and vines that have grown on masonry walls may be accelerating the deterioration of the masonry. (See discussion of "espalier" technique in the "approved" section.)



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**Approved cont'd...**

tribute to deterioration of the exterior building elements.

- ✓ Any lot left vacant over one year should be landscaped so as not to become an eyesore.
- ✓ Provide adequate drainage away from structures on a site.
- ✓ While the “overgrown” effect adds to the character of the district, tree roots and branches should be kept trimmed and away from masonry buildings and site walls.
- ✓ The design, landscaping, and paving of spaces to the rear of structures should be considered if they are used by customers for parking or other reasons, even if they are not visible from the public right-of-way.



*In the GFH District, site design must include consideration of the views from the public raceway parks.*



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## Fences and Walls

There are historic precedents for sturdy wood and iron fences throughout the GFH District. It is clear that security has been an issue historically throughout the Great Falls area; industrial property owners have had to protect their property for a variety of reasons including the area's being largely vacated at night, and the fear of vandalism during the worker uprisings of the early 20th century.

At present, fences are often erected around vacant or semi-vacant lots in the GFH District in order to prevent vandalism. Since long periods of time often elapse before these sites are redeveloped, these fences become aesthetic features, and defining characteristics of the district. As such, their design must be carefully reviewed. The following guidelines apply to fences which remain standing for longer than eight months.

### Approved

- ✓ Walls and fences must be made of durable materials, and must be compatible with the surrounding buildings and street furniture with regard to style, materials, and color.
- ✓ Design and install fencing that establishes a regular rhythm; for instance, the solid-and-void rhythm of brick piers and metal pickets.
- ✓ Chain-link fencing can be used in areas which are not visible from the public right-of-way—either the street or the raceway parks—provided that the fencing is painted dark green or black. Where it exists, chain-link fence may be successfully planted out by encouraging vines to trail across and through it.
- ✓ Board-on-board wood fencing is permitted in areas which are not visible from either the street or the raceway parks.
- ✓ Generally, site fences and walls in the GFH District should not exceed 6'-0" in height,

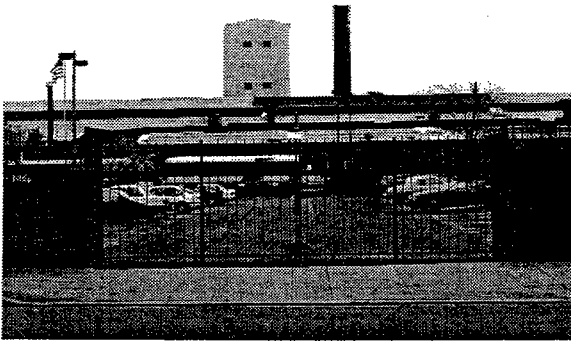
### Not Approved

- ✗ Concrete walls are not approved as a fencing material visible from a public right-of-way within the GFH District and should be prohibited. Existing concrete walls visible from a public right-of-way should be stuccoed and painted; existing masonry screens made of perforated blocks should be painted black or dark green.
- ✗ Split-rail wooden fencing, barbed wire or razor wire fencing, and highway-style guardrail fencing are not approved.
- ✗ Chain-link fence visible from a public right-of-way is not approved.

**Approved cont'd...**

should be transparent, and should be designed to be permanent.

- ✓ The fence along the ATP site on Van Houten Street and the fence around the museum of the city of Paterson are good models.



*The Paterson Museum parking lot is enclosed along Spruce Street by an attractive wall that combines brick with metal fencing.*

- ✓ Cast-iron fencing is appropriate for new fences. Existing cast-iron fencing should be repaired or replaced in-kind.
- ✓ New metal fences should be transparent and of relatively simple design with regular horizontal and vertical members. Vertical pickets may be pointed to discourage scaling.
- ✓ There is precedent in Paterson for solid, unpainted wood fences of durable non-pressure-treated lumber.
- ✓ Rustic wood-rail fences are approved for use in the natural areas of Stoney Road.

### **Not Recommended**

- Chain-link fencing suggests exclusion and confinement. It is not recommended for use in the GFH District. Where it exists, it may be successfully planted out by encouraging vines to trail across and through it. Where a new installation is proposed it should be limited to side and rear yards. At side yards, chain-link fence should not be placed forward of the front of the building. At corner properties, chain-link fence should not be installed along either street frontage.
- Woven wood fencing and any modern or "fancy"-style fence, such as one that includes elaborate pickets, is not recommended.
- Unpainted pressure-treated wood fences are not recommended.

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## Site Lighting

Site lighting is required to provide visibility for safe walking and to provide security for people and the buildings themselves.

### Approved

- ✓ Site light fixtures should be appropriate to the style of the surrounding buildings and with the style of street fixtures. Small-scale residential buildings should have residential-scale and -style light fixtures. The historic mill buildings should have larger and more industrial-type fixtures. Given the utilitarian nature of the buildings and the district, understated fixtures are preferable to overly elaborate fixtures. Simple, modern light fixtures are appropriate within the GFH District.
- ✓ The use of reproduction light fixtures must be very carefully considered. While reproduction fixtures need not replicate the actual historic fixture that was once on a building, they should be similar in scale, material, elaboration, and general character to the fixture that is documented as having once been on the building.
- ✓ Lighting within the district should create an even, glowing effect with a minimum of bright or "hot" spots. The color of the light created by the lamps should be warm and not harsh.

### Not Approved

- ✗ Highway-type and cobra-head street and yard light fixtures are not approved.
- ✗ Low-pressure sodium and mercury vapor lights are not approved within the GFH District.
- ✗ Residential-scale fixtures are not approved for use on and around the large-scale commercial buildings in the district.

### Not Recommended

- The illumination of historic buildings within the GFH District is not recommended. When it is undertaken, it should be done subtly, casting an even glow across facades.
- Highlighting specific building or site features with high levels of illumination is not recommended.

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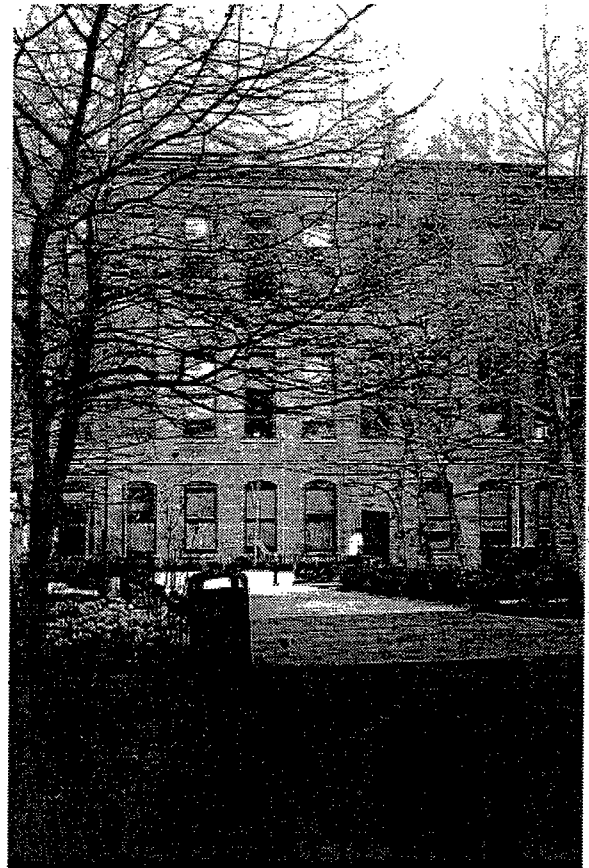
## Courtyards and Plazas

In Paterson, the ongoing expansion of the mills, their dependence on daylight, and their need for secure outdoor areas for deliveries, shipping, and lay-down of raw materials created courtyards and plazas almost by accident.

Courtyards and plazas are semi-public outdoor spaces, surrounded on at least three sides by buildings. They can serve to mediate between the noisy and busy streets of the district and the interior of buildings, and offer opportunities to create pleasant, easily secured outdoor space. Two very different but very good examples of the potential uses for courtyards exist at the Essex Mill and at the Phoenix Mill.

### Approved

- ✓ The edges of courtyards and plazas should be defined by buildings, walls, fences, or planting. These spaces should not occur on corner lots.
- ✓ Courtyards and plazas must relate to their immediate environment, including adjacent buildings, pedestrian routes, historic features, and available views.
- ✓ Courtyards and plazas must be designed for year-round use, including shade in the summertime and good sunlight in the winter.
- ✓ Courtyards and plazas must include elements that make them desirable places to be in and use such as landscaping, lighting, textured paving, planters, and benches.



*The courtyard at the Phoenix Mill has been landscaped to provide a real amenity to the residents.*

---

## Parking Lots

Parking lots are the unfortunate by-product of our mobile culture. Their incorporation into historic districts, while essential, is never easy. The guidelines that follow are intended to minimize the visual effect of parking lots on the character of the GFH District.

### Approved

- ✓ Public parking garages are preferable to open-air lots, and should be encouraged.
- ✓ Where permitted by the Zoning Ordinance, parking lots must be located to the back of new construction, or to the interior of a site where the visual impact to adjoining properties and the street is minimized.
- ✓ When parking cannot be accommodated behind a commercial building, it can be placed to the side of the building, set back between five and fifteen feet from the sidewalk to provide a buffer zone. This type of lot must be located mid-block and between two lots, not on a corner.
- ✓ New and existing parking lots that can be seen from the street or from the raceway parks should be kept to a minimum size with minimum street frontage, and landscaped with low walls parallel to the street, trees, and planted strips to screen cars. The parking lot between the Franklin and Essex Mills, two car rows wide, provides a good model, although it would benefit from more visual screening from the street.
- ✓ Parking lots should be laid out and buffered to avoid spill-over light, glare, noise, and exhaust fumes from affecting adjacent properties or public streets.

### Not Approved

- ✗ Surface parking located on corner lots is not approved.
- ✗ Parking in front yards or on lots in front of buildings is not approved.

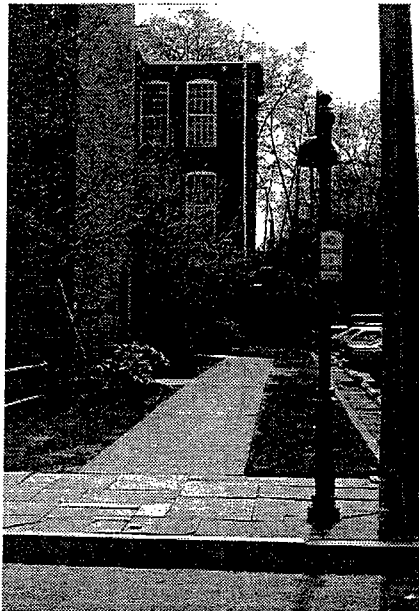
### Not Recommended

- The creation of surface parking lots, especially the conversion of open space visible from the public way, is not recommended.

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**Approved cont'd...**

- ✓ Vehicular access to parking lots should be from side streets whenever possible.
- ✓ The number and width of curb cuts should be minimized.
- ✓ Transition areas between a parking lot and the building it serves, and between the parking lot and the public street, must be designed with landscape elements including paving.
- ✓ Pedestrian passage must be provided between parking areas and public streets.



*Pedestrian passage between the street and the parking lot between the Franklin Mill and the Essex Mill.*

---

## Paving and Bordering

The paving along or within the perimeter of a property serves as the continuation of the sidewalk and/or street.

### Approved

- ✓ Existing historic paving materials such as Belgian block, bluestone, or brick should be preserved in place and incorporated in new walks, or removed and reused.



*Existing historic Belgian block at the parking area behind the Cooke Locomotive Company Office Building.*

- ✓ Brick, bluestone, Belgian block, gravel, granite, cobblestone, compressed earth paths, and paving are approved.
- ✓ Brick paving should be dry-laid in one of several patterns.
- ✓ Tinted concrete and exposed aggregate walks are approved in the GFH District.
- ✓ Repairs to or replacement of public sidewalks should follow the existing prototype for the GFH District—either bluestone or scored concrete. See the following section on Public Improvements.

### Not Approved

- ✗ The removal of historic paving surfaces such as Belgian block or brick is not approved within the GFH District.

### Not Recommended

- The use of railroad ties for border or paving materials is not recommended.
- Asphalt paving is not recommended for walks within the GFH District.

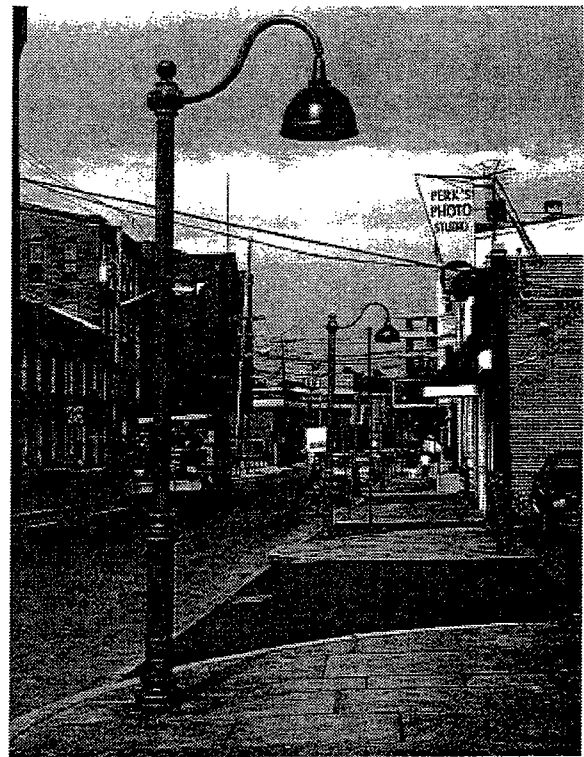
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## Public Improvements: Street Paving, Pedestrian Walks, and Curbs

In 1979, Paterson established standards for the design of street lighting, sidewalks, curbs, and street furniture (see Appendix). The standards for public improvements require the use of particularly good quality materials such as bluestone walks, granite curbs, and pavers at curb cuts, or, alternatively, the distinctive treatment of more common materials such as concrete sidewalks scored with an ashlar pattern. The standardized public improvements are important elements of the image and coherence of the district as an important place, and should be extended and maintained throughout the district. Street paving within the GFH District will most likely be predominantly asphalt, which is inexpensive and easily replaced for utility work.

### Approved

- ✓ The sense of the district as a significant place would be reinforced by a change in texture at intersections and crosswalks.
- ✓ The design of sidewalks is established by existing guidelines. The design of pedestrian walkways throughout the district should complement the design of the public sidewalks and promote the district as a good place to walk.
- ✓ Gravel paths are appropriate for the raceway park and river walk. Transitions between different paving materials should relate to an element in the landscape, and should be articulated by a border or “threshold,” not just butted into one another.



*The public improvements within the GFH District provide an attractive consistency that helps to give the district a clear identity.*



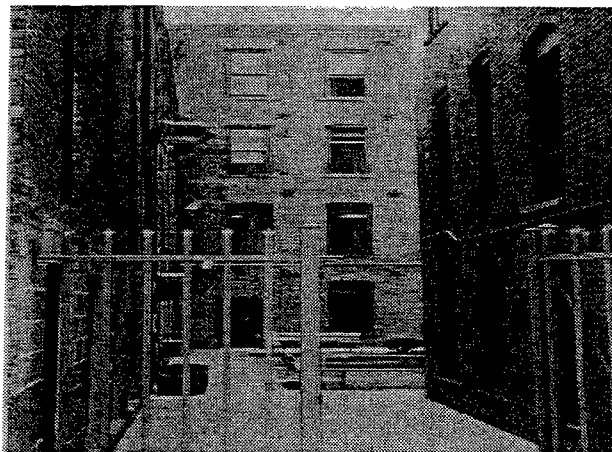
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## Public Signage

Public signage that identifies the GFH District or provides direction to or within the district is virtually non-existent. Interpretive signage is inconsistent.

### Approved

- ✓ A comprehensive signage program should be established that will create a logic and consistency to the signs that direct visitors to and around the GFH District and interpret its history.
- ✓ There should be some sense of a gateway that indicates when a visitor is entering the district. This could be provided by permanent signs or, more literally, by the reconstruction, based on historic documentation, of factory gates over the streets that bring most of the traffic into the district.
- ✓ All city signs should have a coordinated graphic system with design standards regulating graphics, colors, and sign placement. Signs within the GFH District should have their own style and/or color.
- ✓ Signs should be installed that mark the boundaries of the GFH District and direct visitors to sites and public parking facilities.
- ✓ Interpretive signs should be added to sites in the district.
- ✓ The visual impact of all regulatory and directional signs should be minimized.

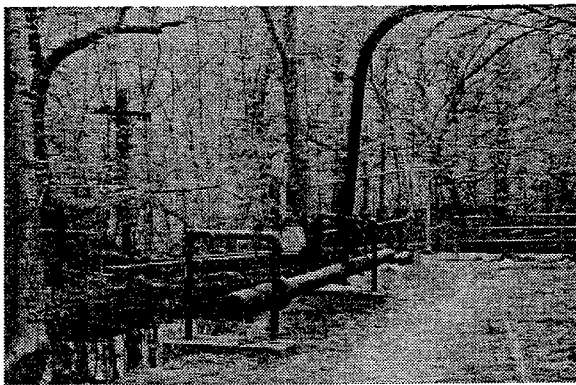


*Clear, simple signs, similar to the street signs on the left of this photo, are appropriate.*

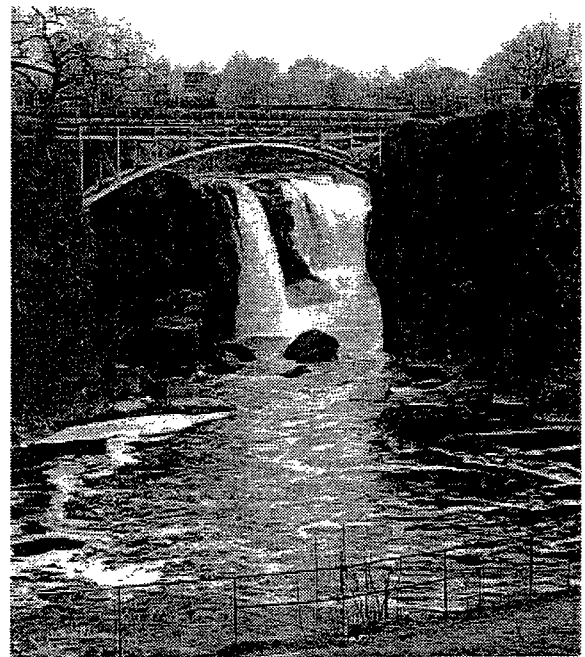
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## Open Space

Open space is an important amenity within the GFH District. It provides the chance to experience the dramatic physical setting that determined the founding of the city and its industrial past. The open space within the GFH District also lends a certain poetry to the place, recalling the American myth of the machine.



*The presence of the past is everywhere in the GFH District. Ruins, such as these abandoned pipes at the northeast end of the middle raceway, are important historic resources and must be preserved.*



*Exploring the GFH District on foot is the best means to appreciate fully the relationship between Paterson's extraordinary natural setting, the complexity of the engineering feats that captured the power of the Passaic River, and Paterson's remarkable history.*

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## Chapter 6

# New Construction and Additions to Existing Buildings

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### IF YOU'RE WORKING ON A BUILDING AND YOUR WORK INVOLVES:

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## Chapter 6

# New Construction and Additions to Existing Buildings

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### Introduction and Approach

The Zoning and Land Development Ordinance of the city of Paterson (Section 1211.2) requires that, for property within the Great Falls Historic District, all building permit applications for

...construction, reconstruction, demolition, restoration, exterior or interior replacement, alteration or other work which would change the exterior appearance of any structure, including erection or removal of signs, except for identical replacement of worn-out or damaged building elements which do not affect the appearance of the building...

be forwarded by the city's Construction Official to the Historic Preservation Commission for design review. The Historic Preservation Commission will issue a letter recommending either approval or denial of the permit application, based on the Commission's evaluation of the appropriateness of the proposed work and its potential impact upon the character of the Great Falls Historic District. (See Chapter 1 for a full discussion of design review and the regulatory process.)

The purpose of this requirement and the Commission's evaluation of a project's appropriateness is to encourage and accommodate new construction that preserves and enhances the existing character of the Great Falls Historic District (GFH District), and preserves its value as a unique historic and cultural resource. New construction and additions planned for the GFH District, therefore, must aspire to a positive visual and functional relationship to the historic buildings already in the district, enhancing the perceptual quality of the district.

The guiding philosophy of the design guidelines for new construction and additions to existing structures within the GFH District is that there is a collection of precedents, an evolving historical and physical context, and that new



*The GFH District has many features that make it an attractive location for new construction.*

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construction must be informed by and positively contribute to that context. The design guidelines that follow in this section are intended to encourage contemporary design that is compatible with the character of the district. Because good architectural design cannot be reduced to a formula or a recipe of elements, it must be recognized that strict adherence to the design principles presented in these guidelines is no guarantee that good buildings will result. Creativity, inspiration, and innovation must be brought to bear on the design of new buildings and additions within the GFH District, directed and tempered by the principles of historic preservation. Conversely, if the design guidelines presented here are *not* followed, new construction will probably not be compatible with the visual character of the GFH District, resulting in the progressive loss of that character.

Compatibility, as defined in these guidelines, does not pertain to the literal reinterpretation or reiteration of historic buildings and styles. These design guidelines specifically discourage the literal restatement of historic styles and elements that would tend to confuse the authentic history of Pater-son and the GFH District. Rather, compatibility refers to the design of buildings that, in a broad sense, will “fit” into and blend with the visual and urban character of the GFH District. The concept of “fit” is a flexible one, and can pertain to a wide range of building styles and types.

New construction and additions within the GFH District should be subsidiary to existing historic buildings; new construction and additions should be conceived of as background to significant his-toric buildings. Existing buildings within the district, including large industrial, mid-sized office, and small residential, are generally dignified in their simplicity. New construction and additions in the GFH District should favor understatement and avoid elaborate, bold, or flamboyant designs.

Specific guidelines follow for new construction and additions to existing buildings planned for the GFH District.

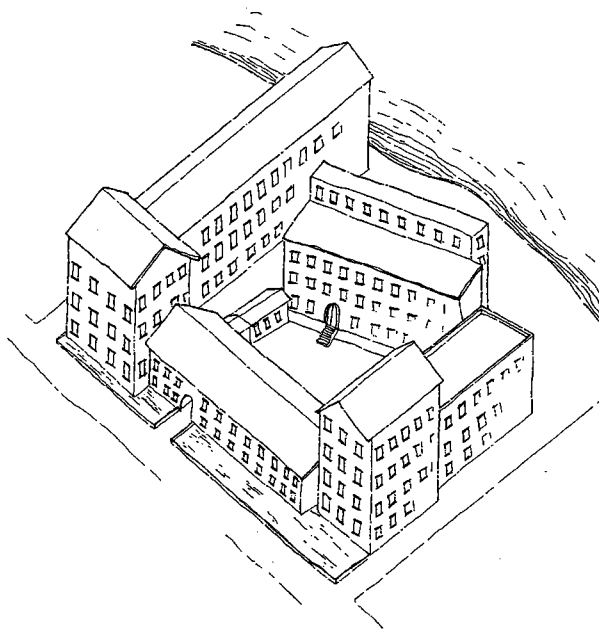
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## New Construction — Site Design

The design of new construction within the GFH District must begin with a thorough understanding of the immediate site that the building will occupy. An understanding of the context of Paterson and the GFH District will begin to suggest where a building should sit on its site, how much space should be around the building, and how that open space should be treated.

When inserting a building into an exiting historic context, it is customary to respond to the setbacks and building heights of adjacent buildings, and to maintain and contribute to the established street line. Because there are several large building sites in Paterson that do not have adjacent buildings as precedents, and because in Paterson there are often buildings of different scales and uses adjacent to one another, designers must also understand the traditional pattern of siting buildings within the district.

The siting of the mill buildings was determined historically by the location of raceways—the source of power—as well as the layout of the streets. Buildings were thus clustered close to one another, right up to the sidewalk line. Driveways permitted access to rear yards and enclosed courtyards where loading occurred for shipments and deliveries. As the mills expanded, the rear yards and courts were built out, and flying walkways connected mills at the upper levels. The resulting texture was an extremely dense and complex urban industrial precinct.



*Historic development of the buildings at the Congdon and Phoenix Mills.*

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Residential construction in the district was similarly dense, for the most part one-, two-, and three-story wood and then brick rowhouses and apartments, often with commercial enterprises on the first floor.

While it is important that the site of each structure be attractive and fulfill the needs of the building's owner, the relationship between structures is equally important, for the relationship of structures to each other and to their architectural and historical context are defining features of the streetscape and the district.

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## Front Yard Setbacks

Front yard setbacks are the distance between the building line and the street. Front yard setbacks are a modern zoning tool intended to prevent the density that occurred in urban settings, to promote light and air making their way into front windows, and, some would argue, to allow streets to be widened if necessary. The GFH District was built-out prior to the development of this modern zoning concept, so front yard setbacks are not relevant in the GFH District.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ New construction in the GFH District, both commercial and residential, must be constructed with minimal setbacks in order to reinforce the traditional street wall. Buildings should define the edge of the street and spatially enclose the street.
- ✓ Where the density of existing buildings is not sufficient to create a street wall, new construction must be sited so as to contribute to the creation of a street wall.
- ✓ Historic building lines must be respected. For vacant lots, the historically dense texture might be recreated by the construction of three- and four-story buildings that fill historic building footprints as closely as possible.
- ✓ There is precedent for building over portions of the lower raceway. New construction that is built out over an existing stretch of raceway should conform with clearly documented historic precedent, and be located precisely where the raceway was historically covered over. The entrance to the building should be included in that part of the building built over the raceway.

### Not Approved

- ✗ Front yard setbacks are not approved in the GFH District. The only exception is where there is a raceway between the street and the building site.
- ✗ Open corner plazas which disrupt the continuity of the street are not approved.
- ✗ Parking in front yards is not approved in the GFH District.



*The Congdon Mill, built in 1876 as the Harmony Textile Mill, was built out over the lower raceway.*



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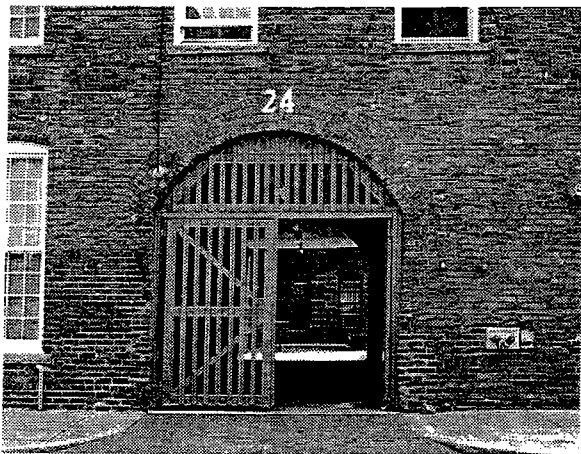
## Spacing Between Buildings

The spacing between buildings creates a rhythm along the street and contributes to the definition of the character of the GFH District. It is worth noting that for the most part, the space between buildings was historically intended to give access to rear yards and courtyards, and not to provide space around the buildings. It is often the case that there are no side yards; openings in the buildings themselves give access to rear yards and courtyards through covered passageways.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Generally, buildings must occupy the breadth of their street frontage in a manner that maximizes the sense of the street wall and minimizes side yards.
- ✓ In place of side yards, covered passageways through ground floors, as at the Essex and Phoenix Mills, are approved.

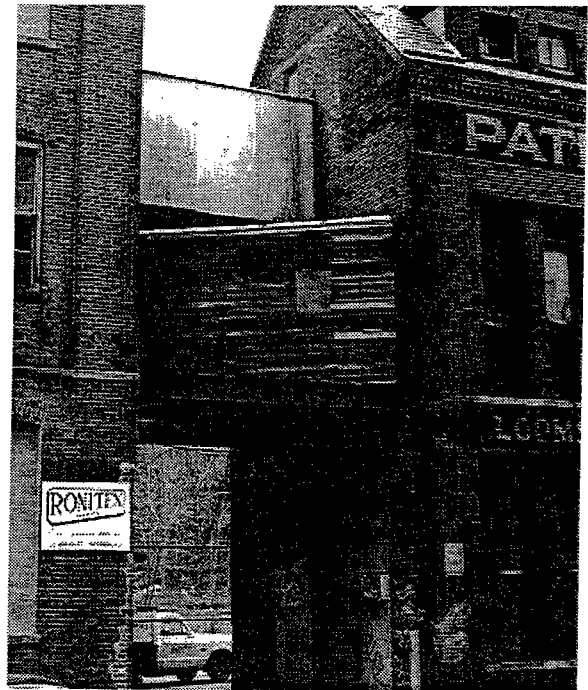


*Covered ground-floor passageway to interior courtyard at Essex Mill.*

- ✓ New mill-type buildings may be placed directly adjacent to one another, or can be spaced between 12 feet and 20 feet apart

### Not Approved

- ✗ New buildings and building types that disrupt an existing recognizable rhythm of building width and spacing, or whose breadth relative to the width of their site do not contribute to a relatively uninterrupted street wall, are not approved.



*Throughout much of the GFH District, there was very little space around buildings, and that space was often bridged over at upper levels.*

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**Approved cont'd...**

to allow for vehicular access to the rear of the building.

- ✓ Residential buildings and small commercial buildings must be built adjacent to one another without space in between, in order to reinforce the traditional street wall.
- ✓ Where access is required to rear yards between rowhouses and townhouses, a covered walkway can be constructed.



*In the GFH District, buildings generally should occupy their entire frontage and be built to the sidewalk.*



*At the ATP site, the ruins of historic buildings suggest the once-dense character of the district.*

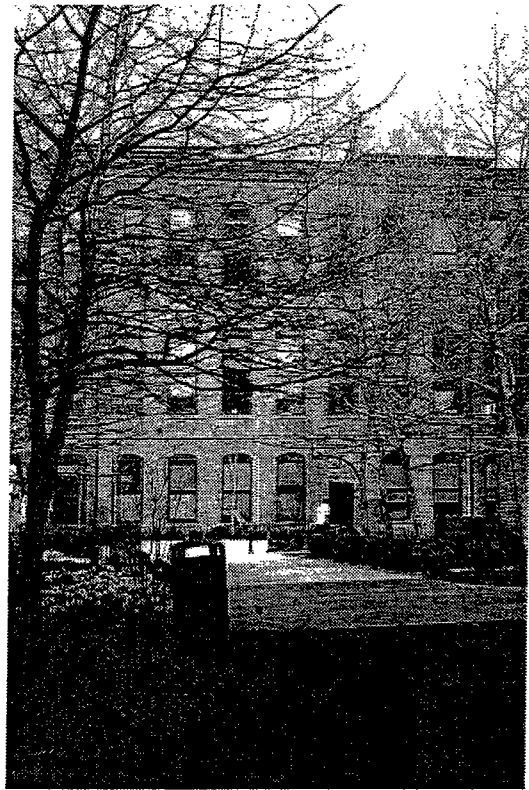
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## Plazas, Courtyards, and Landscaping

As mill buildings grew to accommodate increased demand and new processes, they evolved into complexes of interconnected buildings, often organized around a central courtyard. Where feasible, new construction located on historic mill sites, and designed on the scale of these historic structures, should incorporate courtyards and open spaces. The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Parking lots are an awkward by-product of a mobile culture. Their incorporation into historic districts is always problematic. The Zoning Analysis portion of this document recommends that individual surface parking lots not exceed 24 cars, and encourages the construction of centralized parking in multi-level parking garages. Because surface parking lots must be directly adjacent to buildings in order to provide the best access, their design must be carefully considered.
- ✓ For specific design guidelines for surface parking lots, see Chapter 5.
- ✓ Courtyards and exterior spaces must have a strong sense of enclosure. They should be defined on at least three sides, preferably by building walls. At a minimum, they should be defined on two sides by building walls, and on one or more sides by landscaping elements.
- ✓ Courtyards should be landscaped with paved and green areas, trees, and shrubbery to provide year-round softening of the space.
- ✓ Landscaping is not a traditional feature of the GFH District, and therefore should be kept to a minimum. When used judiciously, plant materials and site structures can disguise and soften the appearance of some of the less attractive modern features of the district such as parking lots, recycling bins, and mechanical equipment. Landscaping can enhance the appearance of the district for visitors and residents, adding to its appeal as a place to walk and explore.
- ✓ See Chapter 5 for a full discussion of issues pertaining to landscape.



*Landscaped courtyards such as this one at the Phoenix Mill can be a real amenity to residents of historic mill buildings.*

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## Service Areas and Loading Docks

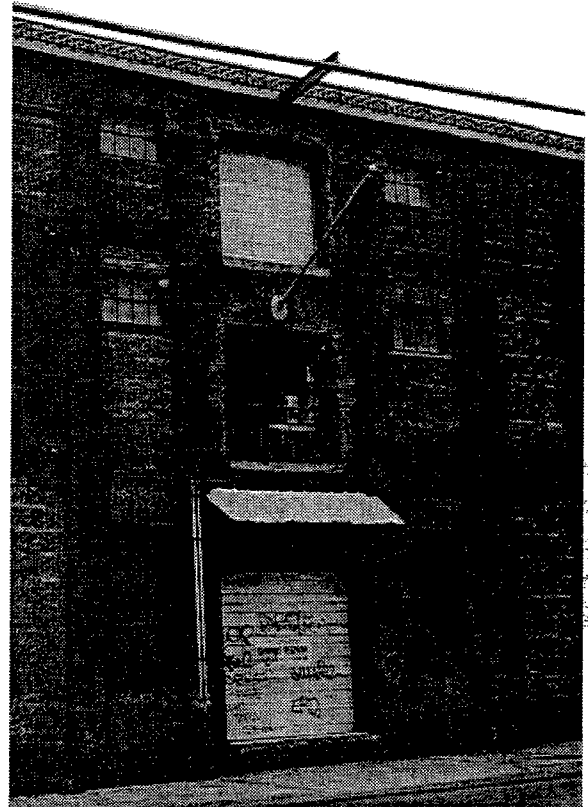
Consistent with the goals of attracting industrial use to the district, allowance must be made for service areas and loading docks, sometimes for large trucks.

### Approved

- ✓ Where permitted by the Zoning Ordinance, service areas, loading docks, and waste-handling facilities must be located to the rear of a site, or to the interior of a site where the visual impact to adjoining properties and the street is minimized.
- ✓ When these functions cannot be accommodated behind a commercial building, they should be placed to the side of the building, set back from the street, and screened by landscape elements.
- ✓ Service areas, loading docks, and waste-handling facilities must be buffered to avoid spill-over light, glare, noise, and exhaust fumes from affecting adjacent properties or public streets.

### Not Approved

- ✗ Unless there is a historic precedent, locating service areas, loading docks, and waste-handling facilities on a primary elevation is not approved.



*Unless there is no alternative, loading docks, service areas, and waste-handling and recycling facilities should be located behind or to the sides of buildings.*

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## New Construction—Building Design

The basic elements that contribute to determining a building's form are its absolute size, scale, massing, orientation, proportion, and material. Similar to the site issues discussed above, it is commonly desirable when designing new construction in historic districts to respond to the elements of adjacent buildings in a manner that is compatible and sympathetic to adjacent structures.

Because Paterson has several large potential building sites and because there is precedent in Paterson for large-scale industrial buildings and small-scale residential buildings to be on the same block, adjacent buildings may not always provide the designer with much helpful direction.

The forms prevalent in the buildings of the GFH District are mostly simple and straightforward expressions of each building's function and structure. Some of the more identifiable and prominent "forms" reflected in buildings in the GFH District are the gable ends, roof configurations, clerestories, projecting bays, towers, projecting fire stairs, and shapes of window and door heads. New construction should incorporate these forms in a simplified, contemporary manner that contributes to the continuum of form and the legibility of the district as a whole.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Design new construction according to the elements of buildings within the GFH District that are of the same general type and size of the new building. For example, the design of a large-scale residential, industrial, commercial, or mixed-use building should be based upon the elements that are typical of large-scale historic mill buildings.
- ✓ Similarly, the design of single-, two-, and three-family dwellings should be based upon the elements that are prevalent in that type of building within the GFH District.

### Not Approved

- ✗ New construction should not imitate historic structures through "reproduction" facades. It is inappropriate to replicate details of historic buildings in the design of new construction.

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Approved cont'd...

- ✓ The roofs of new construction within the GFH District should be consistent with the roof type, shape, pitch, and texture of other buildings of their type.
- ✓ Mill buildings are composed of a variety of separate buildings with gable and hipped roofs in various orientations, occasionally intersecting. Due to heavy timber trusses, roof slopes tend to be shallow.
- ✓ Residential/townhouse structures have either flat roofs or gable roofs that slope to the street. There are very few precedents for dormer windows, but it may be the case that several of these have been removed.
- ✓ Small commercial structures generally have flat roofs with parapet walls.
- ✓ Rooftop elements including, but not limited to, satellite dishes, antennae, and mechanical equipment should not be visible from the public right-of-way—either the streets or the raceway parks.



*"Approved" and "Not Approved" Forms.*

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## Absolute Size and Scale

“Absolute size” refers to the overall length, width, and height of a structure. The “scale” of a building is its degree of relatedness to the size and proportions of both the human body and adjacent construction. The following factors affect a building’s scale:

- Building Height
- Cornice Height
- Floor-to-Floor Height
- Window and Door Size/Relationship of Solid Wall to Openings

In general, the more similar a building is in absolute size and scale to the buildings which surround it, the better it fits into the neighborhood. If a building or complex is planned which diverges from the scale of either its neighbors or the historic buildings of its type within the district, this disparity can be somewhat remedied by paying particular attention to the building’s siting, setback, and facade treatment.

Within the GFH District, the absolute size of types of buildings varies within a range. That is, residential structures tend to be between twenty-five and fifty feet wide and two to four stories tall. Mill buildings are usually over 100 feet in at least one dimension, sometimes several hundred feet long, and between three and five stories tall.

The following guidelines should inform decisions regarding permits for new construction within the GFH District.

### Approved

- ✓ The absolute size of new construction should be within the range of that which already exists within the GFH District for that particular building type. The more established and dense the immediate adjacent context, the closer should the new construction be to the absolute size of the adjacent buildings.
- ✓ Similarly, the scale of new buildings should conform to their context and type. A single large rectangular building and a block of repetitive townhouses may both be designed to occupy the same historic footprint, but the larger scale of the single building will be more consistent with the character of the district.

---

## Building Height

Building height is an important feature which relates a new building to those which surround it. Buildings that are inordinately low compared to their neighbors create voids at higher floor levels which interrupt the feeling of enclosure on the street; disproportionately tall buildings will overpower the smaller structures which surround them. Building height is another feature that distinguishes one building type from another in the GFH District.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ New buildings should be constructed to a height compatible with existing adjacent or neighboring buildings or consistent with historic precedents for buildings of the same type and general floor areas and street frontages.
- ✓ New buildings should have the same number of stories, and be within 15% of the average height of existing adjacent buildings and/or similar building types.
- ✓ Large-scale developments and new industrial buildings should be three to five stories high, depending upon the heights and number of stories of the historic mill buildings adjacent to them.
- ✓ Residential townhouses should be two or three stories in height, depending on the heights of their neighbors. Corner buildings should be taller than, or at least equal to, those located mid-block.
- ✓ Storefront commercial structures should be equal in height to the structures which surround them. These buildings are generally two to three stories in height, although there is precedent for one-story commercial structures.

### Not Approved

- ✗ New buildings that vary more than 20% in actual height or number of stories from the existing buildings of their type within the district are not approved.



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## Cornice Height

When a series of buildings share a uniform cornice line, they create a rhythm along the street. In such a context, new construction should continue, not interrupt, this rhythm in order to maintain the visual coherence of a street.

In the GFH District, however, it is rare to find a uniform cornice line. A new building's cornice may be higher or lower than that of adjacent buildings, yet consistent within the non-uniform context of the block.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ New construction must conform to the dominant cornice line of a street if one exists.
- ✓ In the absence of a uniform cornice line, the cornice line of new construction should be no lower nor higher than those of adjacent and nearby buildings of its type.

### Not Approved

- ✗ New construction must not ignore the dominant cornice height of adjacent buildings. New construction which does so destroys the rhythm of the street. New construction whose cornice is not within 1/2 story of that of adjacent buildings is not approved.

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## Floor-to-Floor Height

A row of neighboring buildings often possesses the same floor-to-floor heights. The resulting similarity in scale can cause buildings to have windows, belt courses, and cornices at the same heights as well, creating a series of horizontal lines along the street, and contributing to the sense of the street wall.

This important element of scale is often ignored in new construction, and since new construction tends to have lower ceiling heights than historic structures, the rhythm of the street can be destroyed.

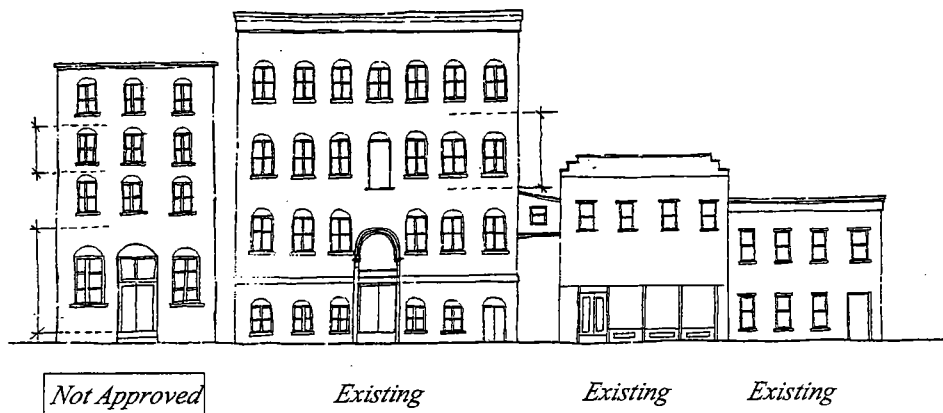
The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Where a relatively consistent floor-to-floor height is expressed in the facades of a given street, new construction must conform to that height.

### Not Approved

- ✗ The floor-to-floor heights of a building should not vary more than 15% from those of its neighbor or its type.



*Floor-to-floor heights should be within 15% of adjacent buildings.*

- ✓ Where there is not a consistent floor-to-floor height, new construction must be within 15% of what is typical for nearby buildings of the same building type.

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## Bay Size: Windows and Doors

The scale of a building is strongly affected by proportions of the components of its principal facade, as well as by the proportions of the facade as a whole. Window and door openings are two such components. These features divide the building visually into what are commonly termed “bays.” In order to maintain visual unity on a street, new construction should have a similar size, proportion, rhythm, and number of bays.

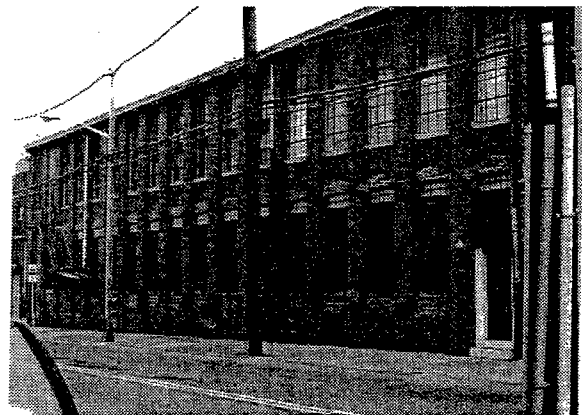
The following guidelines should inform decisions regarding permits for new construction within the GFH District.

### Approved

- ✓ The facade of a proposed building should reflect the size, proportion, rhythm, and number of bays contained in nearby structures of the same type.
- ✓ The facade of a proposed building should draw upon the proportion and absolute size of the windows and doors of adjacent structures of the same type.
- ✓ The number of bays in nearby residential structures should inform the number of bays in new residential construction. In larger mill-type buildings, the number of bays may vary greatly depending upon the size of the building.

### Not Approved

- ✗ New construction should not vary dramatically from its neighbors in the size of its bays, windows, or doors.



*The number of bays of historic mill buildings was a function of the industrial processes within and the space available on the site. Narrow bays accommodate the structural imperatives that result from heavy floor loads, wide spans, and maximum open area for daylight.*

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## Massing

The term “massing” refers to the complexity of a building’s form, as well as the apparent lightness of the structure as determined by the number and size of its openings. Large overhangs and vast expanses of brick combined with small windows make a building appear “massive.” Large windows combined with light trim make a building appear light and delicate.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ The massing of a new building should be similar to that of existing historic buildings of its type. Residential townhouses should be simple rectangular boxes, perhaps with small setback additions to the rear. Individual large-scale buildings should consist of relatively simple rectangular forms. Large mill-type buildings may have more complex massing, consisting of a series of differently proportioned rectangular structures with open courts between them.
- ✓ New facades should attempt to relay the same feeling of lightness or weight as nearby buildings of the same type by maintaining a similar number and size of facade openings as these structures.

### Not Approved

- ✗ New buildings should not significantly vary from dominant patterns of form and shape of the historic building types within the district.
- ✗ The infilling of the window openings at several historic mill buildings should not be taken as a precedent for the massing of new large-scale structures.



Approved

Not Approved

Existing

Existing

Existing

*Massing: the sense of “heaviness” or lightness” resulting from the ratio of solid wall to glass or open areas (voids).*

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## Orientation and Directional Expression

“Orientation” refers to a building’s relationship to the street. “Directional expression” refers to the dominant proportion of a building’s facade, either vertical, horizontal, or non-directional.

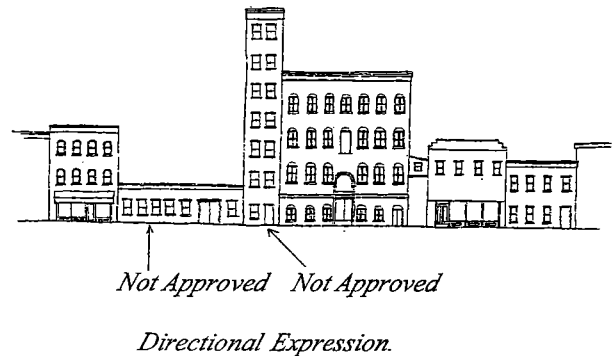
The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Principal facades of new construction must be oriented to the street, as they are throughout the district.
- ✓ Buildings with facades located on a public street must have their primary entrance located on that street.
- ✓ New construction must have the same directional expression as adjacent structures of the same type. In the GFH District, residential structures are primarily vertical. There are precedents for both horizontal and vertical expression in large-scale buildings, sometimes in the same building. The facade of the Union Works Building, for example, is horizontal along Spruce Street, and vertical along Market Street.
- ✓ Multiple-building developments, such as those modeled after the historic mill compounds, must have a primary facade and a primary entrance on a public street.
- ✓ Buildings located on the interior of sites as a part of a larger complex should relate to one another if they cannot relate to the street. These buildings should be positioned so as to form courtyards and other exterior spaces similar to those that characterize the historic mill complexes.

### Not Approved

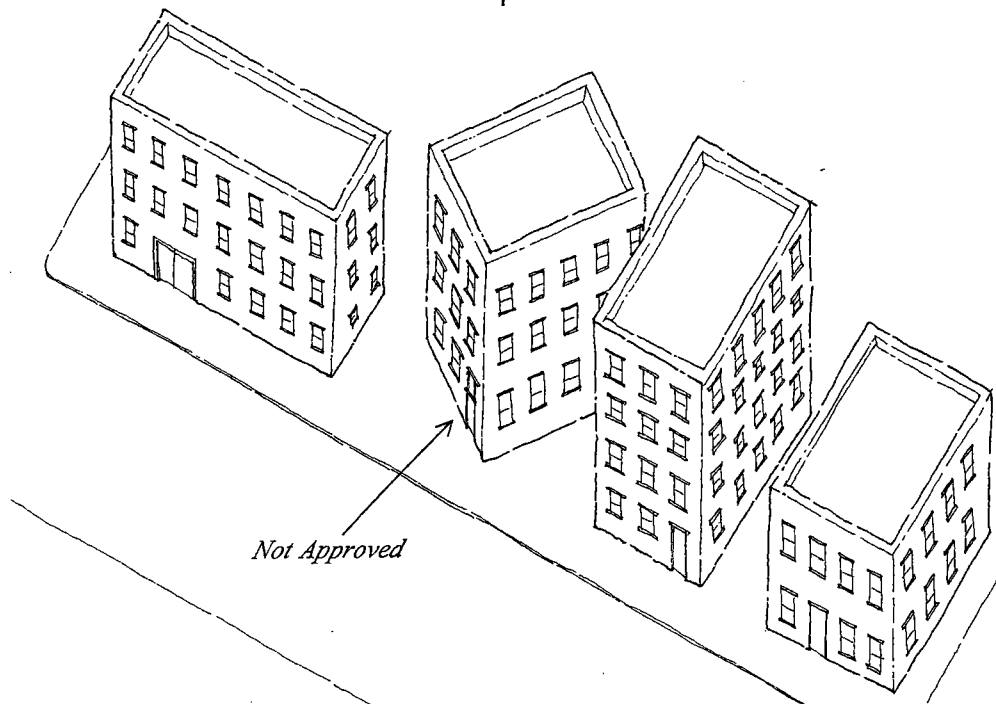
- ✗ Locating a main entrance on secondary, non-street facades is not approved.



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**Approved cont'd...**

- ✓ Residential and commercial buildings must relate to the street, not to a parking lot. Their front facades must face the public street(s).
- ✓ Facades of buildings on a corner site should differentiate between the two. Each facade of a corner building should reflect the character of the street upon which it fronts.



*Buildings must be oriented to the street.*

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## Proportion

Proportion refers to the relationship of a building's width to its height, as well as the width to height relationship of the building's features such as its windows and doors.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ The proportions of new construction should relate to the dominant proportions of the adjacent buildings of its type.
- ✓ New construction should reflect the height/width ratios of the facade elements such as foundations, entrances, doors, windows, and storefronts of adjacent buildings of its type.

### Not Approved

- ✗ Buildings which dramatically vary from the dominant proportions of adjacent buildings of the same building type are not appropriate.

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## Materials

The sympathetic use of appropriate construction materials is an important principle in designing new construction for the GFH District. Building materials used for new construction should be similar to historic building materials in terms of size, texture, scale, color, tooling, craftsmanship, and the applicability of a material to the function it performs. The visual properties of some modern materials are not necessarily similar to their historic counterparts. For instance, modern brick is available in sizes, colors, textures, and finishes that would not be appropriate within the GFH District. The materials and textures of neighboring buildings must be carefully studied before finishes are specified for new construction.

The following guidelines should inform decisions regarding permits for new construction within the GFH District.

### Approved

- ✓ The materials and textures used in new construction should be compatible with the building's architectural style. A building designed of an architectural style which normally includes a certain material(s) should have that material incorporated into its design. For example, multi-story mill buildings are constructed of masonry, specifically red brick. New construction of this scale must also be of masonry, not siding or stucco.
- ✓ The materials and textures used in new construction should be compatible with and complement adjacent buildings, or buildings of the same type. New materials should relate to old in terms of size, texture, scale, color, tooling, and craftsmanship. Large-scale structures most likely will be of brick.
- ✓ Construction materials should always be appropriate for the function they are to fulfill. For example, metal roofing is appropriate within the GFH District, but metal siding is not.

### Not Approved

- ✗ New structures should not be constructed of materials and textures that dramatically differ from adjacent buildings of the same type.
- ✗ The use of the following materials is not approved within the GFH District: glazed or metal curtain walls, dryvit panels, white brick, chain-link fencing, exterior carpet, flush exterior doors, jalousie and picture windows, horizontal windows, asphalt siding, unpainted wood, and vertical wood siding.



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## Color

The color of the materials used for new construction should be consistent with the color of materials on existing construction. It should be noted that the GFH District was historically a utilitarian and gritty place; buildings for the most part were containers for work to be performed within. There is no precedent for garish or lurid colors and they are inappropriate.

### Approved

- ✓ The colors of materials used for new construction must be coordinated with the colors of existing construction, particularly in areas where color is consistent between structures.
- ✓ Within the general category of red, there is a range of appropriate colors for brick.
- ✓ Generally, the utilitarian nature of the mill buildings and the modest nature of the residential structures call for straightforward paint schemes involving no more than three subdued colors. Darker hues are recommended for trim on brick buildings.

### Not Approved

- ✗ Bright, garish, and lurid paint colors are not approved.
- ✗ Buildings should not be painted in colors which make them stand out from their neighbors and draw undue attention to them.
- ✗ White or yellow are not approved brick colors within the GFH District.

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## Windows

Windows are the moving parts of a building. They visually connect the interior to the exterior of the building, and are used to moderate the climatic conditions of the interior. In the GFH District, windows played the crucial role of bringing natural daylight to the industrial processes within the mills. The long facades of the mills were regularly punctured by large doublehung windows on each floor.

New construction should follow the very strong precedent for the design of windows and window openings within the GFH District. The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

### Approved

- ✓ Doublehung wood windows with authentic divided light sash are approved within the GFH District. These should have profiles and setbacks that approximate those of historic wood windows.
- ✓ The form of windows should be simple rectangles or rectangles with arched heads.
- ✓ The ratio of solids (walls) to voids (window and door openings) of new buildings should be similar to historic buildings of their type. Generally, historic buildings have a lower ratio of window-to-wall space than contemporary structures. The mills of Paterson have a relatively high ratio of window-to-wall, due to the need for natural light and ventilation.
- ✓ The rhythm and placement of windows on the facades of new buildings should be similar to historic buildings of their type.
- ✓ The ratio of height-to-width of window openings should be similar to historic buildings of their type.

### Not Approved

- ✗ Windows must not be grouped in any buildings in the GFH District.
- ✗ Picture windows are not approved.
- ✗ Windows that are wider than they are tall are not approved.
- ✗ Windows that do not align horizontally and vertically with other windows on the facade are not approved.
- ✗ New windows must not be flush with the wall surface.
- ✗ Unfinished aluminum-framed windows and windows with plastic frames and/or muntins are not approved.
- ✗ Air conditioner units must not be placed in windows on the front facade of commercial or industrial and large-scale residential structures.

**Approved cont'd...**

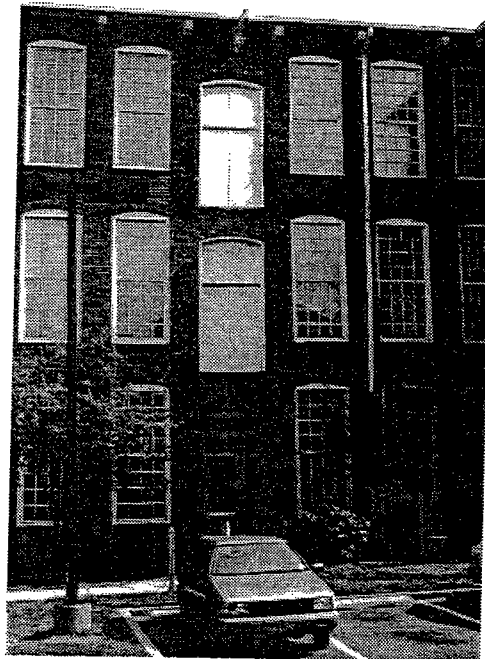
- ✓ Windows of new construction should be aligned horizontally and vertically whenever possible.
- ✓ The articulation of windows should be similar to historic buildings of the same type as the new construction. Articulation refers to the distance that the window frames are set back from the face of the building.
- ✓ Later mill buildings incorporated hopper and awning steel windows, which are also recommended in the GFH District. True divided lights are required. Simulated divided lights are visually unconvincing.
- ✓ Residential/townhouse windows should be doublehung. Divided lights are preferred, but not required. If divided, they must be true divided lights.
- ✓ All window frames must be painted.



*The industrial sash windows on the Dolphin Jute Mill are important character-defining elements.*

**Not Recommended**

- Snap-in muntins are not recommended for residential structures.
- Aluminum and vinyl windows are not recommended for new construction.
- Anodized and baked enamel windows are not recommended for new construction.
- "Sandwich" muntins do not provide a true divided light sash and are not recommended.
- Windows with unusual shapes, such as triangles or non-rectangular quadrilaterals, are not recommended.



*True divided light sash at the Franklin Mill contribute to the retention of the historic character of the building.*

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## Decorative Features

Consistent with the sober and utilitarian character of the GFH District, decorative features for new construction should be integral to the architectural expression of a building, not applied to it. Precedents are plentiful in the district for the appropriate articulation of such decorative elements as cornices, window bays, watertables, belt courses, lintels, corbels, pilasters, and jack arches. These precedents should be studied and incorporated into new design, if the character and scale of the building warrant; new construction is not required to incorporate these elements.

The following guidelines should inform decisions regarding building permit applications for work on buildings within the GFH District.

### Approved

- ✓ The use of decorative elements abstracted from those already in the district is recommended when used in the corresponding location (i.e., the profile of an existing watertable could be abstracted and used to design a watertable for a new building.)
- ✓ The introduction of simple restrained decorative elements, integral to the design of the building, is recommended.



*The decorative elements of buildings within the GFH District tend to be relatively straightforward and integral to the architectural expression of the building, as seen above in the decorative brick cornice and recessed window bays.*

### Not Recommended

- Duplicating and incorporating details from existing historic buildings in the design of new buildings, in an attempt to copy those buildings, is not approved.
- Applied ornament that is not integral to the envelope of the building is not recommended on large-scale buildings, but may be appropriate on storefront-type commercial buildings.

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## **Secondary Structures**

Similar to additions, new secondary structures should be subordinate to the primary structure on the lot and visually complementary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot. The secondary structure may or may not be located so as to be visible from the street. In most cases, secondary structures should be located to the rear of a given lot.

Secondary structures may be free-standing or linked to the primary structure. The design guidelines above regarding proportions, massing, materials, form, orientation, and siting apply to secondary structures as well.

## **Archeological Resources**

The Secretary of the Interior's Standard 8 requires the preservation and protection of archeological resources. There is near certainty that excavation for new construction in the GFH District will involve historic archeological resources. While efforts should be made to consider and protect those resources, the extent to which this consideration will affect the evaluation of appropriateness will vary from project to project. Certainly, applicants for building permits should be cognizant of a project's possible impact on sensitive archeological areas. Excavations should be closely monitored by qualified individuals whenever possible to confirm that valuable resources are not being lost. It should be noted that projects benefiting from either federal or state funding will require consultation with the SHPO and may eventually involve archeological mitigation.

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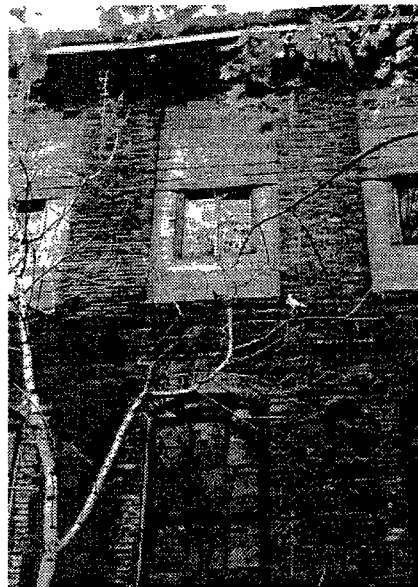
## Additions to Existing Buildings

Additions to existing buildings in the GFH District include construction that results in additional habitable space, as well as porches and decks. The design guidelines for new construction above apply to additions to existing buildings, with the exception that instead of compatibility and relationship to its neighbors and/or building type, an addition has the original building as its strongest context and precedent.

There are strong precedents for adding to buildings within the GFH District. Subsequent campaigns of additions resulted over time in a complex of connected structures. Close inspection also reveals that entire floors were often added in a manner that enhanced the appearance of the original structure.

In general, to conform to the Secretary of the Interior's Standards 9 and 10, an addition to a building in the GFH District should be designed to be distinguishable from the original building, and should read clearly as an addition. Standard 9 states that contemporary design and additions to existing properties should not destroy significant historic architectural fabric and should be compatible with the design of the property and neighborhood. Standard 10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure.

Specific guidelines to be considered in permit applications for additions to structures within the GFH District are as follows.



*The top floor of the Granite Mill was added after the original construction in 1881.*

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## Approved

- ✓ **Siting:** Additions must be sited to have the least possible visual impact upon the existing structure from the public right-of-way. New additions to front facades are not approved. Additions to side facades should be held back as far as possible from the street, but one bay at a minimum. Rear additions are usually the most appropriate and, given the narrowness and depth of most lots in the GFH District, often the most feasible.
- ✓ **Scale and overall size:** The scale of an addition should be no larger than the original building. The volumes of larger additions should be broken up by introducing small step-backs in the plane of the facade, cornices, and discontinuous roofs.
- ✓ **Elevation of the first floor:** The first-floor elevation of an addition must be equal to or slightly lower than the original building, but may not be higher than that of the original building.
- ✓ **Floor-to-floor heights:** Floor-to-floor heights must be equal to or no more than 10% less than the original building, but may not be taller than those of the original building.
- ✓ **Massing:** The massing of an addition—the relationship of solid to void—must complement, but not necessarily be the same as, the original building. A rough guideline would be that the ratio of the area of solid to void of the addition should be within 15% of the original building's ratio.

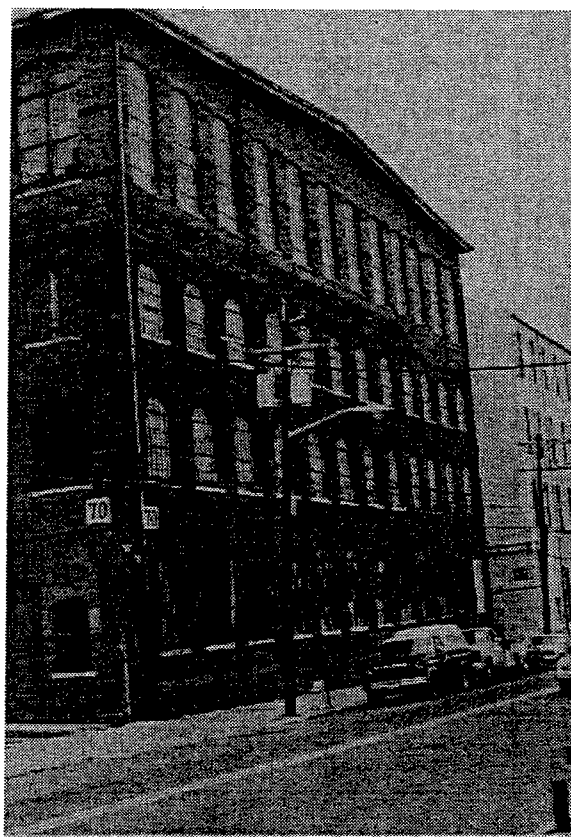
## Not Approved

- ✗ Roof-top additions that are visually prominent from the public right-of-way must not be constructed. These would disturb the proportions of the building and the historic form of the roof.
- ✗ Decks and balconies added to small-scale residential buildings are not approved on front or side facades. Decks may be inappropriate on rear facades as well, if they cannot be screened from the public right-of-way at the raceways.
- ✗ The architectural style of an addition must not predate the style of the existing building.
- ✗ Decks and balconies added to industrial buildings are not approved unless not visible from a public right-of-way.
- ✗ Additions to primary elevations are not approved.

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**Approved cont'd...**

- ✓ **Orientation:** The addition should be located, planned, and detailed so as not to confuse the dominant historic orientation of the original building. The addition may or may not have its own hierarchy of facades, but it should not have the effect of creating a primary facade out of a secondary facade. The addition should not assert itself visually, but should be screened from the street as much as possible. If the addition is along a secondary street, screening is not necessary.
- ✓ **Proportion and directional expression:** The overall proportions of an addition should be complementary to the proportions of the original building. That is, the proportions of an addition to a horizontal building will most likely be horizontal; the proportions of an addition to a vertical building will most likely be vertical.
- ✓ **Materials:** An addition may be made of the same material as the original building, or it may be made of subordinate material (i.e., siding is subordinate to brick which is subordinate to stone). A brick building should have a brick or wood addition, but a house with siding should not have a brick addition. The material restrictions in the section on new construction, above, apply to additions to existing construction.
- ✓ **Forms:** Similar to proportions, the form of additions should be complementary to the overall form of the house. A shed-roof addition is appropriate on a gable-roofed or hip-roofed structure, as would be a gable or hip roof. Flat roofs are also appropriate for additions in the GFH District.



*The fourth floor of the Dolphin Jute Mill was added after the original construction.*



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**Approved cont'd...**

- ✓ The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying or varying of details, changing materials, slightly altering proportions, or even slightly varying paint color.
- ✓ Design accessibility ramps to be unobtrusive. Regardless of where they are located, the diagonal edge of the sloped surface of the ramp should be screened such that the slope of the ramp does not detract from the horizontal elements of the building to which it is attached. New ramps should be constructed in a manner that does not require the removal of historic fabric and does not damage the existing building. The ramp should be constructed in a manner such that its future removal will not damage existing historic fabric.

### **Not Recommended**

- Handicapped access ramps should not be located on the primary facades of historic buildings. Regardless of where they are located, the diagonal edge of the sloped surface of the ramp should be screened such that the slope of the ramp does not detract from the horizontal elements of the building to which it is attached. New ramps should be constructed in a manner that does not require the removal of historic fabric and does not damage the existing building. The ramp should be constructed in a manner such that its future removal will not damage existing historic fabric.
- The addition of dormer windows and skylights is not recommended, but may be appropriate if not visible from a public right-of-way.

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## Chapter 7

# Demolition, Demolition by Neglect, and Relocation

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### Demolition

More than in most historic districts, the issue of demolition within the Great Falls Historic District (GFH District) is extremely complex. The district has already lost many historic buildings and suffered a catastrophe with the destruction by fire of the ATP site. The city accomplished a major blight

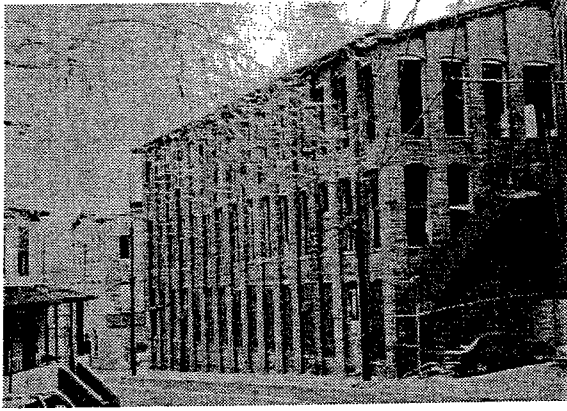


*A series of fires have left the ATP site in ruins, a devastating loss that compromises the integrity of the entire historic landmark district.*

clearance during the early 1980s of non-contributing buildings. Clearance had the effect of stranding different elements of the district, exposing to full view the palpable negative effect that the loss of an individual building would have on the character and legibility of the district.

The demolition of existing buildings has been an ongoing issue in the GFH District. The blight clearance left standing mostly only very significant buildings and non-contributing buildings that were occupied and in good condition. The result is that, with certain exceptions, standing buildings within the GFH District are either highly desirable for rehabilitation or in good condition, or both.

Whereas issues of design guidelines for preservation and new construction are driven by architectural and aesthetic considerations, demolition, especially of repairable structures, is more frequently an economic issue. Indeed, the only other legitimate reason for consideration of demolition is if the building poses a threat to public safety. In considering applications for demolition, especially those based on economic or development considerations, the City of Paterson must weigh issues beyond matters of architectural appropriateness, for demolition of an historic building in an historic district is rarely, if ever, appropriate. The GFH District, of national significance yet beset with the problems typical to northeast cities, warrants extraordinary measures to prevent further demolition. Continued loss of historic buildings will cause the district to lose those features that determine its status as a National Historic Landmark. Only after the city is convinced that all possible means of saving a building have been exhausted should demolition of existing historic buildings within the GFH District proceed.



*The Addy Textile Mill Building, built 1873-1880, is in a severe state of disrepair, with deterioration ongoing.*

The following criteria should be evaluated in considering applications for the demolition of historic buildings within the GFH District.

- Regardless of economic issues, the relative significance of the building slated for demolition should be evaluated. If the building is not considered a contributing structure in the district, then its demolition may be considered, and may even represent an improvement within the district. If a building is contributing or significant, then even a finding of economic hardship may not be sufficient to allow demolition. Many buildings within the district are so significant that extraordinary measures should be taken to delay or prevent their demolition. Adaptive reuse of historic buildings is always preferable to demolition and new construction.
- To determine the financial implications of maintaining a property versus demolishing it, the city may ask an applicant to submit documentation prepared by professionals from the relevant disciplines and pertaining to differential costs, structural soundness, suitability for rehabilitation, estimated market value of the property as is and after renovation for continued use, economic feasibility of rehabilitation, purchase price, income, and cash flow information (relating to the property only) and any other information considered necessary.
- In development-related applications, the city should review schematic plans for the new structure in order to help weigh the virtues of the new versus what exists.
- Further, in order to provide some slight mitigation of the effects of an unavoidable demolition within the GFH District, owners should be required to provide adequate recordation of a property. The extent of such recordation would depend on the significance of the property. At the least, archival photographs should be produced for every historic building that is lost to demolition within the district. When the demolition of an extremely significant building is unavoidable, measured drawings should be produced that comply with the standards of the Historic American Buildings Survey.
- Lots left vacant by demolition must be treated in a manner that is sympathetic to the historic context. In the residential and commercial contexts, a five-foot-high opaque barrier should be constructed at the building line, consisting of either a fence or plant materials or both. Parking should not be permitted on vacant lots. Community gardens or parks should be encouraged.

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## Demolition by Neglect

“Demolition by neglect” is defined as “improper maintenance or lack of maintenance of a building, structure, or object which results in substantial and widespread deterioration of the building, structure, or object which threatens the likelihood of preservation and which presents a threat to the public safety, health, and welfare of the immediate community.”

Demolition by neglect has been tragically common in the GFH District. Vandalism, fires, and deterioration due to the elements have resulted from neglect and have, in a relatively short period of time, severely eroded the integrity of the district. As of this writing, there are at least two significant buildings within the GFH District that are open to the elements and seriously endangered—the Cooke Locomotive Administration Building and the Addy Textile Mill.

The Historic Preservation Commission, in its role as steward for the GFH District, must monitor the condition of existing buildings and notify the city when a historic building is suffering demolition by neglect. The Commission will officially request in writing that the Construction Official take actions under Section 705 of the Zoning Code to order repairs. It is the responsibility of all citizens to look for and report instances of demolition by neglect to the City of Paterson and its Historic Preservation Commission.

Owners of property whose buildings are in a state of neglect should consult the Historic Preservation Commission with regard to technical assistance, prior to ongoing deterioration resulting in a crisis situation. It is often the case that buildings can be “mothballed” in an economical manner that halts deterioration and essentially buys time for both the owner and the property until full-scale renovation can take place.



*Deterioration at the Cooke Office Building could be substantially halted by taking such relatively inexpensive measures as replacing the roof and enclosing the window openings with plywood (but allowing for ventilation). These measures will reduce the amount of repairs that will be required later to renovate the building.*



*Demolition by neglect creates hazards to passersby such as this loose piece of brownstone above the sidewalk at the Cooke Office Building.*

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## **Relocation**

Moving historic buildings out of, into, or within the GFH District should be discouraged. The removal of historic buildings from the district has the same effect as demolition on the historic character of the district. Moving historic buildings within the district confuses the actual history of the district and falsifies the existing historic record by adding a building that does not belong to either time or place. Relocating a building, however, is always preferable to its demolition.

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# Appendices

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BIBLIOGRAPHY	D-1
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# What is beyond Repair?

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Historic Preservation is based on the fundamental belief that those things that survive from an earlier time have intrinsic value because they contain and embody the past. A fundamental principal of preservation is that the repair of existing historic building materials and elements is far superior to its replacement, even if the replacement is an exact replica.

Preservationists often face the dilemma that the older and more historic something is, the more deteriorated it is, and the more difficult it may be to repair. The loss of certain building skills, the lack of availability of certain parts or materials, the recent awareness of the toxicity of certain materials, and the expense of specialized manual skills further complicate the repair of historic building materials.

Modern technology and an increasing pool of preservation specialists have brought the repair of virtually any historic material or building element into the realm of the possible. The costs associated with some of those repairs, however, may be prohibitive. That is, while technically feasible to repair many historic building elements, it may not be economically feasible, or prudent. Thus, the consideration of what may or may not be beyond repair must take into account the economic feasibility of the repair.

The economic feasibility of repair is itself dependent upon a number of factors. The repair of one severely damaged wood window may be expensive but affordable whereas the cost of repairing 150 deteriorated windows may be excessive. The reverse may also be true: an economy of scale may come into play when the repetitiveness of a typical repair actually lowers the cost of individual repairs. Thus, one hundred identical dutchman masonry repairs using actual stone to repair spalled areas of stone may be cheaper than 100 less satisfactory mortar repair patches.

The effectiveness of the repair must also be evaluated. In the case of deteriorated brownstone, mixing the cementitious patching material to match individual stones is made difficult by the range of brownstone colors usually present at a building. Thus it may be worth considering whether removing the faces of entire stones and replacing them with new brownstone facing is a preferable treatment. In this case, replacement may be a better long-term solution than repair.

It is tempting to create an absolute standard by which to evaluate whether an element is beyond repair; "If more than 50% of a given element is severely deteriorated, then it can be said to be beyond repair." But reparability is a factor of several variables, and is a subjective evaluation that must be made in the context of individual preservation projects.

In determining whether or not a particular element or element(s) is (are) beyond repair, the following factors must be considered.

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What is the condition of the element in question? Is there sufficient reusable fabric to warrant repair? If the condition of a wood sash warrants replacement of two rails and half the muntins, is it worth repairing? Will the repair of the element contribute to the long-term integrity of the building as much as replacement would? Is the repair a temporary or a permanent fix? If a 'permanent' fix is not achievable, then perhaps replacement is called for.

Is the element in question character defining? In the case of a brick wall, it makes better sense to replace a badly spalled brick than it does to repair it. In the case of spalls of ornamental carved brownstone, careful repair is called for. The wholesale replacement of one or more repetitive wood windows may be acceptable. The replacement of a particularly distinctive decorated window may not be.

What are the costs associated with repair? Is repair prudent, as determined by the condition of the element in question as well as its significance, as well as the cost associated with its repair? It may be prudent to spend a fortune repairing a badly damaged but particularly character defining element of a facade, whereas it may not be prudent to repair a number of wood windows that could be easily and inexpensively replaced in-kind without damaging the character of the building.



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# Glossary

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**Addition** – Any new construction that alters the exterior appearance of a property, site, or building, or that extends or increases the size, or floor area, or height of any existing improvement.

**Alteration** – Any change, rearrangement, or other work that is not an addition but that does alter the exterior appearance of a property, site, or building.

**Awning Signs**– Awning signs are signs which have been painted or sewn onto the fabric of an awning. These signs are not permitted in the GFH District.

**Corbel** – In masonry, a projection or one of a series of projections, each stepped progressively farther forward with height.

**Cornice** – A molded projection at the meeting of the roof and wall.

**Demolition** – The partial or total razing, dismantling, or destruction of an existing improvement.

**Flat Signs**– Flat signs are signs, which are, mounted parallel to a face of a building. Individual letters mounted to the face of a building without a backing material are also considered flat signs.

**Freestanding Signs**–Are signs which are suspended from posts or other supports rather than being mounted to the face of a building. Rules governing the forms and usage of projecting signs are covered in Section 904.2 of the City of Paterson Zoning Ordinance.

**Landscaping**–The term “landscaping” refers to all forms of plant life from ground cover such as grass or ivy, to flowers and shrubs or hedge, to trees. The term also includes planting beds, paving materials and patterns, and benches and light fixtures.

**Marquee Signs**– A marquee is a canopy of metal or glass, which projects over an opening of a building. Marquees are not permitted in the GFH District.

**Mullion** – A vertical member separating and often supporting windows, doors or panels set in series.

**Muntin** – A secondary framing member to hold panes within a window.

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**Projecting Signs**-A projecting sign is a sign which is mounted to a face of a building and which hangs perpendicularly to that face of the building. Rules governing the forms and usage of projecting signs are covered in Section 904.1 of the City of Paterson Zoning Ordinance.

**Repair** – Any work done on an existing property or structure that does not qualify as an addition, new construction or alteration and does not change its external appearance.

**Replacement** – A particular repair that replaces an existing or deteriorated feature with a new one.

**Replacement in-kind** - A particular repair that replaces an existing or deteriorated feature with a replica that matches the original in material, size, profile and configuration.

**Repointing** – The removal of mortar from between the joints of masonry units and the replacing of it with new mortar.

**Roof Signs**- Roof signs are signs which are either erected above, or project above the cornice line or parapet of a building.

**Setback**-A setback is the distance between the property line and the face of a building. This distance is usually set by the City's zoning ordinance.

**Streetwall**-the wall created by the aligned front facades of buildings which defines the edge of the street, and gives the street a feeling of enclosure.

**Window Signs**-Window signs are signs which have been attached to, or painted on windows. Rules governing the forms and usage of projecting signs are covered in Section 904.3 of the City of Paterson Zoning Ordinance.

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# **Resources for Owners of Property within the Great Falls Historic District**

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**City of Paterson**  
**Department of Community Development**  
**Division of Planning and Zoning**  
Municipal Complex  
111 Broadway  
Paterson, New Jersey 07505  
Tel: (201) 881-3305

**City of Paterson**  
**Historic Preservation Commission**  
65 McBride Avenue Extension  
Paterson, New Jersey 07501-1715  
Tel: (201) 357-1911

**New Jersey Historic Preservation Office**  
501 East State Street  
Trenton, New Jersey 08625-0404  
Tel: (609) 292-2023 (Menu Option #4)

**Paterson New Jersey Online**  
[www.patersonnj.com](http://www.patersonnj.com)

**United States Department of the Interior**  
**National Park Service, Philadelphia Support Office**  
**NHL Technical Assistance**  
200 Chestnut Street, 3rd. Floor  
Philadelphia, Pennsylvania 19106  
Tel: (215) 597-1578

**National Park Service World Wide Web "home page" address:**  
[www2.cr.nps.gov](http://www2.cr.nps.gov)

**National park Service web site address for copies of Technical Preservation Briefs**  
[www2.cr.nps.gov/tps/index.htm](http://www2.cr.nps.gov/tps/index.htm)

**National Park Service web site address for the Preservation Bookstore**  
[www2.cr.nps.gov/bookstore.htm](http://www2.cr.nps.gov/bookstore.htm)

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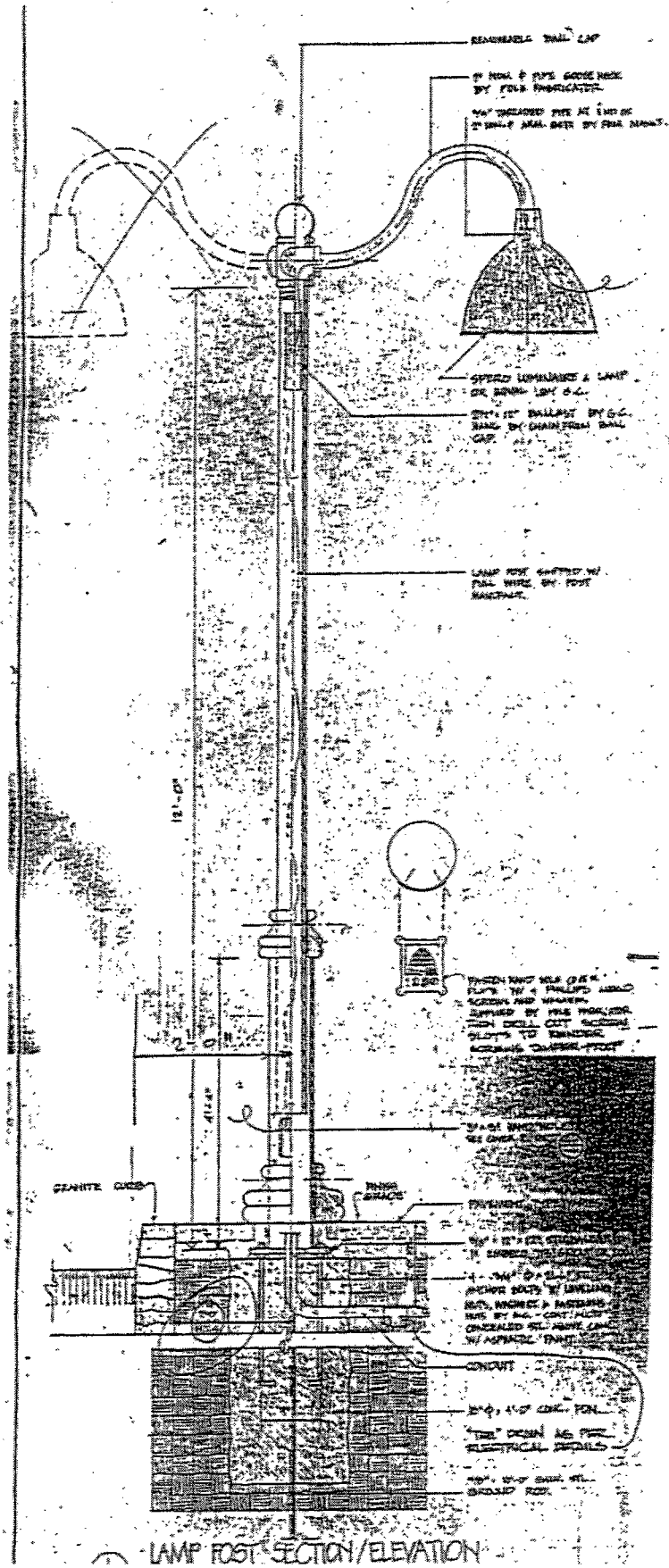
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1987



# HISTORIC DISTRICT DETAIL A-1

## LIGHTING



# HISTORIC DISTRICT DETAIL A-1a OVERHEAD LIGHTING

STERNER'S LUMINAIRE  
AND LAMP OR EQUAL  
BY G.C.

1 1/2" E.M.T. CONDUIT BY  
POLE FABRICATOR (TYP.) -  
END BENT TO PREVENT  
CUTTING WIRE -  
POST SHIPPED BY POLE  
FABRICATOR W/ POLE WIRE

CONDITION A SINGLE LUMINAIRE

NOTE:

SHADING INDICATES  
MATERIALS TO BE  
SUPPLIED BY G.C.

25' ± 0" HT OF LAMP POST

5' ± 1/2"

USE CURRENT DATE

FASTEN HAND HOLE COVER  
PLATE W/ 4 PHILLIPS HEAD  
SCREWS AND WASHERS  
SUPPLIED BY POLE FABRICATOR  
THEN DRILL OUT SCREW  
HEADS TO RENDER TAMPER  
PROOF

4" ± 0" HAND HOLE

FASTEN W/ SET SCREWS - SCREWS  
SUPPLIED BY POST MANUFACTURER

PAVEMENT TYPE VARIES

3/4" x 16" x 16" STL. BASE PL.

W/ 4" ± 0" ELEC. SICK. OPNG.

1" ENVELO T13 GROUT OR EQUAL

4 - 1" ± 0" x 3'-6" STL. ANCHOR  
BOLTS W/ LEVELING NUTS,  
WASHERS & FASTENING NUTS  
ALL BY G.C. - COAT ALL  
CONCEALED STL. ABOVE CONC.  
W/ ASPHALTIC PRINT.

CONDUIT

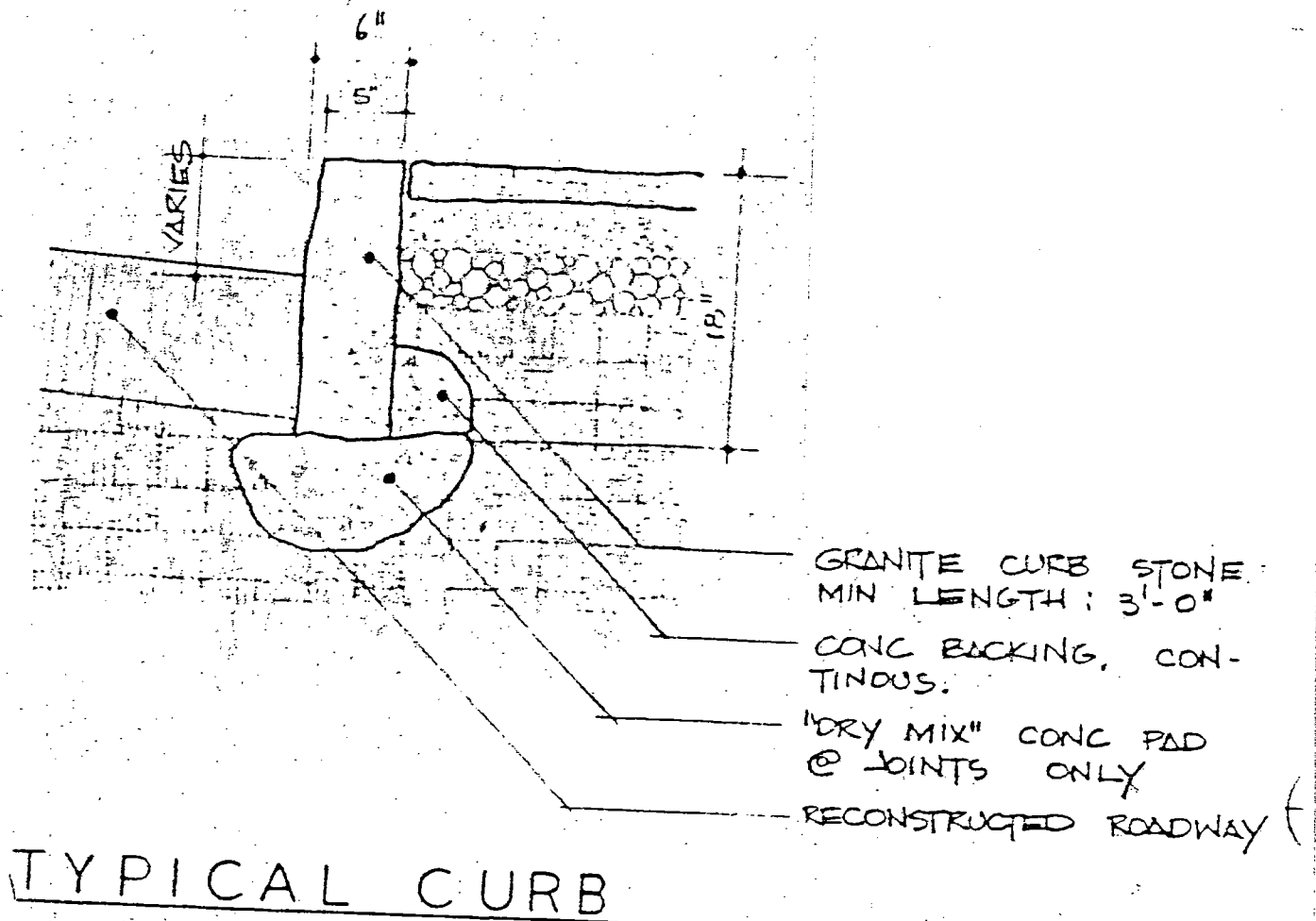
24" ± 0" x 5'-0" CLASS 'B'  
CONC. FCH.

3/8" ± 0" x 10'-0" GALV. STL.

FOR DRAIN  
FOR  
REC DETAILS

FINISH  
GRADE

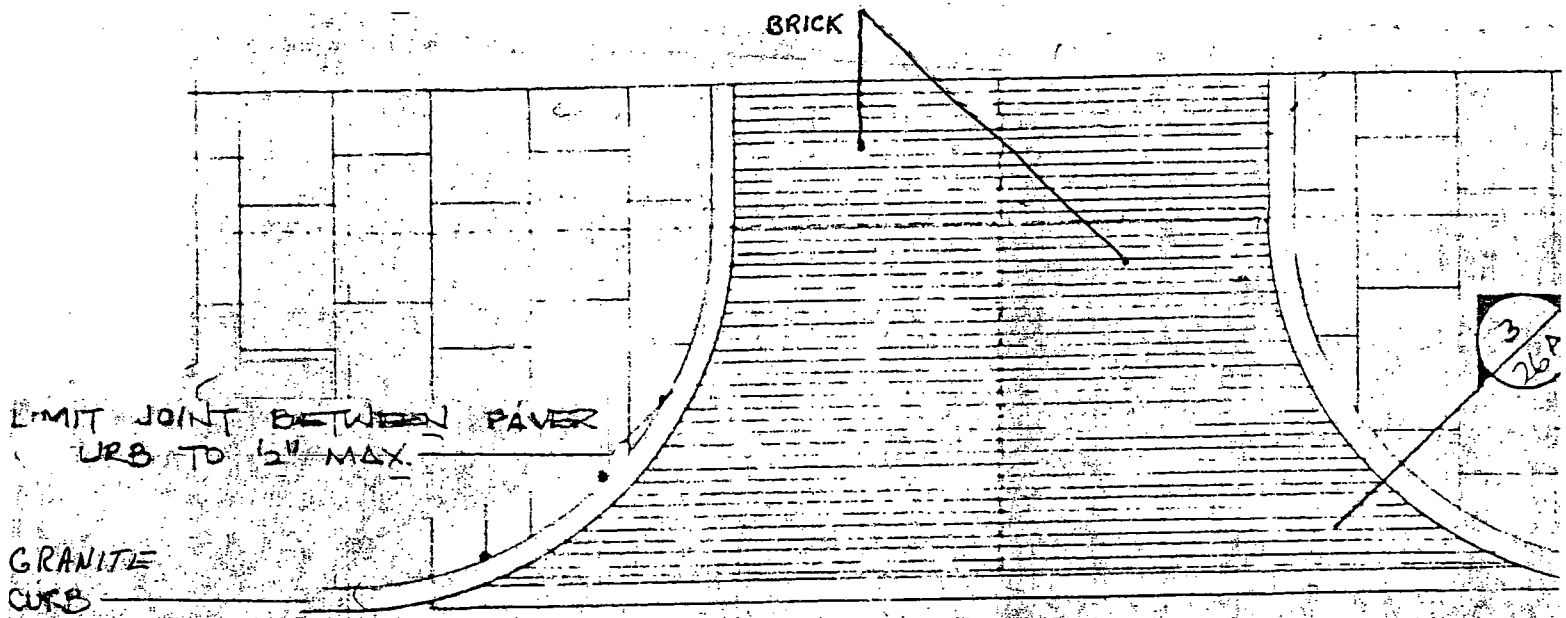
HISTORIC DISTRICT DETAIL A-2  
CURBS



**On a County Road:**

- The curb face reveal shall be 6" where adjacent parking is allowed or 8" where parking is prohibited.
- The curb shall have the dimensions of 9"x 20". The top shall be 8" in width, the bottom 9", and the depth 20".

HISTORIC DISTRICT DETAIL A-3  
CURB CUTS  
AND  
DRIVEWAY APRONS



**On a County Road:**

**\* The depressed curb face shall be 2" across the driveway opening.**

HISTORIC DISTRICT DETAIL A-3a  
CURB CUTS AND CROSSING RAMPS

DEPRESSED GRANITE CURB  
DO SAW CUT JOINTS IN  
CROSSING RAMPS

4" BLUESTONE SLABS, 2  
BRICKS

2" SAND-CEMENT SET-  
TING BED

5" CONC SLAB W/ 6x6  
6/6 W.W.M.

4" STONE BASE

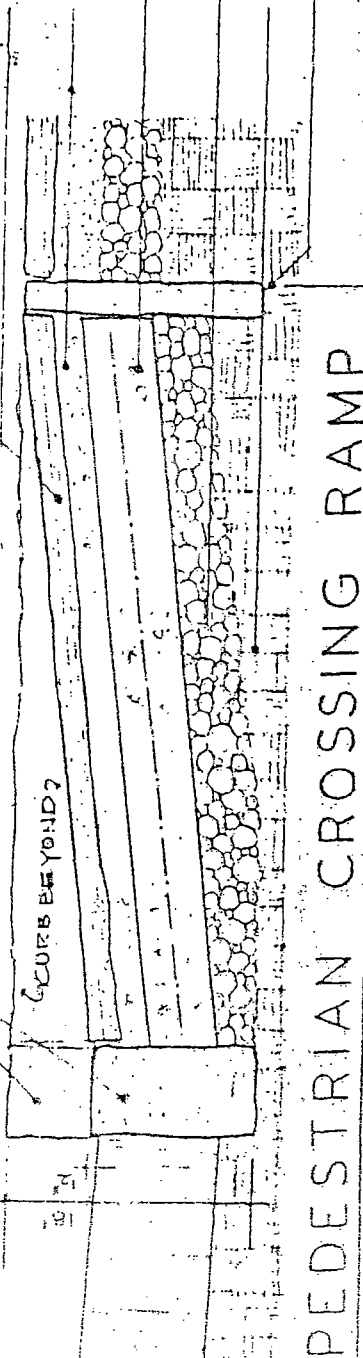
PREPARED SUBGRADE

2 1/2" x 18" BLUESTONE  
CURB

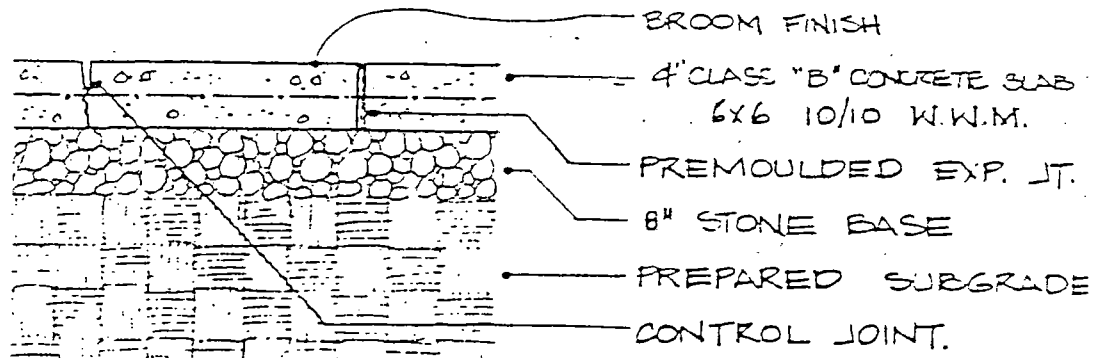
LINE OF EDGE SHOWN  
ON PLANS

CURB BEYOND?

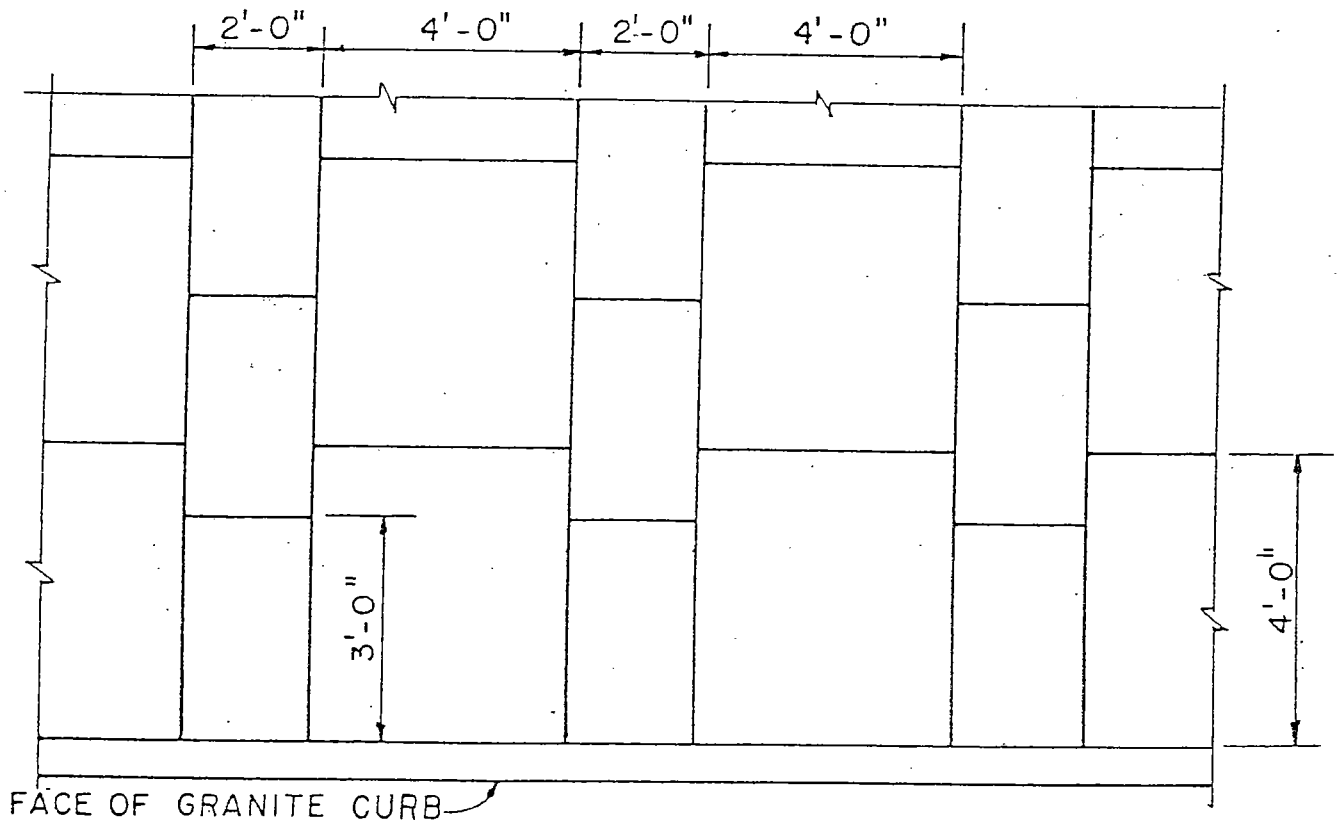
PEDESTRIAN CROSSING RAMP



HISTORIC DISTRICT DETAIL A-4  
SIDE-WALKS



(CONC. SIDEWALK)



TYPICAL SIDEWALK SURFACE PATTERN

N.T.S.