

EASTSIDE PARK HISTORIC DISTRICT DESIGN GUIDELINES



CITY OF PATERSON HISTORIC PRESERVATION COMMISSION

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TABLE OF CONTENTS:

I. INTRODUCTION

II. HISTORIC PRESERVATION COMMISSION

- A. Who We Are
- B. What We Do: Design Reviews
- C. Design Reviews in the Eastside Park Historic District
- D. What are Design Guidelines?

III. BACKGROUND INFORMATION

- A. Eastside Park Historic District National Register Significance Statement
- B. Eastside Park Historic District Architectural & Development History
- C. Brief History of Eastside Park
- D. Brief History of the Cricket Club House
- E. Brief History of the Horse Stable
- F. Map of Eastside Park Historic District

IV. EASTSIDE PARK HISTORIC DISTRICT DESIGN GUIDELINES

- A. Exterior Walls
- B. Windows, Shutters & Doors
- C. Roofing, Roof Additions & Solar Panels
- D. Architectural Details
- E. New Construction & Additions
- F. Demolitions
- G. Fencing & Streetscape
- H. Home-based Professional Businesses

V. APPENDICES

- A. Resource and Reference Guide
- B. Glossary of Architectural Terms
- C. National Register Districts & Local Historic Districts
- D. Typical Application Protocol, Handout
- E. HPC Design Review Application

INTRODUCTION



The architectural character and presence of many homes, streetscapes and public lands on Paterson's east side is noticeable to most people, whether driving by for the first time or having lived in the area for decades. There is a recognition that when preserved, the historic architectural styles and features of individual buildings enhances the appreciation of the overall neighborhood from both the inside and out. Maintaining a consistent sense of authentic character over changing times is what historic preservation is

focused on.

In 2003, an effort to recognize, define and preserve the character of Eastside Park and its surroundings was taken up by the Eastside Neighborhood Association (ESNA). Through a state and federal grant, funding for professional research on this topic was requested and awarded. A year later, after the historic district was defined and nominated for inclusion on the Registers, the district was placed on the National and State Registers of Historic Places. Since 2004 it has been under protections from compromises created by either State or Federal projects taking place within the boundaries of the district.

While listings on both the national and state registers is important to the preservation of any district, these protections have little impact on private development and home-owner driven projects that result in alterations to building exteriors. The reason for this is simple – reviews of construction projects in state and national register districts are only required when executed by state and/or federal agencies, or by other agencies that carry out a project utilizing state or federal funding. Because only municipalities issue building permits, only municipal historic districts require reviews of private property projects. For this reason it is said that municipal historic districts are the most stringent of the three listings, and have the most direct impact on property owners who need building permits. On the other hand, municipal historic designation is the most effective in providing for the preservation of a place's unique character.

The process for designation of the Eastside Park Historic District (EPHD) as a municipal district was initiated by ESNA in January 2009 with a nomination to the City of Paterson Historic Preservation Commission ("Commission"). The Commission is the city agency that receives and considers such nominations, and then ultimately provides the review of permit applications if the nomination is ultimately successful in establishing a municipal historic district.

The Municipal Landmark Designation of EPHD was presented to the Community Development Committee of the Municipal Council on January 28, 2009. At that time it was not heard by the Committee but asked to return at a later date. By September of 2009, the Commission, with

support of ESNA, presented evidence and documentation as to why the EPHD should be recommended by the City of Paterson Planning Board to the Municipal Council as a locally designated historic district. The designation included buildings and grounds, which consisted of approximately 800 residences and properties. In addition, the EPHD was already listed on the National and State Registers of Historic Places. Although the Planning Board formally voted in support of the designation, the administration was not ready to move the nomination forward, therefore leaving the designation in hiatus from 2010 to 2014.

The Planning Board created and passed in April of 2014 the Paterson Master Plan update that included a historic preservation element, specifically recommending the designation of National Register sites and districts be placed on the Paterson Register of Historic Places.

Subsequently, the Municipal Council passed the updated historic preservation ordinance on May 28, 2014, which created the Paterson Register of Historic Places and stipulated that currently-listed National Register historic places and districts in Paterson also be designated to the Paterson Register of Historic Places, bringing the formalization of the EPHD designation to a close. The Eastside Park Historic District was formally designated as a Municipal Historic District on May 28, 2014.

HISTORIC PRESERVATION COMMISSION

Who We Are

The City of Paterson Historic Preservation Commission (Commission) is a municipal land use agency composed of nine Commissioners appointed by the Mayor, and consists of seven regular members and two alternate members who are professional architects / engineers, citizens knowledgeable in architecture, architectural history, or historic architecture; or, who are residents of the City and have demonstrated a knowledge or an interest in the history and heritage of the City.

The Commission is responsible for protecting, promoting, and preserving the City's historic environment. These duties are accomplished through formal meetings where the Commission reviews applications for proposed changes or alterations to City of Paterson Municipal Landmarks or buildings located within Municipal Historic Landmark Districts. The Commission meets at least once a month, usually on the third Monday; unless that day falls on a holiday observance, in which case the Commission meets on the following Monday. Regular meetings are held at the Great Falls Welcome Center, 65 McBride Ave. Ext., Paterson, NJ.

What We Do: Design Reviews

The Commission is empowered to advise the Planning Board and Zoning Board of Adjustment on applications for development, and to review all building permit applications for proposed work in any municipally designated historic district or on any municipally designated historic building or site. Applications are reviewed according to standards for the appropriate treatment of historic properties in the *Eastside Park Historic District Design Guidelines*, *Great Falls Historic District Design Guidelines*, *Downtown Commercial Historic District Design Guidelines* and the *United States Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Any proposed exterior changes to any building or structure in one of Paterson's municipal historic districts or to any of the individual Municipal Landmarks, including painting, window replacement, etc. must be reviewed by the Commission at a regular monthly meeting prior to issuance of a building permit. Minor applications that are consistent with the Design Guidelines and the Secretary of the Interior's Standards noted above may be reviewed and approved by staff in the Division of Historic Preservation office in lieu of a presentation at the

Commission's public meeting.



Design Reviews in the Eastside Park Historic District

With respect to the Eastside Park Historic District (EPHD), the ongoing maintenance, deterioration and modifications / improvements that each older home faces must be dealt with at one point or another by homeowners. Decisions must be made about what materials to use to replace authentic materials that are worn out, or how to go about making an owner's desired

modifications or improvements to their property. Each owner must face these questions independently; in the end, however, how the work is carried out will impact the character of the overall neighborhood (to at least some degree) from that time forward.

The Commission provides a review of an owner's application for exterior projects to assist in maintaining a standard of what work and material choices would be appropriate for that project, on that property. This process is called a Design Review, and they are often a useful resource of information on the project and on the home itself. The Commission reviews an application and can render one of three results: a, Certificate of No Effect, a Certificate of Appropriateness or a Letter of Denial. Design Reviews help to maintain a consistent standard across the board for exterior changes to homes and other properties within the district. Each application is handled on an individual basis with the age, architectural style and current condition of the building playing a large factor in understanding what the appropriate course is for the most desirable outcomes for the owner and for the surrounding neighborhood within the historic district.

Design review applications are first reviewed by an HPC staff member to determine if the scope of the project and the proposed work require a hearing by the full commission. Certain work can be approved administratively, which can speed up an application's turnaround time. If a proposal is consistent with the Eastside Park Historic District Design Guidelines (see Chapter IV), an administrative approval is allowed rather than a full commission review at a public meeting.

Please refer to the City of Paterson Municipal Land Use Ordinance (amended 2014)

What are Design Guidelines?

In order to maintain a set of standards that is both general enough to apply to all applications as well as specific enough to apply to individual situations, a set of standards and guidelines are the basic tools the Commission uses. All applications are reviewed in accordance with the US Department of Interior's Standards for the Treatment of Historic Properties, a Federal set of general standards that can be applied across the country to any historic preservation application, as well as design guidelines that are applicable to the Eastside Park Historic District specifically. Standards and guidelines help both the applicants and commissioners to understand what the criteria are for a project or materials used to be considered "appropriate." Using standards and guidelines as a baseline also provides the level of due process required to maintain consistent and fair results as buildings change along the same street, change owners over time, and so forth.

BACKGROUND INFORMATION

Eastside Park Historic District National Register Significance Statement

The Eastside Park neighborhood, along with Eastside Park, is a remarkably intact architecturally and historically significant development spanning from 1890 to 1950. The residential community is eligible under Criterion C (for architectural significance), as it has an extensive inventory of period revival mansions and upper-middle and middle class detached housing. The district also meets Criterion C for landscape architecture because Eastside Park was initially designed as a scenic park by John Yapp Culyer, who was also the assistant engineer in New York City's Central Park and Prospect Park and was an associate of the firm Olmsted & Vaux. The history and development of this neighborhood, and what defined Paterson's Eastside for over 150 years, makes this section of the city locally significant under Criterion A in the area of community planning and development.

Eastside Park Historic District Architectural & Development History



The Eastside Park Historic District is an almost exclusively residential neighborhood of single-family homes on the eastern boundary of Paterson, New Jersey. It includes all or parts of 59 residential blocks, a 66-acre public park initially designed by John Y. Culyer (the assistant engineer to Calvert Vaux and Frederick Law Olmsted in the creation of Central Park and Prospect Park in New York City), as well as three small, triangular parks. The Eastside Park neighborhood is generally bounded by the Passaic River on the north and east, 21st

Avenue on the south, and Vreeland Avenue and East 33rd Street on the west. Although Eastside Park spurred some high-end development on large parcels prior to 1900, the bulk of the built environment was created in the first half of the 20th century. Currently, the Eastside Park Historic District has an extremely diverse and representative mix of development typologies that includes substantial mansions, mid-sized homes, and at the periphery, small-scale houses. Despite the occasional two-family the majority of the district consists of single-family homes. There are no apartment complexes and only one commercial entity.

In the last decades of the nineteenth century, the consolidation of the tracts belonging to Civil War Colonel Andrew Derrom and the Van Buren family into Eastside Park created an impetus for high-end residential development in the area. In the first two decades of the 20th century, ancestral farms in the area were slowly broken up and acquired by numerous developers. Initially, most of the homes were built by and for the elite of Paterson. The first substantial volume of residential development occurred at the beginning of the First World War; subsequently, most of the Eastside Park Historic District was developed by 1930, with additional infill up through the 1950s. Careful stewardship of the homes and public parks created a stable

community of residents in a varied collection of 20th-century period homes. The lack of a uniform development scheme created a wide variety in the placement of houses, architectural expression, and lot sizes; however, different sub-areas within the District tend to be cohesive in terms of architectural and/or scale, lot size, and setbacks. Overall, the physical conditions (or “integrity”) of the buildings range from fair to excellent, with few later additions to the houses. In general, the houses have varying setbacks, are predominantly two stories in height, two to five bays wide, of wood frame construction, with brick or stone veneer, or clad in wood or artificial siding, or in combination; most have porticos or porches and some have stylistically similar detached garages.

Although a fair number of houses have undergone alterations, including replacement siding, windows and roofing for example, the buildings in the district as whole have retained a high degree of integrity. The blocks closest to Eastside Park have the lowest density of houses in the district, containing large, landscaped lots. The density increases in all directions, particularly to the south and west. The two-family houses are almost exclusively two-and-a-half story, "duplex" type, with a stacked arrangement, and are clearly distinguishable from the single family homes.

The bulk of the Eastside Park Historic District is a varied collection of historical revival-style residential buildings constructed from about 1900 to 1940; examples of high-style International Style and Modern Contemporary style residences constructed from the 1930s through the 1950s are also extant. The most prevalent style in the district is Colonial Revival with the dominant mode being the Dutch Colonial type. The second most common type is the Tudor Revival style, followed by the Arts & Crafts style, Classical Revival and the Italian Renaissance styles. Solitary examples of historical revival houses include Mission Revival, Spanish Eclectic and French Eclectic styles. Art Deco style is used only on the Temple Emanuel Synagogue and attached school. Some of the oldest residential buildings in the district are examples of high-style period architecture, including Second Empire, Victorian Italianate, Shingle Style, English Edwardian, English Arts & Crafts, and Classical Elizabethan Tudor. Post World War II Modern Traditional and Neo-Colonial examples are found intermittently. Only one extant building, the Van Buren farmhouse circa 1855 located in Eastside Park, pre-dates the annexation of this area by the City of Paterson, in 1881.

Brief History of Eastside Park (Parks Movement in Paterson)



Former Civil War Colonel Andrew Derrom purchased undeveloped lands on the east side of Paterson and upon which he constructed a home and club house c.1880. Soon thereafter in 1881, H.B. Crosby, a Paterson industrialist serving on the Board of Trade, introduced the idea of establishing a public parks system for Paterson. It was not until 1888, however, that this vision was firmly adopted by the passage of a park

ordinance authorizing purchase of lands on the east and west sides of the city. Colonel Derrom's and Charles E. VanBuren's lands were a part of the 66-acre, \$75,000 purchase that became Eastside Park. The New Jersey legislature approved the establishment of a Parks Commission in Paterson in 1889 to which a seven members were appointed, including Crosby.

Although these were established and Crosby given the title of "father of Paterson parks," it was not until almost a decade later in 1899 that Eastside Park was formally designed by John Y. Culyer, a landscape architect from New York City who also was a commissioner on the Paterson Parks Commission. Culyer was assistant engineer in both the Central and Prospect parks projects (both F.L. Olmsted designs), Superintendent of Brooklyn Parks, and designer of other public parks in Chicago and Albany, for example. His contemporary works and connection to prominent landscape architect Olmstead (who won the competition for Westside Park, coincidentally) places Culyer squarely in the limelight of the civic landscape design of the City Beautiful movement, sweeping the nation at the time. Eastside Park soon thereafter became the catalyst and anchor for the rapid development of Paterson's east side neighborhood, now an historic district comprised of not less than 500 structures, reflective of architectural styles of the first half of the twentieth century.

Close scrutiny of 1899 and 1915 maps illustrate preliminary and modified designs of Eastside Park, which included several additions, including the stable, pavilion, arbors, and a club house, to name a few. As part of the park's design, Colonel Derrom's residence was demolished sometime after 1900, and the stable and pavilion were likely constructed shortly thereafter and have remained permanent amenities, unlike other features added at the time that have been removed or destroyed since. While the park at large maintains its historic boundaries and general design layout, all of its gardens, most of its pathways and structural elements are gone. While the stable and its adjacent counterpart, the pavilion, have been modified or are not entirely intact, they are among the few architectural representatives of what survives the turn-of-the-century design.



Brief History of the Cricket Club House, Eastside Park

The cricket club house in the City of Paterson's Eastside Park is one of five historic structures remaining in the park. Charles E. Van Buren's c.1850s farm house predates the establishment of this public park in the 1890s, and is among the first and oldest structures in what today is the Eastside Park Historic District (EPHD). The others, as amenity structures in the park's fabric for over one hundred years, continue in the ownership and operation of the City of Paterson. Three of these, the Pavilion or "Women's Comfort Station," the building known as the Horse Stable,



and the Van Buren house, are rehabilitated and occupied by the City of Paterson's Dept. of Public Works. The club house, however, has for years been vacant and given minor attention, leaving it in great need of rehabilitation and reuse.

The historic significance of the cricket club house is founded on its architectural merits (criterion C); association with the historic development of Paterson, its social institutions and public spaces, especially with regard to sports history;

association with the same in both national and state contexts (criterion A); and its association with persons important to the history of Paterson, New Jersey, and the United States (criterion B) for landscape design of Eastside Park. A synopsis of the historic development of cricket in Paterson and the club house are given below:

Cricket was a popular sport in Paterson that was played continuously between the 1850s and the 1930s. Two early Paterson cricket teams were organized as part of the New York Cricket Association as early as October of 1853. The Paterson teams played at least thirty matches per season, and frequently played at Prospect Park Parade Grounds in Brooklyn, NY. The Manhattan Cricket Club was the Paterson teams' biggest rival at the time.

By June of 1893, the Paterson Cricket club began to use the grounds at Washington Park (Eastside Park) which corresponded to the establishment of the Paterson Parks Commission and the beginning of the development of the city's parks. Eastside Park was a vast improvement compared to the club's former location. The field was situated in a hollow and the surrounding elevation gave the spectators a splendid view of the game. These "athletic grounds were laid out...near the river" adjacent to the baseball ground. Once the new cricket field was established, the New Jersey State Cricket League was formed that was similar to the Metropolitan League and included Paterson, Newark, Passaic County, Electric People's Park, and Essex County. One of the rules of the New Jersey State Cricket League debarred cricket players in the first section of the Metropolitan League from participating in their championship schedule. This posed a problem for the Paterson teams as most of the players participated in the New York Cricket Association under the Metropolitan League and were highly skilled and successful. The 1890s influenced expansion and change for the Paterson Cricket Club.

After the club moved to Eastside Park, in 1894-95 work began on improvements to the cricket grounds on the South Lawn and to expand the park so that baseball could be played as well. Although it is not specifically noted, it is likely that a wood-frame cricket club house structure was



also erected at this time as part of the improvements. The Paterson Cricket club was the monetary supporter of these improvements and their upkeep. Unfortunately, on February 3, 1899, the cricket club house caught fire which destroyed all the teams' equipment. The fire was believed to be started by incendiary. Although the fire was a setback for the cricket club, in August of 1899, the Paterson cricket team beat the Manhattans for the annual championship. There was a large crowd at Eastside Park for the event.

In 1900 a "pretty clubhouse was erected on the athletic fields at cost of over \$1,000 and fitted with all the necessary comforts for those playing sports" is documented, and it may be assumed that the stone and concrete building that is extant today is indicated. Once again the Paterson Cricket teams became leaders in their league, the New York Cricket Association and held first place without dispute.

In 1905, the clubhouse on the athletic grounds was repaired and repainted along with the music pavilion in the park, and the concrete stairs from the grand concourse.

Brief History of the Horse Stable, Eastside Park



The horse stable in the City of Paterson's Eastside Park is one of five historic structures remaining in the park. Charles E. Van Buren's c.1860s farm house predates the establishment of this public park in the 1890s, and is among the first and oldest structures in what today is the Eastside Park Historic District (EPHD). The others, as amenity structures in the park's fabric for over one hundred years, continue in the ownership and operation of the City

of Paterson. Two of these, the Pavilion or "Women's Comfort Station," adjacent to the stable, and the Van Buren house, are occupied by the City of Paterson's Dept. of Public Works, and are in decent repair. The stable was structurally stabilized and rehabilitated by the City of Paterson in 2009.

EASTSIDE PARK HISTORIC DISTRICT DESIGN GUIDELINES



The following design guidelines provide guidance to property owners when planning any exterior changes to their property. Existing exterior work that is grandfathered will not be required to change, unless new work is proposed. In addition, these guidelines do not pertain to any interior alterations, as they are not reviewed by the Commission unless they have a simultaneous result in changes to the exterior, or that are visible from the exterior.

The guidelines are based upon the *Secretary of the Interior's Standards*

for the Treatment of Historic Properties including their published guidelines. The guidelines are broken down into several sections to assist property owners in understanding what is needed to receive approval from the Historic Preservation Commission (Commission). In order to get a building permit from the City of Paterson Division of Community Improvements for their proposed project, the Commission will review the project and provide a decision to the property owner. The decisions are divided into three categories:

HPC ENCOURAGES (Certificate of No Effect)

Projects that propose recommended treatments will result in the Commission's approval for issuance of a Division of Community Improvements building permit.

HPC DISCOURAGES (Certificate of Appropriateness)

Projects that propose one or more not recommended treatments will be evaluated for their overall impact on the character of the property and a historic district as a whole. The evaluation may require appearance at a public meeting of the Commission, which may result in the Commission's approval of a building permit if certain conditions are met or the denial for a building permit.

HPC DOES NOT PERMIT

Projects that propose one or more not permitted or not approved treatments will result in the Commission's denial for a building permit.

A. EXTERIOR WALLS

One of the most defining elements of a historic building are its exterior wall surfaces. Retaining, protecting and repairing historic wall surfaces are particularly important when undertaking a rehabilitation project. The purpose of this section is to encourage retention and maintenance of historic walls and their materials so that they continue to serve as key architectural features in the district. Historic exterior walls are characterized by several basic materials, some of which compose the structural elements of walls, while others are the siding (sheathing) that covers and protects the structural elements of walls. Most often the structural and siding materials are the same; however there are situations when they are different.

1. MASONRY

Brick, stone, terra cotta, concrete and stucco are all types of exterior masonry materials. While masonry is among the most durable of historic materials, it is also prone to damage by improper maintenance or repair techniques (mortar that is harder than the masonry can cause the masonry to crack) or harsh and abrasive cleaning methods.

HPC ENCOURAGES

Exercising great care when cleaning, repairing and repointing exterior masonry surfaces. It is important to provide proper drainage so that water does not accumulate in curved decorative features.

1) Repointing Masonry Joints:

Mortar for repointing must be consistent with the content of the original mortar (i.e., ratio of lime/Portland cement/sand). If not sure of the original mortar consistency, a mixture of 4 parts lime to 1 part Portland cement generally may be used. The mortar color should, as closely as possible, match the current color of the existing mortar and complement the existing historic masonry color.

When repointing, the width and profile of the new mortar joints should match the existing mortar joints. Masonry surfaces, which are too deteriorated to be saved, should be replaced with the same type of material. (Note: in some circumstances, Pre-mixed, store-bought mortar, after curing may expand and damage the existing historic masonry.)

2) Cleaning Masonry:

If cleaning is necessary, masonry surfaces should be cleaned using the gentlest method possible, such as low pressure power washing (500 psi maximum) using non-chemical/corrosive architectural cleaners.

HPC DOES NOT PERMIT

A substitute material may be considered only if the same type of material is not technically or economically feasible. If a substitute material is used, it should closely match the original in texture and color.

2. WOOD

Clapboard, decorative, beveled, lap, cove, and wood shingles are all varying types of wooden siding. Wooden features such as cornices, bracketing, entablatures, columns, shutters, and balustrades are architectural features that play important functional and decorative roles in defining and retaining the historic character of a building.

HPC ENCOURAGES

The retention, protection and repair of wood trim and original wood siding.

HPC DISCOURAGES

The use of Aluminum or Vinyl Siding:

- 1) For historic buildings, aluminum or vinyl siding is vigorously discouraged. When warm moist air passes through the interior walls and hits cold exterior walls it condenses into water. Applying synthetic siding on such a situation can trap moisture, creating an ideal habitat for dangerous mold growth or wood destroying insects, and causing the historic material underneath to decay. Aluminum will corrode and dent. Vinyl can melt and crack and, like all plastic, it expands and contracts.
- 2) If nailed tightly to hold through winter it may expand in distorted, wavy shapes when heated in the summer sun. Fading is also a problem and in time artificial siding will require painting.

HPC DOES NOT PERMIT

Siding over existing windows or any existing architectural elements. The use of materials on the walls of a building that do not resemble the historic building materials in design, texture or color. This would include, but not be limited to, artificial stone (Permastone) brick face, or asphalt shingles.

3. EXTERIOR PAINTING AND COLOR

Repainting a building **DOES** require Historic Preservation Commission review.

HPC ENCOURAGES

The Commission will provide general information on historic paint colors and sources of assistance for choosing appropriate colors.

B. WINDOWS, SHUTTERS & DOORS

1. WINDOWS

Most dwellings constructed between 1880 and 1930 were built with double-hung sash, multi-light, wooden windows. After 1930, single-pane and large picture windows became more popular. Dwellings constructed in Paterson generally fall into one of these categories.

Tudor and Craftsman-style houses often feature decorative multi-light casement windows with diamond-shaping glazing. Projecting bay windows, known as oriels, are also common elements in Tudor, Craftsman, and Gothic Revival style dwellings.

It is not unusual for attic windows to be a fixed or casement style rather than a double hung sash variety. After 1925, modern architectural styles such as Art Deco, International, Ranch and Split-Level were constructed with many different varieties of windows. No longer were specific window types synonymous with certain architectural styles. Large fixed windows, glass block, single light, and one-over-one sash windows are a few of the many varieties used during this time period.

HPC ENCOURAGES

When the restoration or rehabilitation of a building is undertaken, first determine the dominant architectural style of the building. If it contains its original windows, the restoration of the existing windows is recommended. If the windows requiring rehabilitation are not original, research will indicate the type of window most appropriate for the given architectural style.

HPC DISCOURAGES

Aluminum or vinyl windows are not recommended, however, when the total replacement of windows is necessary, aluminum and vinyl windows can provide an alternative to wooden windows, often at a lower cost. These windows are now produced in styles that replicate historic, multi-light, and double-hung sash, wooden windows. It is important that the replacement windows accurately duplicate the style and number of lights that would be appropriate for the architectural style of the dwelling.

HPC DOES NOT PERMIT

The infilling of window openings. Window openings should not be filled in, bricked over or reduced from their original size.

2. SHUTTERS

HPC ENCOURAGES

- 1) Retention of original wood shutters.
- 2) Original wood shutters should be maintained and repaired as needed.
- 3) If replacement is necessary, wood shutters are preferred. Replacement operable shutters should be properly sized to fit the window opening and should be hung with hinges and hardware similar to the original.

HPC DISCOURAGES

Shutters made from aluminum or vinyl installed for decorative purposes only.

HPC DOES NOT PERMIT

- 1) The installation of shutters on a home which never had shutters.
- 2) Shutters that do not give the impression that they would cover the window when closed.

3. DOORS

If the present doors require rehabilitation or are not original, research will indicate the type of door most appropriate for the given architectural style. With the exception of some contemporary buildings, paneled doors were used in all periods of Paterson's architectural history.

HPC ENCOURAGES

- 1) The size, shape and location of door openings should be retained. The original features of the door itself should be retained, as should the related features such as fanlights, sidelights, pilasters, applied decorative moldings and hardware.
- 2) If the condition of the door is such that it cannot be repaired and retained, it should be replaced with a door that duplicates the original.

HPC DISCOURAGES

- 1) Metal, fiberglass, or other composite doors.
- 2) Replacement doors that are not consistent with the architectural period and style of the building.

HPC DOES NOT PERMIT

- 1) The filling in, bricking over, or altering the size of the original door openings.
- 2) The removal or altering of features associated with the door such as fanlights, sidelights, pilasters, or other applied architectural decoration.
- 3) The use of flush doors, unless this style of door was original to the building.

4. STORM WINDOWS AND DOORS

HPC ENCOURAGES

Placing the storm sash within the window frame. Storm or screen doors should be simple in design with a good amount of open area for maximum visibility to the main door.

HPC DISCOURAGES

Storm doors with decorative features from a different period or architectural style than the style of the building.

C. ROOFING, ROOF ADDITIONS & SOLAR PANELS

The roof is one of the most important architecturally historic features of a home, and usually defines the style and architectural character of a building, often adding color and texture to sloping roof planes. Slate, tile and asphalt shingles are the most common roofing materials found on homes in Paterson. Regardless of material, age and weather eventually take their toll, and most roofs eventually need repair or replacement.

The first choice when repairing or replacing the roof on a historic home is to use the same or similar materials. Since age and weather affect the color of most roofing materials, repairing or patching an older roof often involves matching the color of new and older materials. Color is an important consideration, particularly for those roof surfaces that are visible from the public right-of-way.

In instances where a homeowner has little choice but to use substitute materials, and the roof is readily visible from the public right-of-way, the substitute material should match as closely as possible the scale, texture and color of the original material.

1. SLATE

Colonial Revival and Tudor residences built in the 20th century are the most likely to have been constructed with slate roofs. Slate roofs are very durable and often last, at the minimum, 40 to 100 years, which means that most original slate roofs in Paterson are now in need of inspection and either repair or replacement.

HPC ENCOURAGES

- 1) Replacement of damaged slate with new slate to match existing as needed. Often times portions of a slate roof can be replaced without damaging the rest of the roof, thus saving from the need for an overall roof replacement. In these cases, it is necessary to match the new slates with the existing slate shingles.
- 2) Replacement with a substitute material, when the substitute material matches the original in scale, texture, and coloration.

HPC DISCOURAGES

Replacement with asphalt shingles. If this is the only viable alternative, use a shingle style and color that replicates as closely as possible the appearance of the original slate roof.

2. CLAY TILE

Clay tile roofs came into fashion at the beginning of the 20th century. Romanesque Revival, Mission, Spanish, Mediterranean, Georgian and Renaissance Revival residences may have been constructed with clay tile roofs. Clay tile roofs are one of the most distinctive, decorative and durable roofing materials that can last for over 100 years with proper maintenance. Clay tile roofs should be inspected approximately every five years.

The most popular types of clay tiles are pantiles and flat tiles. Within Paterson, most tile roofs are of the pantile variety. There are two types of pantiles: "S" or Spanish

tiles, which are interlocking and Straight Mission or Barrel Mission tiles, which are overlapping.

HPC ENCOURAGES

Since clay tile roofs are such a defining architectural characteristic, clay tile roofs should be replaced with clay tiles or a similar substitute material that matches the exact color and style of the original tile. This will help to ensure the preservation of the architectural integrity of the building.

3. ASPHALT SHINGLE

Today, most roofs are covered with asphalt shingles. They are cost-efficient and generally last up to 15 years. Asphalt shingles come in different colors, textures, and sizes, and are sometimes laid in patterns across a roof's slope.

HPC ENCOURAGES

When replacing the roof of an older home, retain or replicate any roof design or pattern that was original to the dwelling. Considering the wide variety of asphalt shingles available today, care should be taken to select a shingle style and color that complement the historic character and color of the house.

4. ROOF ADDITIONS

a) DORMERS

Dormers provide space, light and ventilation to the attic, thus making them a functional part of the building. Dormers may be present in buildings constructed in the Colonial Revival, Tudor, Shingle, Victorian, Queen Ann or Second Empire style. Many dwellings throughout Paterson have original gable, arched, hipped, shed and eyebrow dormers.

HPC ENCOURAGES

New roof additions such as dormers, if not part of the original fabric of the house, should not damage or obscure the historic character of the roof (refer to section on new construction/additions).

b) SKYLIGHTS and SOLAR PANELS

HPC ENCOURAGES

Skylights and solar panels may be acceptable on rear facing roof surfaces or surfaces not visible from the public right-of-way.

HPC DISCOURAGES

Placement of skylights or solar panels on areas of the building or grounds visible from the public right-of-way. These modern features should not be placed where they would detract from the historic appearance or character of the building.

HPC DOES NOT PERMIT

Skylights or solar panels visible from the public right-of-way.

D. ARCHITECTURAL DETAILS

1. PORCHES

Porches are a character-defining feature of many of the buildings in the Eastside Park Historic District.

HPC ENCOURAGES

Columns, railings and applied architectural decoration should be maintained rather than replaced. If replacement is necessary due to extreme deterioration or missing components, the original elements should be replaced in kind or with substitute materials that match the original in size, shape, texture and coloration.

HPC DISCOURAGES

The use of screen, glass, or a glass substitute either behind or between the original porch columns to enclose a porch is discouraged. The added materials needed for installation must be as inconspicuous as possible and able to be removed at a later date without harming the original historic building materials or altering them in any way.

HPC DOES NOT PERMIT

Enclosing or altering porches visible from the public right-of-way in any manner that would obscure or detract from the original architectural detailing of the porch and the building.

2. ACCESSORY DETAILS / ATTACHMENTS

Older homes of the Eastside were constructed to represent a particular style of architecture popular at the time of construction. Most often, any architectural details and embellishments – or lack thereof – is considered a feature that actually defines the building's belonging to a particular period. For this reason, it is particularly important and in accordance with the Secretary of the Interior's Standards that all original details be maintained and not be removed. Likewise, the addition of new accessory details and attachments, such as keystones and corner quoins for example, that are not consistent with the building's architectural style, is not permitted.

E. NEW CONSTRUCTION & ADDITIONS

1. NEW CONSTRUCTION

Any new construction which takes place within a historic district must be compatible with the existing structure in terms of height, mass and setback. In a residential district, it is important for new construction to conform to the character, style, rhythm and visual "feeling" of the existing residential neighborhood.

2. ADDITIONS TO EXISTING BUILDINGS

While new construction must "fit" with the surrounding buildings, it is of the utmost importance that additions to existing buildings within an historic district harmonize with the appearance of the original building on which it is being added. However, any new addition to an historic building must be constructed in a way that subtly differentiates it from the historic building.

When planning a new exterior addition to an historic property or home, the following questions must be asked:

- a) Does the proposed additional preserve significant historic material and features?
- b) Does the proposed addition preserve the historic character?
- c) Does the proposed addition protect the historical significance by making a visual distinction between old and new?

(Refer to NPS Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns, by Kay D. Weeks)

F. DEMOLITIONS

One of the most widespread problems in the City of Paterson is demolition by neglect. Vandalism, fires and the deterioration of structural materials due to exposure to the weather have negatively impacted the architectural integrity of the building stock within many of Paterson's neighborhoods. It is important that buildings already in a state of disrepair be closely monitored for continued deterioration. It is also essential that stable neighborhoods be monitored for evidence of decline or disrepair. The use of citizen task force and enforcement of zoning codes would be complementing elements in maintaining the character of historic communities. Demolitions require a building permit from the City of Paterson Division of Community Improvements, and are therefore reviewable by the Commission.

G. FENCING & STREETScape

1. FENCES AND WALLS

HPC ENCOURAGES

Historic fences and walls should be retained and repaired rather than replaced. When a fence or wall must be replaced, similar materials should be chosen that match the size, shape, texture and color of the original fence or wall.

HPC DISCOURAGES

- 1) New fences or walls constructed in areas where no fence or wall existed historically. New fences or walls should be compatible with the historic style of the building and harmonize with the design and landscape of the dwelling and street.

- 2) Chain-link or plastic fencing.

HPC DOES NOT PERMIT

Chain-link or plastic fencing that is visible from the public right-of-way.

2. WALKWAYS/SIDEWALKS

HPC ENCOURAGES

- 1) Walkways of bluestone, slate or other historic materials should be retained and repaired. Sections damaged beyond repair should be replaced in kind.
- 2) When replacing concrete walkways with concrete, closely match the existing texture and color with other sections as much as possible. Please call the historic preservation office for guidance on how to achieve this outcome.

HPC DISCOURAGES

If sections of historic walkway material are damaged beyond repair, replace damaged sections with concrete that is tinted to match the original material that is being retained. Please call the historic preservation office for guidance on how to achieve this outcome.

HPC DOES NOT PERMIT

White concrete is not acceptable for repairs or new installation.

3. CURBING

HPC ENCOURAGES

Granite, slate (bluestone) or other historic materials used for curbing should be retained and repaired. Sections damaged beyond repair should be replaced in kind.

HPC DISCOURAGES

If sections of curbing are damaged beyond repair, replace with concrete that is tinted to match historic material. Please call the historic preservation office for guidance on how to achieve this outcome.

HPC DOES NOT PERMIT

White concrete for curbing repairs or new installation.

H. HOME-BASED PROFESSIONAL BUSINESSES

Contact the HPC Office for further instructions on Home-Based Professional Businesses. Signage for businesses can be found in our Downtown Commercial Historic District Design Guidelines and the City of Paterson Zoning Ordinance (amended 2014).

RESOURCE AND REFERENCE GUIDE

USEFUL RESOURCES ON RESEARCHING THE HISTORY OF YOUR HOME AND APPROPRIATE MATERIALS AND METHODS FOR PRESERVATION

PATERSON HISTORIC DISTRICTS, ARCHITECTURAL SURVEY and SECRETARY OF THE INTERIOR'S STANDARDS

Eastside Park Historic District National Register Nomination, Paterson, NJ.

Esser, Phillip Seven and Paul Graziano. 2004.

Update to the Cultural Resources Survey of the City of Paterson.

Louis Berger. 1996. Prepared for City of Paterson, Department of Community Development.

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

John Milner and Associates, Inc. 1996. Submitted to the National Park Service and City of Paterson, Historic Preservation Commission.

Design Guidelines for the Downtown Commercial Historic District, Paterson, New Jersey.

Preservation Design Partnership. 2014. Prepared for City of Paterson, Historic Preservation Commission.

Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

W. Brown Morton III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl. 1992. U.S. Department of the Interior, National Park Service.

Cultural Resource Survey of the City of Paterson.

Zakalak Associates. 1987. Prepared for City of Paterson, Department of Community Development.

GUIDES to ARCHITECTURAL STYLES and RELATED INFORMATION

How to Research the History of a House.

NJ Historic Preservation Office. 2007. This is a general guide focused on helping a wide variety of homeowners of historic houses.

How to Research the History of a House can be downloaded here:

<http://www.nj.gov/dep/hpo/4sustain/housereseach.pdf>

Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945.

John Blumenson. 1977. American Association for State and Local History, Nashville, Tennessee.

Illustrated Dictionary of Historic Architecture.

Cyril M. Harris. 1977. Dover Publications, Inc., New York.

A Field Guide to American Houses.

Virginia McAlester and Lee McAlester. 1989. Alfred A. Knopf, New York.

American Architecture Since 1780: A Guide to the Styles.

Marcus Whiffen. 1969. MIT Press, Cambridge.

TECHNICAL INFORMATION on REHABILITATION and PRESERVATION

Keeping it Clean: Removing Dirt, Paint, Stains, and Graffiti from Historic Exterior Masonry.

Anne E. Grimmer 1987. National Park Service, Washington, D.C.

Preserving and Maintaining the Older Home.

Shirley Hanson and Nancy Hubby. 1983. McGraw Hill, New York. Hotton, Peter. 1979. *So You Want to Fix Up an Old House*. Little, Brown, Boston.

The Original Old-House Journal Compendium.

Clem Labine and Carolyn Flaherty, eds. 1980. Overlook Press, Woodstock, New York.

Renovation: A Complete Guide.

Michael Lichtfield. 1982. John Wiley and Sons, New York.

Epoxies for Wood Repairs in Historic Buildings.

Morgan W. Phillips and Dr. Judith E. Selwyn. 1978. National Park Service, Washington, D.C.

The Old-House Journal New Compendium: A Complete How to Guide for Sensitive Rehabilitation.

Patricia Poore and Clem Labine. 1983. Doubleday, New York.

Preservation Briefs: National Park Service. These are short informational pamphlets provided by the Technical Preservation Services of the National Park Service. They are meant to illustrate examples of appropriate and inappropriate preservation methods and provide 'how-to' information on a variety of preservation topics.

All 47 of the *Preservation Briefs* can be found and downloaded here:

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

Those listed below are only some of the *Briefs* that cover topics of interest to historic Eastside Park Historic District homeowners.

- 1 *The Cleaning and Waterproof Coating of Masonry Buildings*
- 2 *Repointing Mortar Joints in Historic Brick Buildings*
- 3 *Conserving Energy in Historic Buildings*
- 4 *Roofing for Historic Buildings*
- 6 *Dangers of Abrasive Cleaning to Historic Buildings*
- 8 *Aluminum and Vinyl Siding on Historic Buildings*
- 9 *The Repair of Historic Wooden Windows*
- 10 *Exterior Paint Problems on Historic Woodwork*

The New Jersey State Historic Preservation Office (NJ SHPO) has a number of resources available on their website: <http://www.nj.gov/dep/hpo/index.htm>

NJ SHPO also provides *FYI Publications*, a series of pamphlets on preservation methods and the appropriate treatment of historic buildings. They can be found under *Form & Publications* here: <http://www.nj.gov/dep/hpo/4sustain/info.htm#forms>

THE STATE & NATIONAL REGISTERS OF HISTORIC PLACES

General information about the State and National Registers of Historic Places can be found at: <http://www.nj.gov/dep/hpo/1identify/nrsr.htm>

Check under *Forms & Publications* on this page for additional useful downloads, including information on both registers: <http://www.nj.gov/dep/hpo/1identify/nrsrfact.pdf>

The official National Park Service website for the National Register is here: <http://www.nps.gov/nr/>

Guides for applying the National Register Criteria and completing National Register Forms are available as publications for download from the following pages: <http://www.nps.gov/nr/publications/index.htm>

NATIONAL TRUST FOR HISTORIC PRESERVATION

The National Trust for Historic Preservation is a privately funded nonprofit organization, works to save America's historic places, which include historic homes and commercial buildings looking for new owners. They provide a variety of programs which includes historic real-estate services.

Here you will find a constantly changing selection of historic properties for sale, from modest log cabins to grand country estates, historic bank buildings to schools. You can search the site for properties by home style, year built, state, price, and more:

<http://historicrealestate.preservationnation.org/>

SOURCES OF PRESERVATION FUNDING

The NJ Historic Trust provides a variety of funding opportunities for historic property owners. Please check under the following link for detailed information on the Trust's funding programs and opportunities for private property owners: <http://www.njht.org/dca/njht/private/>

GLOSSARY OF ARCHITECTURAL TERMS:¹

A

- arch** a curved construction of wedge-shaped stones or bricks which spans an opening and supports the weight above it. (see *flat arch*, *jack arch*, *segmental arch* and *semi-circular arch*)
- attic** the upper level of a building, not of full ceiling height, directly beneath the roof.

B

- baluster** one of a series of short, vertical, often vase-shaped members used to support a stair porch handrail, forming a balustrade.
- balustrade** a railing consisting of a series of balusters.
- banister** corruption of baluster.
- bargeboard** a board, usually highly decorated, which hangs from the projecting edge of a roof.
- bay** a regularly repeated unit of an elevation of facade that consists of the space between columns or is defined by a given number of windows per floor.
- bay window** a projecting window that forms an extension to the floor space of the internal rooms; usually extends to ground level. (*see oriel window*)
- belt course** a horizontal band across an elevation or around a building marking a division in the wall plane.
- blind** an assemblage of adjustable louvers used to control the admission of light, usually flanking windows in pairs and hinged at the jamb.
- box cornice** a hollow buildup cornice usually made up of boards and moldings.
- bracket** a small, projecting piece of stone or other material, often in the form of a scroll, which supports or appears to support eaves, shelves or other overhangs.

C

- capital** the head or top decorated member of a column or pilaster.
- Classical Order** derived from Greek and Roman architecture, a column with its base, shaft, capital and entablature having standardized details and proportions, according to one of the five canonized modes: Doric, Tuscan, Ionic, Corinthian or Composite.
- clapboard** boards, thicker on one edge than on the other, which overlap horizontally to form a weatherproof exterior wall surface.

¹ Adapted from Louis Berger Associates. *Paterson Historic District Design Guidelines*. Prepared for the City of Paterson, Department of Community Development. 1996.

column	a slender, upright structural member.
corbel	a bracket or projecting decorative elements usually produced by extending successive courses of masonry beyond the wall surface.
cornice	the projecting ornamental molding that caps a wall. In classical architecture, the uppermost section of entablature.
cresting	a decorated ornamental finish along the top of a wall or roof.

D

dentil course	a series of small, projecting blocks creating a molding or cornice in classical entablatures.
detail	a small, often intricate architectural feature such as a cornice's bracket, dentil block, etc.
doorway	the opening in a wall for passage through a wall including the door, door frame and, in more elaborate doorways, a transom and sidelights.
dormer windows	an upright window that projects from a sloping roof.
double-hung window	a window having two sashes, one sliding vertically over the other.
drip mold	(see <i>hood mold</i>)

E

eaves	the underside of a sloping roof which projects beyond the wall.
element	a fundamental component of a building's facade: a door, window, cornice, etc.
elevation	the exterior facade of a structure; also the head-on view or drawing of a building's exterior face.
entablature	a part of a building or classical order resting on the column capital; consists of an architrave, frieze and cornice.

F

façade	the face or elevation of a building, usually its front.
fascia	a projecting, flat, horizontal member or molding, which forms the trim of a flat roof or a pitched roof; also part of a classical entablature.
flat arch	an arch whose wedge-shaped stones or bricks are set in a straight line; also called a jack

G

gable end	the triangular, upper portion of a wall at the end of a pitched roof.
gable roof	a ridged, double-pitched or sloping roof.
gambrel roof	a ridged roof with two slopes on either side.

H

hood mold a large, projecting molding over a window or door, originally designed to direct water away from the opening; also called a drip mold.

I

incised decoration an engraved ornamentation, cut or engraved into a structure's surface.

J

jack arch (see *flat arch*)

K

keystone the wedge-shaped top or center member of an arch.

knee window a small horizontal attic window just below the roof line.

L

leaded glass window glass, often stained or colored, set in lead strips.

lintel the horizontal, top member of a window, door or other opening.

louvre one of an assembly of sloping, overlapping, fixed or adjustable slats designed to exclude rain, but admit air; used in shutters, doors, etc.

M

mansard roof a roof with a double slope, the lower being longer and steeper than the upper.

masonry exterior wall construction made of brick, stone or adobe laid in small units.

massing the effect of a solid object or building as seen from the outside.

member a component of a structure.

modillion a horizontal bracket, usually in the form of a scroll, under the cornice.

mullion a heavy, vertical wood member between windows or doors repeated in a close series.

muntin a glazing bar between panes of glass.

O

oriel window a projecting bay window which emerges somewhere above the ground level. (see *bay window*)

overlight a horizontal opening over a door or window. (see *transom*)

P

pane	glass member in a window or door; term applies where sash consists of several smaller glass members, e.g., six-over-six refers to the number of panes per sash in a double-hung window.
pediment	a triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.
pitch	the degree of slope of a roof.
planar	two-dimensional in quality.
portico	an open-sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space. (see <i>verandah</i>)
preservation	the general label given to the reconstruction, rehabilitation or restoration of the built environment; also the stabilization of a building; no construction need be involved.
proportion	the relationship or ratio of two or more dimensions, e.g., width to height of door or window opening or a whole building's facade.
pyramid roof	a pavilion roof, or a roof sloped equally on all four sides.

Q

quatrefoil	a four-lobed figure.
quoins	a series of stones, bricks or wood panels ornamenting the outside corner of a wall.

R

reconstruction	(see <i>replication</i>)
rehabilitation	the process of returning a property to a state of utility, while retaining as many of its original characteristics as possible.
renovation	(see <i>rehabilitation</i>)
replication	the accurate recreation of a vanished or irreplaceably damaged structure or part thereof; the new construction recreates the building's exact form and detail as they appeared at some point in history.
restoration	the process of making a structure's forms and details appear as they did at a particular point in time, often the date of construction. This sometimes involves removing later additions and replacing missing original work.
ridge	the horizontal line at the junction of the upper edges of two sloping roof surfaces.
roof	(see <i>gable roof</i> , <i>gambrel roof</i> , <i>mansard roof</i> , <i>pyramid roof</i> , and <i>shed roof</i>).

S

sash	the window framework in which the glass panes are set.
-------------	--

segmented arch an arch whose profile or radius includes less than a semicircle. (see *arch*)

W

water table a projecting, horizontal ledge, intended to prevent water from running down the face of a wall's lower section.

window (see *bay window*, *dormer window*, *double hung window*, and *oriel window*; also see window parts: *mullion*, *muntin*, *pane*, *sash*, and *six-aver-six*)

CITY OF PATERSON
**HISTORIC PRESERVATION
COMMISSION**

125 ELLISON STREET, SUITE 408
PATERSON, NEW JERSEY 07505-1305

Gianfranco Archimede, Executive Director

phone (973) 321-1220

fax (973) 321-1356

garchimede@patersonnj.gov



Jose "Joey" Torres
Mayor

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Counsel: Romina M. Pascual, Esq.

TYPICAL HEARING APPLICATION & PROTOCOL

*APPLICATIONS ARE REFERRED TO HPC BY THE DIVISION OF PLANNING & ZONING
OR BY THE DIVISION OF COMMUNITY IMPROVEMENTS*

STEP 1.

Phone call from applicant to Director to introduce project, request a hearing, and schedule a meeting for preliminary review of plans with the Director.

STEP 2.

Meeting with Director for preliminary review of plans and introduce/discuss issues raised for compliance. Director determines if application requires full review and schedules with applicant according to HPC submission requirements and deadlines

STEP 3.

Applicant phone calls, sharing plans, and requests final meeting with Director to review changes based on the preliminary review. Final changes are discussed. Applicant makes these on paper (final plans).

STEP 4.

Final plans submitted to the Director prior to the pre meeting mailing to commissioners. copies of applicant's plans, reports, and other required materials are distributed to the Commissioners. Such documents are included with the pre-meeting packet, which is sent to commissioners at least 48 in advance of a meeting.

STEP 5.

Applicant presents the plans and project to the HPC during public portion of a regular meeting. Discussion, deliberation and voted resolution is then made by the Commissioners.

STEP 6.

HPC opinion of Denial (Letter of Denial), Approval (Certificate of No Effect), or Conditional Approval (Certificate of Appropriateness) issued in writing to the Construction Official and applicant following the HPC hearing.



THE NEW JERSEY & NATIONAL REGISTERS OF HISTORIC PLACES VS LOCAL HISTORICAL DESIGNATION

THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. It is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archaeological resources.

The National Register (NR) is administered by the National Park Service (NPS) under the Secretary of the Interior. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation. Listing in the National Register has the following results which assist in preserving historic properties;

- ◆ Recognition that a property is of significance to the nation, the state or the community.
- ◆ Consideration in the planning for federal or federally assisted projects.
- ◆ Eligibility for federal tax benefits.
- ◆ Consideration in the decision to issue a surface coal mining permit.
- ◆ Qualifications for federal assistance for historic preservation, when funds are available.

Projects which are federally funded, licensed or authorized are required to take into account how an undertaking will effect historic properties. Under the law a historic property is not only one that is already listed but also extends to properties that are eligible for the National Register of Historic Place.

THE NEW JERSEY REGISTER OF HISTORIC PLACES

The New Jersey Register of Historic Places was created in 1970, only four years after the National Historic Preservation Act established the National Register.

This law provided additional protection that the National Register could not - protection for all registered properties against undertakings by the state; or counties; or municipalities. The New Jersey Register is closely modeled after the National Register and the registration process is incorporated into our National Register program and uses same criteria, nomination forms, and review procedures (including owner notification).

In New Jersey, signature of the State Historic Preservation Officer on a nomination application is a two-fold act, simultaneously listing the property on the New Jersey Register and recommending National Register status to the NPS.

There are differences between the Registers:

- ◆ private owner objection to a New Jersey Register proposal does not prevent designation
- ◆ only properties actually listed in the New Jersey Register are afforded protection

An exceptional law when enacted, the New Jersey Register of Historic Places Law is still nearly unique. About thirty states currently have State Register laws affording protection against state agency undertakings. but only a handful extend the protection to include county and municipal undertakings.

The New Jersey law does raise some issues as it pertains to registration. Just being eligible for the NR confers the same essential protection from federal undertakings as actual

**NEW JERSEY
DEPARTMENT OF
ENVIRONMENTAL
PROTECTION**

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**DIVISION OF
PARKS & FORESTRY**

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**HISTORIC
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listing; therefore NR status is, in some respects, a formality.

The New Jersey Register of Historic Places, however, does not have an “eligible for” provision. Consequently, only actual registration requires a governmental review that would not otherwise be activated.

Since private property development per se is not restricted, private owner objection does not prevent a site from being listed in the New Jersey Register. It does, however, preclude inclusion in the National Register.

Regardless of the final outcome, owner concerns are an important issues and are taken into account in the earliest stages of an application.

Official owner notification (and also municipalities and counties) is the SHPO responsibility and regulatory requirement for both Registers. For proposed historic districts, a public meeting is also conducted.

LOCAL HISTORIC DESIGNATION

Historic Preservation Commissions, design review committees, or special zoning ordinances are established by New Jersey municipal ordinances. They are not a part of the New Jersey or National Register program.

Listing properties in the New Jersey and National Registers often changes the way communities perceive their historic resources and gives credibility to efforts of private citizens and public officials to preserve these resources. Listing in the Registers, does not, however, interfere with a private property owner's right to alter, manage or dispose of

property.

Preservation decisions affecting private property are largely made on the local level. Many municipalities, in accordance with their adopted master plans, have enacted local historic preservation ordinances to protect historic resources. All local master plans and ordinances in New Jersey must be adopted in compliance with the Municipal Land Use Law. Like the New Jersey and National Registers of Historic Places, local preservation ordinances designate buildings, sites, structures, and districts that have specific identified architectural, historic, or archaeological merit. However, local preservation ordinances can regulate the private use, maintenance, alteration or demolition of a locally designated historic building, structure, or site. Listing in the New Jersey or National Registers does not designate the historic resources at the local level.

Local historic preservation ordinances vary among municipalities in the authority granted to identify, designate, and protect historic properties. The ordinances generally establish a historic preservation commission to provide architectural review of alterations, demolition, and new construction within designated historic areas. The strongest ordinances allow the historic commission to review projects and make binding decisions, while some ordinances delegate final decision making to a planning or zoning board upon the recommendation of the historic commission. Municipal governments are important partners to state and federal preservation program. Over one hundred municipalities in New Jersey have local historic preservation ordinances.



State of New Jersey Department
of Environmental Protection
Natural & Historic Resources

HISTORIC PRESERVATION OFFICE

P.O. Box 404, Trenton, New Jersey 08625-0404

TEL: (609) 292-2023, 292-2028, 984-0140

FAX: (609) 984-0578



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DESIGN REVIEW APPLICATION
FOR HISTORIC PRESERVATION COMMISSION REVIEW

1 OF 4

PROPERTY

Address _____ **Block No.** _____ **Lot No.** _____
Zip Code _____ **Historic Name (if known)** _____

- ① Type of Building: (please check one)
- ☐ Commercial ☐ Industrial ☐ Mixed Use
☐ Residential ☐ Public ☐ Religious
- ② Is this building currently occupied / in use?
☐ Yes ☐ No
- ③ What is the original or previous use of the property? (50 years ago or more) _____
- ④ What is the existing use of the property? _____
- ⑤ Is the property listed on any of the following?
- ☐ Paterson Register of Historic Places
☐ State Register of Historic Sites
☐ National Register of Historic Places
☐ Don't Know
- ⑥ This property is located in the following Historic District:
- ☐ Great Falls Historic District (GFHD)
☐ Downtown Commercial Historic District (DCHD)
☐ Eastside Park Historic District (EPHD)
☐ Court House Historic District (CHHD)

APPLICANT

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Email _____
Phone _____ Cell _____ Fax _____

****Please include additional addresses and contact information (if applicable), on the following page.****

I affirm that I am the owner of the above-listed property or the authorized agent of the owner and certify that the information entered is both correct and true to the best of my knowledge.

Signature: _____ **Date:** _____

Printed Name: _____



DESIGN REVIEW APPLICATION
FOR HISTORIC PRESERVATION COMMISSION REVIEW

2 OF 4

ADDITIONAL ADDRESSES & CONTACTS:

ARCHITECT

☐ **NONE**

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Email _____
Phone _____ Cell _____ Fax _____

ENGINEER

☐ **NONE**

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Email _____
Phone _____ Cell _____ Fax _____

CONTRACTOR

☐ **NONE**

Name _____
Company _____
Address _____
City _____ State _____ Zip Code _____
Email _____
Phone _____ Cell _____ Fax _____



PROPOSAL & PROJECT DETAILS
FOR HISTORIC PRESERVATION COMMISSION DESIGN REVIEW

3 OF 4

PERMITTING 7 Are you applying to the following City of Paterson Boards or Divisions for Permits?

- | | |
|--|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Planning and Zoning Board |
| <input type="checkbox"/> Division of Engineering | <input type="checkbox"/> Construction / Work Permit from the Division of
Community Improvements ("Building Department") |

8 Are you also applying to any other non-city agencies for permitting?

- | | | |
|---|---|--------------------------------|
| <input type="checkbox"/> Passaic County Planning Board | <input type="checkbox"/> Passaic County Engineer | <input type="checkbox"/> Other |
| <input type="checkbox"/> New Jersey Department of
Environmental Protection | <input type="checkbox"/> Hudson-Essex-Passaic Soil
Conservation District | |

9 Type of work to be done: (check all that apply)

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> Repairs | <input type="checkbox"/> Siding | <input type="checkbox"/> ADA Compliance |
| <input type="checkbox"/> Windows / Doors (alterations, repair
or replacement) | <input type="checkbox"/> Painting | <input type="checkbox"/> NEW CONSTRUCTION |
| <input type="checkbox"/> Roof / Soffits / Fascia | <input type="checkbox"/> Signage | <input type="checkbox"/> DEMOLITION |
| <input type="checkbox"/> Streetscape / Landscape (sidewalks,
driveways, etc.) | <input type="checkbox"/> Addition | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> Masonry Repointing | <input type="checkbox"/> Foundation | |

ENVIRONMENTAL 1 0 Is this site undergoing investigation or remediation for environmental contamination?

☐ Y ☐ N

1 1 Is this site a Brownfield or in a Brownfield Redevelopment Area?

☐ Y ☐ N

1 2 Are any public incentive programs, grants or loans used or applied for in the financing of this project?

☐ Y ☐ N

FUNDING

1 3 If yes, please list in detail:



PROPOSAL & PROJECT DETAILS
FOR HISTORIC PRESERVATION COMMISSION DESIGN REVIEW

4 OF 4

Describe the proposed
use of the site:

Describe the proposed
scope of work:

Describe any existing
features or materials
expected to be
removed or replaced:

LIST IN DETAIL
CONSTRUCTION
MATERIALS TO BE
USED IN THE PROJECT;
include brand names,
model #s, colors, etc.



APPLICATION MATERIALS CHECK LIST

FOR HISTORIC PRESERVATION COMMISSION DESIGN REVIEW

- ☐ **Application Form**, (4-5 pages, including the Property and Applicant Information Sheet; and Proposal and Project Details) with all requested information filled out completely.
- ☐ _____ Copies of all materials submitted.
- ☐ **Signed architectural/engineering drawings**, site plans, sketches and renderings delineated at a minimum of 1/4-inch scale. Professional scaled drawings will be submitted in 24x36 inch size on standard bond paper. On each of these materials will be printed a title block to include: the project name and address; scale and date of drawing; revision number or version; delineator and firm name, address, license number and contact numbers; a directional (north) arrow, if appropriate.
- ☐ **Current photographs** of existing structure(s), objects, site, streetscape to include as appropriate to the application: façades, elevations, ancillary structures, amenities, streetscape, overall site setting, current conditions details and other pertinent details and overviews. Photos must be numbered and notated on separate pages included with the application. Photographs may be digitally printed several to a page or be standard 4x6 in. photographic prints.
- ☐ **Specifications of materials** to be used for all aspects of the proposal being reviewed, including but not limited to: catalog cut sheets, sample paint chips, manufacturer product specifications, plan notations, etc.
- ☐ **A detailed and complete proposal description** explaining the proposed construction, demolition, alterations, minor alterations, ordinary maintenance and repair or other proposed changes.

SUPPLEMENTAL SUBMISSIONS, UPON REQUEST

- ☐ Available **historic photographs and/or drawings** from local public resources, including but not limited to: the Local History Room of the Paterson Public Library; the Paterson Museum; the Passaic County Historical Society; the New Jersey Historical Society, the New Jersey State Library and the State Historic Preservation Office.
- ☐ Existing **professional consultation reports**, studies, and written testimony, regarding the proposal, to include findings of fact, opinions and recommendations, prepared by appropriately accredited firms and/or individuals. Topics of interest include, for example, as appropriate to the proposal and its issues: engineering, architecture and planning, environmental assessment, cultural resources, archaeology and historical analysis. Such reports and testimony shall be dated and identify the author, firm and credentials, and shall document its referenced sources. Pursuant to fulfilling its Powers and Duties to evaluate the application, the HPC may, at its discretion, require submission of certain professional reports by the applicant if they do not already exist, or if a preexisting report is expired, outdated or inadequate.