



# CITY OF PATERSON

## Downtown Commercial Historic District

### DESIGN GUIDELINES

## INTRODUCTION



*The Downtown Commercial Historic District, centered around City Hall, features many architecturally significant individual buildings.*

*City Hall was designed by the New York firm Carrere and Hastings in 1894 in the Beaux Arts style, and was erected to commemorate Paterson's Centennial, 1792-1892.*

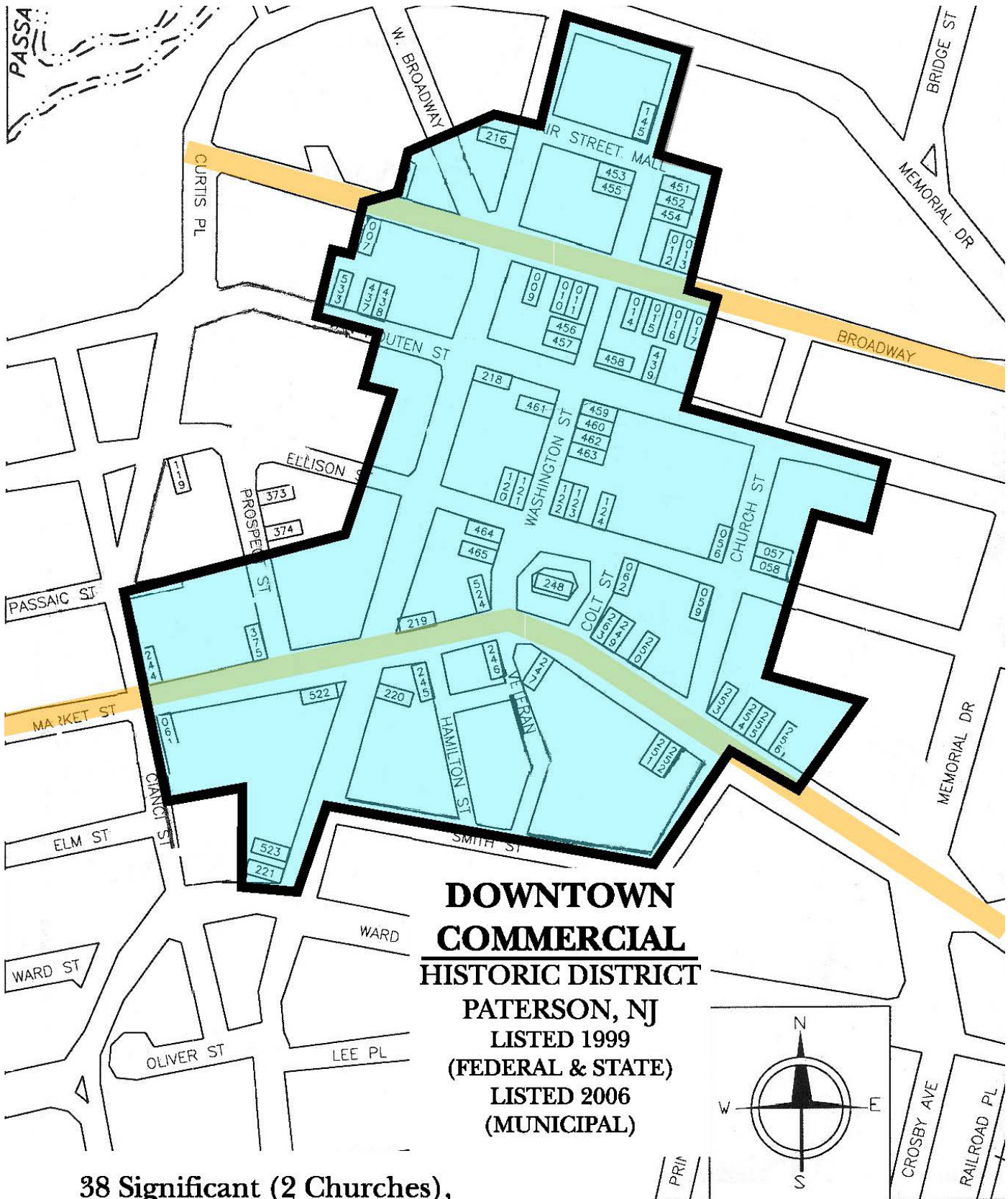
These *Guidelines* were developed in conjunction with the City of Paterson's Historic Preservation Commission (HPC) and with input of many diverse stakeholders. Please review this information during the early stages of planning your project. Familiarity with this material can assist you in moving a project quickly through the approval process, saving you both time and money. The HPC staff is available for informal meetings and to provide you with valuable information as you consider making improvements to your property.

Additional *Guidelines* addressing other historic building topics are available at 125 Ellison Street, Suite 408 and on the City's website at [www.patersonnj.gov](http://www.patersonnj.gov). For more information, to clarify whether your project requires HPC review, or to obtain permit applications, please call the HPC staff at (973) 321-1355.

### PATERSON'S DESIGN GUIDELINES

The *City of Paterson Downtown Commercial Historic District Design Guidelines (Guidelines)* are intended to act as a tool to help manage, change and protect the city's architectural and historic resources. The *Guidelines* provide information, guidance and regulations to assist property owners, retail tenants, design professionals, contractors, City Staff and the Historic Preservation Commission (HPC) with regard to making changes to historic resources in the City's Downtown Commercial Historic District (DCHD). They are intended as a supplement to, rather than as a substitute for, consultation with architects, contractors and the HPC and its professional staff.

The *Guidelines* are based upon *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. It is recommended that applicants review the information in the relevant *Guidelines* sections and consult with the HPC office during the early stages of planning a project.



**DOWNTOWN  
COMMERCIAL  
HISTORIC DISTRICT**  
PATERSON, NJ  
LISTED 1999  
(FEDERAL & STATE)  
LISTED 2006  
(MUNICIPAL)

**38 Significant (2 Churches),  
172 Contributing, URP-1A/DCHD Zones.  
73 Non-Contributing Buildings.**





*The Great Fire of 1902 devastated the commercial center of Paterson. In this period photograph, City Hall remains standing, but little remains of the surrounding buildings.*

*Significant reconstruction occurred after the fire, with many new notable buildings constructed within the subsequent two years giving Paterson the distinction of having "New Jersey's finest collection of turn-of-the-century commercial architecture."*

© The Paterson Museum

## PATERSON'S HISTORIC SIGNIFICANCE\*

The City of Paterson was first established along the Passaic River by Dutch settlers in the late 17th century. The region remained farmsteads until after the Revolutionary War when then Secretary of Treasury, Alexander Hamilton, anticipated for this area to lead in the development of an industrial economy for the nation. Hamilton helped to establish the Society for Establishing Useful Manufacturing (S.U.M.) as a charter for innovation in the manufacturing of goods. The S.U.M. proposed the Great Falls area to explore the use of the waterfall as an important source of water power for industrial development.

Pierre L'Enfant, planner of Washington, D.C., was selected by the S.U.M. to lay out the initial water systems and street plan of the place now called Paterson. He did not, however, complete the work. His successor, Peter Colt, would further develop the water raceways, and extend the street systems. Unfortunately, the S.U.M.'s only early achievement was the erection of a single cotton mill that upon its closing in the nineteenth century, reduced the local population to fewer than fifty individuals.

While the S.U.M.'s early development of Paterson was successful in establishing infrastructure in the 18th century, the charter transformed itself to maximize the opportunity to meet military industrial needs during the War of 1812. Under the direction of Roswell Colt, the industrial groundwork was laid to make Paterson a leading destination for cotton textile, machinery, locomotive, and silk textile production through the late 1800s. Hundreds of notable textile mills and heavy machinery works were established in Paterson over its two centuries.

Due to the success of Paterson's industrial growth, the city was incorporated in 1851. Main and Market Streets became the arterials of Downtown Paterson. A location situated off Market Street was aptly chosen for the erection of the new City Hall in 1894. During the last quarter of the 19th century, Paterson's growth drew commercial businesses to its downtown core, making it a viable place as a heart of the city's social life. The banks and theaters were soon to follow in order to support the retail environment.

In February 1902, Paterson lost up to twenty-six blocks of its downtown building fabric in the Great Fire, followed by a flood only three weeks later. The devastation motivated the city to quickly rebuild and within two years, Paterson had reinvented its Downtown to an even greater commercial status.

Paterson's triumphant achievements in industrial development and reconstruction after the Great Fire are demonstrated in the city's rich history and impressive architectural styles. For its significant national impacts in Architecture/Engineering events, The Great Falls / S.U.M. Historic District was listed on the National Register of Historic Places in 1970 and elevated to a National Historic Landmark in 1976. The Downtown Commercial Historic District was listed in was listed on the National Register in 1999, State Register in 1998, and local register in 2006, with period of significance in from 1850-1935.

\* Extracted from: Lyons, George. National Register of Historic Places: Statement of Significance. Highland Park, NJ: Cultural Resource Consulting Group, 1988.

## IMPORTANCE OF HISTORIC PRESERVATION

The City of Paterson recognizes that the character and quality of life enjoyed by its citizens depend in great measure upon the city's rich architectural heritage. The city and the HPC work together to ensure our historical, cultural, archeological, social and economic heritage, entrusted to each generation, is enriched and passed on to future generations.

### AVAILABLE GUIDELINES

The following *Guidelines* are available for the Downtown Commercial Historic District:

- *Introduction*
- *Guidelines for Roofing*
- *Guidelines for Masonry, Stucco & Concrete*
- *Guidelines for Windows*
- *Guidelines for Storefronts*
- *Guidelines for Signs & Awnings*
- *Guidelines for Architectural Metals*
- *Guidelines for New Construction & Additions*
- *Glossary*

Each section addresses historic materials and building topics and all of the sections comprise the *City of Paterson Downtown Commercial Historic District Design Guidelines*. All information is available from the HPC office and on the city's web site at [www.patersonnj.gov](http://www.patersonnj.gov).

These *Guidelines* serve to cover the topics most typically addressed by the HPC. Any work under the jurisdiction of the HPC that is not specifically covered in these *Guidelines* is subject to HPC review and approval.



## PRESERVATION IN PATERSON\*

Paterson established a municipal focus on preserving the Great Falls Historic District through the creation of a City Historic Preservation ordinance in 1979. It was clear that National Register listing alone had little influence on private property owners, and privately owned mills were being demolished or significantly altered by some, while others were being proposed for restorations of poor quality. A local historic preservation ordinance, enacted as part of local land use regulations, provided an opportunity for Paterson to gain some control over the appearance of historic buildings in the Great Falls Historic District. However, New Jersey did not adopt enabling legislation specifically authorizing communities to undertake historic preservation regulation as part of municipal land use functions until 1986. Paterson's ordinance subsequently received minor amendments in 1988 to bring it into conformance with the state statute, and the Paterson Historic Preservation Commission (PHPC) was able to become fully functional in 1988. Further amendments were made to the local preservation ordinance in 1992 again to comply with changes made to the State's land use statutes. The City's city's ordinance was revised again in 2006 and 2014.

### Historically Designated Properties

There are currently 12 different sites and 3 historic districts, along with the Morris Canal, that are listed on the National Register of Historic Places, and 66 sites with State Historic Preservation Office (SHPO) opinions within the City of Paterson. The sites and districts on the State Register include all 16 listed on the National Register, with the exception of City Hall, in addition to other sites and districts that are potentially eligible for listing on the National Register. In addition to the Great Falls Historic District, there are also two other National Register Historic Districts in Paterson: the Downtown Commercial Historic District, which includes the civic buildings and commercial core of the City; and the Eastside Park Historic District, a residential neighborhood surrounding Eastside Park, overlooking the Passaic River.

Locally designated historic sites and districts, which are subject to review, by the Paterson Historic Preservation Commission, include the properties within the Great Falls Historic District, the Downtown Commercial Historic District, and the Eastside Park Historic District and other individual sites. The Paterson Register of Historic Places identifies all designated historic sites and districts in the City of Paterson.

\* Extracted from: City of Paterson Master Plan, Historic Preservation Element, March 2014.

## DEFINITIONS

The following definitions are utilized by the HPC and their staff when pursuing a historic preservation project in the City of Paterson. Please refer to the Historic Preservation Review Ordinance at [www.patersonnj.gov](http://www.patersonnj.gov) or contact the HPC office at (973) 321-1355 for additional information.

**Administrative Officer:** The Historic Preservation Professional (HPP) is the administrative officer, and is appointed as per the provisions of Paterson's Land Use Ordinance. In the event that the Historic Preservation Professional is vacant, the City's Principal Planner serves as the Administrative Officer.

**Architectural Feature:** Architectural style, design, general arrangement and components of all the parts and surfaces, including but not limited to the kind, texture and color of the building material, and the type and style of all windows, doors, lights, signs, cornices, ornaments, brackets, parapets, roofs, foundations, cladding, framing and other features appurtenant to the building, structure, object or improvement.

**Certificate of Appropriateness (COA):** A document attesting that proposed work within a historic district or affecting a landmark building, structure, object, site or landscape feature has been reviewed and deemed appropriate and consistent with the purpose of Historic Preservation Review Ordinance by the City of Paterson Historic Preservation Commission or the Historic Preservation Professional.

**Certificate of No Effect:** A document attesting that proposed work within a historic district or affecting a historic site has been reviewed by the HPP and has been deemed not detrimental to the historic district or historic property on which work is to be done or neighboring properties.

**Demolition:** The dismantling or raising of all or part of any historic site or landscape feature or of any improvement in a historic district.

**Design Review:** The process to discuss a project or request a formal review by the Historic Preservation Commission.

**Design Standards:** The broad methodology that assist long-term preservation of a property's significance through the preservation of historic materials and features. The goals of the standards are achievable by consulting the *Guidelines*.

**Historic District:** One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites.

**Historic Site:** Any real property, building, man-made structure, object, lot, location, park, monument, street, neighborhood, district or any other feature of

the environment that can be situated collectively or individually that is of historical, archaeological, cultural, scenic or architectural significance.

**Landmark:** The same as Historic Site.

**Match:** Either an exact or approximate replication. If not an exact replication, the approximate replication shall be designed so as to achieve a harmonious result which exhibits the color, texture and dimensions of the original feature(s).

**Minor Application:** An application for approval of actions on a designated historic building, structure or object that consists of ordinary maintenance and repair. In accordance with the UCC, a repair is confined to an area of less than 25% of the overall area of that constituent element (i.e. roofing, brickwork, fascia boards, etc.)

**Landmark Site:** The land on which a Landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for the Landmark. A Landmark Site shall include the location of significant archeological features or of a historical event, and shall include all significant trees, landscaping and vegetation.

**Ordinary Maintenance:** The repair or renewal of deterioration, wear or damage to a structure or improvement in order to return same as closely as possible to its condition prior to the occurrence of such deterioration, wear or damage with materials and workmanship of the same quality and appearance of the structure, replacement or improvement.

**Preservation:** The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an 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. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**Rehabilitation:** The act or process of returning an improvement to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those orations or features of the improvements which are significant to historical, architectural and cultural values.

**Replacement:** The identical re-establishment of a feature as an integral part of a rehabilitation project based on the essential form and detailing of that feature from other physical or historic evidence. Replacement of the entire feature with the same material is preferable.



## HISTORIC DESIGNATION IN PATERSON

The three principal means of recording historic resources in the City of Paterson are the City's, State and National Registers of Historic Places. The majority of the designated historic properties in the City of Paterson are located within local (also called municipal) historic districts. In addition, there are individually designated municipal Landmark properties on both the city's register and on the National Register, some of which are located within local historic districts. Often these designations overlap, although they are not required to. (*The boundaries of the Local and National Register's Downtown Commercial Historic District are very similar.*)

Currently there are three designated historic districts in the City of Paterson; the Great Falls Historic District, the Downtown Commercial Historic District and the Eastside Park Historic District. In addition, there are many individual properties that are listed on or are eligible for listing on the National Register of Historic Places, as well as local landmarks scattered throughout the city.

Maps and lists of Paterson's historic resources are maintained by the City Clerk and by the HPC, and are available at these offices and on the city's website at [www.patersonnj.gov](http://www.patersonnj.gov).

### The National Register of Historic Places

The National Register of Historic Places is the United States government's official list of districts, sites, buildings, structures and objects deemed worthy of preservation. The National Register is administered by the National Park Service, a division of the Department of the Interior.

Listing on the National Register does not restrict property rights of individual owners, but it does require that agencies using federal funding consider the effect of proposed undertakings on the historic resource. In addition, having a property listed on the National Register could make its owners eligible for tax credits for expenses incurred preserving a commercial property, and local exemptions. National Register information is available from the New Jersey Historic Preservation Office. Refer to [www.nj.gov/dep/hpo](http://www.nj.gov/dep/hpo). (Refer to *Preservation Assistance Programs*, Page 13.)

### Local (Municipal) Designation

Most of the designated historic properties in the City of Paterson are found within local historic districts. Local historic districts and local landmarks are created through a collaborative process between the HPC, the Planning

Board, the community and the City Council. (Keep in mind that anyone can nominate a site to the HPC to be considered for designation as a local historic landmark. Refer to *Downtown Historic District Map*, Page 2.)

All exterior work or repairs to individual local Landmark properties or to properties within local historic districts requires the review and approval of the HPC. In some cases, the HPP can approve an application after a full HPC public review. This review is conducted at a public meeting to ensure proposed changes are in keeping with the historic character of the property and/or surrounding district, thus providing protection for the city's most important resources from inappropriate changes.



*Governmental and financial services buildings are located at the core of the Downtown Historic District surrounding City Hall.*

## BENEFITS OF LOCAL DESIGNATION

The designation of local historic districts and landmarks has been found to:

- Increase neighborhood stability and property values
- Preserve the physical history of the area
- Promote an appreciation of the physical environment
- Foster community pride and self-image by recognizing a unique sense of place and local identity
- Increase the awareness and appreciation of local history
- Increase tourism
- Attract potential customers to businesses
- Create local construction jobs while fostering skilled tradesmen

## HISTORIC PRESERVATION COMMISSION (HPC)

The HPC has the responsibility to implement the city's historic preservation reviews and related activities.

The HPC is a public advisory body first established in 1978 to help protect the architectural and cultural heritage within the City of Paterson. Among its responsibilities, the HPC considers the effects of proposed exterior changes to individual, locally designated historic landmarks, and to buildings and properties within the locally designated historic districts, and comments on the "appropriateness" of those changes.

The seven members and two alternate members of the HPC are appointed by the Mayor. Most members of the HPC are city residents (but not all are required to be under state law) and serve without pay in overlapping terms of four years for members and two years for alternate members. The required membership makeup of the HPC includes:

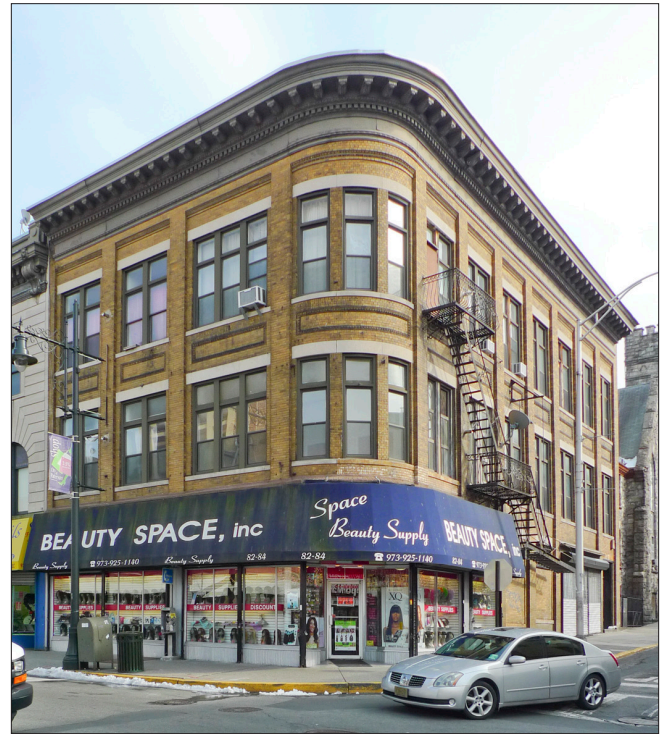
- Persons with knowledge of building design, construction or architectural history, usually an architect, engineer or other trained professional
- Persons with knowledge of local history, often a local historian, author or educator
- Persons with an interest in history, historic preservation, or a related field

A principle responsibility of the HPC is to review and provide recommendations on any proposed alteration, demolition, relocation, adaptive use and new construction to historic properties based on the *Secretary of the Interior's Standards for Rehabilitation* and other guidelines by issuing Certificates of Appropriateness (COA).

Another principle function of the HPC is to introduce new properties to the City Council that have merit for local historic designation. The HPC also promotes and provides advice regarding historic preservation activities in the city by recommending the documentation of historic buildings and sites and providing recommendations regarding State and National Register nominations. In addition, the HPC assists groups and individuals interested in historic preservation, undertakes preservation education programs and provides recommendations for the preservation and rehabilitation of individual historic buildings.

## LOCAL DESIGNATION PROCESS

The HPC welcomes nominations for the designation of local landmarks and historic districts. Anyone can nominate a site for landmark consideration. Please contact the HPP for information regarding the designations process, property research, and the preparation of a nomination packet.



*Many buildings in the DCHD have ground-floor retail.*

## SUSTAINABLE BENEFITS OF PRESERVATION

An added benefit to historic buildings is that they are often intrinsically "green," reusing an existing building has substantially lower environmental impact than building a new one. Preservation and rehabilitation minimizes the wasteful loss of materials while maintaining a distinctive sense of place - a place called Paterson.

- Since historic buildings and structures already exist, the energy required to fabricate the lumber, bricks and details was expended in the past
- New construction often includes demolition of existing buildings, with construction waste already filling approximately 25% to 30% of landfills, in addition to waste associated with the fabrication of new construction materials
- The most appropriate materials for the majority of preservation projects are often historic materials rather than non-biodegradable manufactured products such as vinyl and plastics



## PRESERVATION REVIEW PROCESS

To maintain the character of designated historic properties and districts, all proposed exterior changes require preservation review to obtain building permits and prior to beginning any work. The types of exterior changes requiring preservation review includes but are not limited to:

- **Exterior Alteration** - Additions, reconstructions, repairs, or modifications of a building, structure or site amenity including walls, fences, driveways, sidewalks, curbs, etc.
- **New Construction** - New building, structure or site amenity
- **Signs and Awnings** - Erection, removal or alteration of signage or awnings
- **Relocation and Demolition** - Complete or partial removal of a building, structure or site feature

### STEPS FOR PRESERVATION REVIEW

The following six steps are typical for most applications referred to the HPC for review:

1. Contact the HPC Office to schedule a meeting to discuss your project.
2. Review preliminary plans with the HPP who will determine whether application requires full HPC review. It is helpful to provide property photographs, any plans, drawings, and available information about proposed materials and modifications.
3. Schedule a follow-up review with the HPP to review changes from preliminary review. All changes must be made on paper and are prepared for submission as the final plans.
4. Submit a completed application, final plans, reports, photographs, and other required information to the HPC office by the meeting mailing deadline.
5. Present the project and plans to the HPC during the public portion of a regular meeting. The HPC requests clarification from the applicant, discusses the project, deliberates and votes on a resolution.
6. The HPC opinion of Approval, Conditional Approval, or Denial of a Certificate of Approval is issued in writing to the Construction Official and to the applicant following the HPC meeting.

## TIMING FOR REVIEW

The City of Paterson makes every effort to quickly conduct required reviews. However, if an application is incomplete, if the HPC requests a change that is not followed up on in writing by the applicant, or if any city deadlines are not met, the issuance of permits and approvals could take several months.

When an application is technically “complete” (which includes submission of all required documentation, not just the application form itself) and requires only HPC review, applicants should anticipate 45 days from the time of the receipt of the application from the Construction Official, Planning Board, or Zoning Board of Adjustment to the issuance of a letter of recommendation regarding approval, conditional approval or denial.

Applications that are inconsistent with the recommendations in the *Guidelines* might require a longer review and approval process. If the proposed work requires other reviews in addition to HPC review, the HPP will make every effort to review the submission for permits simultaneously with the HPC review schedule.

## APPROVALS REQUIRED FOR WORK

HPC review and approval is triggered by the application for a building permit, a zoning permit, or by limited repair work not requiring a permit. For example, this includes the replacement of windows, doors, roofs, signage, awnings, and security grates. A COA is necessary but not the only requirement for obtaining a building permit. Each property is also subject to review for compliance with applicable zoning, building and safety codes. The property owner is responsible obtaining all necessary approvals prior to commencing with work.

## WORKING WITHOUT HPC REVIEW

The HPP will inspect all work for compliance with an approved COA. If any changes are proposed after the approval of a COA, please contact the HPP at (973) 321-1355 for additional required reviews. Work completed without an approved COA is subject to possible fines, removal and restoration of the site, building or structure to its appearance prior to the violation and revocation, non issuance or suspension of a Certificate of Occupancy.

## STOP WORK ORDER

The Construction Official or his agents will issue a Stop Work Order for any project that is not in compliance with the approved COA or any project that did not receive the required COA. Stop Work Orders have the force of law and the violation of a Stop Work Order constitutes a separate offence. A Stop Work Order can be costly in terms of time and money since property owners will be required to go through the COA application process prior to restarting work.





## CRITERIA FOR HPC DECISIONS

When reviewing the majority of proposed projects, the HPC's review is guided by standards and guidelines contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and more specifically, these *Guidelines*. These documents provide property owners and tenants common-sense guidelines to allow sensitive contemporary uses for their sites while retaining their architectural and cultural heritage. In reviewing projects, the HPC encourages sensitive rehabilitation involving the least amount of intervention or change, as identified in the following guidelines:

- **Identify, retain and preserve** the overall form, materials and details that are important in defining the architectural and historical character of the building and site.
- **Protect and maintain** historic materials and features. This involves protection from other work that may occur in proximity to the historic materials, and also protection through regular maintenance. A regular program of protection and maintenance usually involves the least degree of intervention, and can prevent or postpone extensive and costly work.
- **Repair** rather than replace deteriorated historic materials and features. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound. Repairs should involve the least intervention possible, concentrating specifically on areas of deterioration. When repair is not possible, replacement in-kind is encouraged, reproducing by new construction the original feature

exactly, including the original material, finish, detailing and texture.

- **Replace** missing or deteriorated historic materials and features when the extent of deterioration precludes repair. Similar to repair, the preferred approach is to replace the entire feature in-kind to closely match the original material, finish, detailing, and texture. Since this is not always technically or financially feasible, substitute materials may be acceptable when they convey the original appearance and finish of the original feature.
- **Reconstruct** missing historical features if adequate historical, pictorial and physical documentation exists so that the feature may be accurately reproduced. The addition of features from other historic buildings or addition of historical elements for which there is no documentation is not appropriate.
- **Alterations and additions** are sometimes needed to ensure the continued use of a building. An alteration involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations do not radically alter, obscure or destroy character-defining spaces, materials, features or finishes. An addition, however, is new construction at the exterior of an existing building and should be avoided. If considered, new additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building, and constructed at a less visible side or rear elevation, so the character-defining features are not radically obscured, damaged or destroyed.

## BALANCING CHANGE

In balancing the desire for a change to a historic property with its historic integrity, the HPC encourages property owners to keep as much of the historic building's fabric as possible. When considering alterations, the HPC recommends the following approach, listed in preferential order:

1. Maintenance
2. Repair and Replacement
3. Alterations
4. Adaptive Reuse
5. Additions and New Construction

For information regarding Relocation and Demolition projects, please refer to the *Guidelines for New Construction & Additions*.



*Regular repainting of exterior wood elements, such as windows, can protect them from wood rot and costly replacement.*

## MAINTENANCE IS PRESERVATION

Regular maintenance helps to preserve buildings and property, protect real estate values and investments, and keeps Paterson an attractive place to live, work and visit. Lack of regular upkeep can result in accelerated deterioration of building elements and features. In the case of historic buildings, these features often represent character defining elements that are difficult and costly to replace. Long-term lack of maintenance can impact a building's structure, resulting in expensive repairs.

It is prudent to regularly inspect properties to identify potential problems. If problems are detected early, minor maintenance may not only improve a property's overall appearance and value, but also can prevent or postpone extensive and costly future repairs. Regular maintenance items typically include roof repair, cleaning gutters and downspouts, and painting of exterior metals and windows.

### ***Encouraged:***

- Prolonging the life of original materials on historic structures through regular maintenance as long as possible
- Avoiding replacement of original materials with newer materials
- Referencing the topic-specific *Guidelines* for additional maintenance information

## REPAIRS & REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound, concentrating specifically on areas of deterioration.

When repair is not possible, replacement in-kind is encouraged. Similar to a regular maintenance program, these activities can prevent or postpone extensive and costly future repairs.

### ***Encouraged:*** (Listed in order of preference)

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly, matching the original material, size, scale, finish, profile, detailing and texture
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, similar in design, color, texture, finish and visual quality to the historic elements

## COST VS. VALUE-ADDED

It is understood that some of the recommendations of the *Guidelines* do not represent the least expensive options; however the HPC strongly believes that selecting better quality options can have both short and long-term benefits.

A short-term benefit is that the alteration tends to be more historically appropriate and is often made with more sustainable materials. Long-term benefits generally include longer life-cycles for materials that do not need to be replaced as often, reducing associated landfill waste and replacement costs, as well as potentially increased property value associated with higher quality, traditional materials. (Refer to *Preservation Assistance Programs, Page 13* for possible preservation related grants and tax incentives.)





*When considering alterations to a building, it is important to understand and retain the historically significant and character defining features.*

## ALTERATIONS

Alterations and renovations are sometimes needed to ensure the continued use of a building, but have the potential to alter the character of historic properties. When considering alterations or renovations, great care should be given to the original building and its relationship to the alteration.

### *Encouraged:*

- Identification, retention and preservation of the character defining features of the historic building
- Minimal alteration to the original design, materials and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

## ADAPTIVE REUSE

In adaptive reuse projects, alterations or renovations might be necessary to use a building for a different purpose from which it is currently or was originally designed, if permitted under the Paterson Zoning Code. If considering an adaptive reuse project, it is important to ensure the new use will protect the historic features of the original building. In addition, great care should be taken with required alterations such as the modification or addition of window and door openings to accommodate the new use.

### *Examples of Adaptive Reuse:*

- Conversion of an industrial or commercial building into housing
- Conversion of institutional buildings into commercial space

### *Benefits of Adaptive Reuse:*

- Retention of historic character and high quality historic materials and craftsmanship
- Promoting stability of ownership and occupancy of historic resources
- Potential cost savings over new construction
- Presence of established neighborhood and existing infrastructure

## NEW CONSTRUCTION & ADDITIONS

New construction and additions within a historic district or at a designated landmark site can dramatically alter the appearance of the individual property, the local historic district and the surrounding landscapes. Exact reproduction of historic buildings is discouraged, while contemporary design compatible to the context of the historic resources and their surroundings is encouraged. Property owners should take great care when proposing either an addition or new construction within a local historic district or to a designated landmark site.

### *Encouraged:*

- Preservation of the cohesive ambiance of historic resources with compatible, sympathetic and contemporary construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged or destroyed
- Following the *Guidelines for New Construction & Additions*



## ARCHITECTURAL STYLES



**Italianate:** This three-story building is an example of the Italianate style with billeted arched windows, and a brick belt cornice.



**Renaissance:** The Hamilton Club has a rusticated first story with arched door and window surrounds with voussiors. The scroll supported balustrade and quioning are exemplary of this style.



**Classical Revival:** The Board of Education building emphasizes the style with a dominant pediment in the parapet, symmetrically balanced windows, and colossal marble columns and pilasters.



**Art Deco:** This early 20th century structure displays the typical Deco stylings including geometric and floral terra cotta details as well as fluted pilasters between window groupings.



## PRESERVATION ASSISTANCE PROGRAMS

There are federal and state tax incentive and grant programs available for historic properties. The submission and review requirements are rigorous and it is highly recommended that applicants contact the applicable agency at the early planning stages of a potential project.

### Federal Historic Preservation Tax Incentives

The Historic Preservation Tax Incentives Program rewards private investment in rehabilitating historic income-producing properties such as offices, rental housing and retail stores. The Program, established by the Tax Reform Act of 1986, is jointly administered by the U.S. Department of the Treasury and the U.S. Department of the Interior's National Park Service. Owner-occupied single-family residences are not eligible for the program. If eligible, up to 20 cents on every dollar spent on qualified rehabilitation work (including most architectural and engineering fees) would be available as a credit against income taxes. The 20% tax credit is available to buildings that are listed on the National Register of Historic Places, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior. To be eligible for the 20% tax credit, project work must be certified as meeting *The Secretary of the Interior's Standards for Rehabilitation*.

### New Jersey Historic Preservation Trust Grant Programs

The New Jersey Historic Trust manages the following grant programs:

- **The Garden State Historic Preservation Trust Fund:** Provides matching grants for preservation planning and capital projects to stabilize, repair, restore and rehabilitate historic property.
- **The Cultural Trust Capital Preservation Grant Program:** Provides grants for the repair, preservation, restoration, rehabilitation and improvement of historic properties owned by organizations with a history or humanities mission.
- **The Revolving Loan Fund:** Provides low-interest, long-term financing for the preservation, improvement, restoration, rehabilitation, and acquisition of historic properties.
- **The Emergency Grant and Loan Fund:** Provides small grants or loans for the stabilization of historic property.

Grant requirements and submission deadlines are available on their website at [www.njht.org/dca/njht/programs](http://www.njht.org/dca/njht/programs).

## RESOURCES IN THE DOWNTOWN COMMERCIAL HISTORIC DISTRICT

### Greater Paterson Chamber of Commerce (GPCC)

100 Hamilton Plaza, Suite 120; Paterson, NJ 07505  
973-881-7300; [www.greaterpatersoncc.org](http://www.greaterpatersoncc.org)

A member-driven professionally staffed not-for-profit association of business people committed to improving the economic climate and quality of life in the Greater Paterson area representing the interests of over 600 members.

### Downtown Special Improvement District (SID)

100 Hamilton Plaza, Suite 1201; Paterson, NJ 07505  
(973) 881-7302; [www.shoppaterson.org](http://www.shoppaterson.org)

Since 1997, the Downtown Paterson Special Improvement District, Inc. has been working to enhance the quality of life in the Downtown Paterson retail district. They aim to provide workers, residents and visitors with a clean, safe and dynamic neighborhood.

### Paterson Restoration Corporation (PRC)

c/o Department of Economic Development  
125 Ellison Street, 4th Floor; Paterson, NJ 07505  
(973) 321-2270

With a particular focus on small-to-medium business (SMB) loans, from \$50,000 to \$200,000, the PRC's mission is to create opportunities for Paterson businesses - including equipment loans, relocation loans, or property development loans. The PRC administers a low-interest revolving loan program with the purpose of stimulating private investment in Paterson, which will in turn create new, permanent, private sector jobs for low to moderate income citizens of Paterson, and to increase the tax base.

### Paterson Urban Enterprise Zone (UEZ)

c/o Department of Economic Development  
125 Ellison Street, 4th Floor; Paterson, NJ 07505  
(973) 321-2267; [www.patersonuez.com](http://www.patersonuez.com)

Qualified retail businesses within the Urban Enterprise Zone are able to charge half of the State's sales tax on certain purchases. All member businesses are able to purchase certain operating supplies to run their business tax exempt. Manufacturers may qualify for sales tax exemptions on their energy and utility services when they meet specified employment (and other) criteria. There is no fee to register a business with the Urban Enterprise Zone.

### Paterson Small Business Development Center

113 Ellison Street; Paterson, NJ 07505  
(973) 745-8695; [www.njsbdc.com](http://www.njsbdc.com)

The Paterson Small Business Development Center offers low-interest loans; some 70 training programs per year; and consulting on marketing, business plan development, and more business development service assistance.

## PRESERVATION ORGANIZATIONS

### Local Organizations

City of Paterson; Historic Preservation Commission  
125 Ellison Street, Suite 408; Paterson, NJ  
(973) 321-1355 [www.patersonnj.gov](http://www.patersonnj.gov).

Passaic County Historical Society  
Lambert Castle, 3 Valley Road, Paterson, NJ 07503  
(973) 247-0085; [www.lambertcastle.org](http://www.lambertcastle.org)

Paterson Museum  
2 Market Street, Paterson, NJ 07501  
(973) 321-1260; [www.patersonmuseum.com](http://www.patersonmuseum.com)

Paterson Public Library, Local History Room  
250 Broadway, Paterson, NJ 07501  
(973) 321-1260; [www.patersonpl.org](http://www.patersonpl.org)

### State Organizations

New Jersey Historic Preservation Office; 501 East  
State Street, Trenton, NJ 08609  
(609) 292-2023; [www.nj.gov/dep/hpo](http://www.nj.gov/dep/hpo)

Preservation New Jersey; 310 West State Street  
Trenton, NJ 08618  
(609) 392 6409; [www.preservationnj.org](http://www.preservationnj.org)

New Jersey Historic Trust; 101 South Broad Street,  
6th Floor; Trenton, NJ 08625  
(609) 984-0473; [www.njht.org](http://www.njht.org)

### National Organizations

Historic Preservation Learning Portal  
[www.historicpreservation.gov](http://www.historicpreservation.gov)

National Park Service; Heritage Preservation Services  
[www.cr.nps.gov/hps](http://www.cr.nps.gov/hps)

National Park Service; Historic Landscape Initiative  
[www.cr.nps.gov/hps/hli](http://www.cr.nps.gov/hps/hli)

National Park Service; Historic Preservation Tax  
Incentives  
[www.cr.nps.gov/hps/tps/tax](http://www.cr.nps.gov/hps/tps/tax)

National Center for Preservation Technology & Training  
(318) 356-7444; [www.ncptt.nps.gov](http://www.ncptt.nps.gov)

National Trust for Historic Preservation  
Preservation and Preservation Forum  
(800) 944-6847; [www.preservationnation.org](http://www.preservationnation.org)

U.S. Green Building Council  
(800) 795-1747; [www.usgbc.org](http://www.usgbc.org)

Association for Preservation Technology International  
APT Bulletin; [www.apti.org](http://www.apti.org)

## PRESERVATION RESOURCES

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Williams, William Carlos, Christopher MacGowan (ed.) *Paterson*. New Directions, 1995.

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Harris, Cyril (ed.). *A Dictionary of Architecture and Construction*. New York: McGraw Hill, 2006.

McAlester, Virginia and Lee. *Field Guide to American Houses*. New York: Knopf, 1984.

### BUILDING PRESERVATION

Bernhard, Sandy and Tom Ela. *The House Journal: A Resource to Evaluate and Document the History, Alterations, and Records of Your House and Property*. Washington, DC: The Preservation Press, 1993.

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[www2.cr.nps.gov/tps/briefs/presbhom.htm](http://www2.cr.nps.gov/tps/briefs/presbhom.htm)  
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Weaver, Martin E. *Conserving Buildings: A Manual of Techniques and Materials*, Revised Edition. New York: John Wiley & Sons, 1997.