

GUIDELINES FOR NEW ADDITIONS AND NEW CONSTRUCTION



The addition at the right is a compatible contemporary design that respects the scale and materials of the Dutch Colonial Revival house. Due to its setback and different roof shape, it is clearly differentiated.

Closter's historic buildings and districts are part of the continuing history of the community. Changes, including new additions to Landmarks such as wings, porches, and decks and new buildings within Landmark District and new accessory buildings on Landmark properties, are expected. The Closter Historic Preservation Commission (CHPC) does not seek to prevent change, but rather to manage change so that significant historic and architectural features are preserved and new buildings, additions, structures, and features are compatible with and enhance the historic environment.

A Certificate of Appropriateness (C/A) is needed for new additions and new construction on Landmark properties and within a Landmark District. During analyses of proposed changes, the CHPC will apply the design criteria for new construction in conjunction with the standards for rehabilitation and the general criteria for review found in the *Introduction* chapter. The objective is not to discourage contemporary architectural expression or to specifically encourage new construction which emulates existing buildings, historical architectural features, or specific architectural styles or types, but rather to preserve the integrity and authenticity of Landmarks and Landmark Districts. New work may be contemporary or may reference design motifs from the historic building or streetscape. The C/A review will focus on features that are visible from the public view.

STANDARDS FOR NEW ADDITIONS AND NEW CONSTRUCTION AT LANDMARKS AND WITHIN LANDMARK DISTRICTS

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic structure would be unimpaired.

Section 35-56, B. (9) and (10), Code of the Borough of Closter.

GUIDELINES

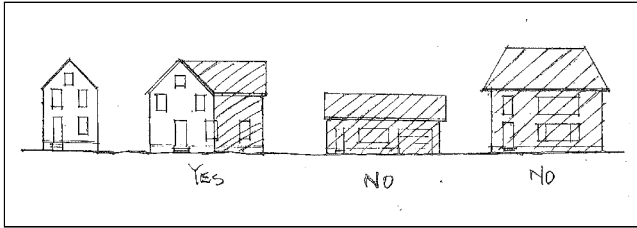
Do not obscure, damage, or destroy significant historic features with new additions. It is recommended that additions be made to the rear or, when this is not feasible, to the side with the fewest character-defining features.

Clearly differentiate new additions from the historic section(s).

Locate and design new additions to historic buildings to minimally impact the public view of the original section(s). Make them smaller than or appear to be subordinate to the historic section(s).

Design new additions and buildings to be compatible in terms of mass, materials, and relationship of solids to voids with the historic buildings and district.

DESIGN CRITERIA FOR NEW CONSTRUCTION AT LANDMARKS OR WITHIN LANDMARK DISTRICTS



The heights of the two houses at the right are either too low or too tall for the streetscape of 2½-story houses. The proportions of the facades are not compatible because they do not maintain the width-to-height ratio typical of the streetscape. The wing of the “Yes” example is of an appropriate height because it is not higher than the main section of the building.

Height. The height of the proposed building shall be visually compatible with adjacent buildings.**

- Make the height of a new addition less than or the same as the height of principal section of the historic building.
- For an addition to a Non-Contributing Building in a Landmark District, do not exceed the height of adjacent historic buildings in the streetscape.
- For a new principal building, make the cornice and roof heights similar to those of adjacent historic buildings in its streetscape. The height should not exceed the maximum height allowed by Cluster’s zoning.
- Make the height of a new accessory building less than the height of the principal building.

Proportion of façade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with buildings and places to which it is visually related.**

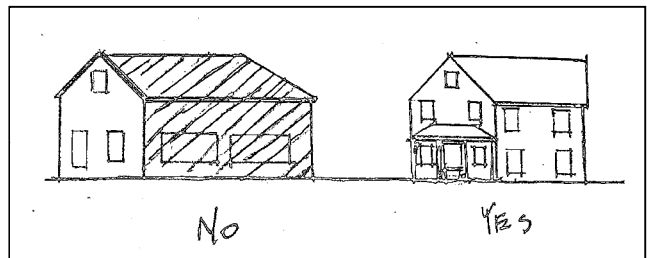
- Make the width-to-height ratio of the facades visible from public view similar to those of historic buildings in the streetscape.

** The design criteria followed by ** are from Section 35-36,C., Code of the Borough of Closter

BUILDINGS AND PLACES TO WHICH IT IS VISUALLY RELATED:

For properties with individual Landmark status, this refers to the principal historic building and may also include other buildings of the same architectural style, type, or form or having a similar setting. For buildings within Landmark Districts, this refers to the subject building if it is a historic building and historic buildings in the same streetscape as the subject property (the neighboring buildings facing the same street and, in some locations, also the buildings across the street). However, if the subject building within the Landmark District has a prominent corner location and/or has an architectural style unlike its neighboring buildings, the visually related buildings may be other buildings of the same architectural style, type, or form or having a similar setting.

- For a large addition or a large new building, divide the façades that are visible from the public view into smaller units that maintain the building’s or streetscape’s width-to-height ratio.
- For commercial buildings, maintain a distinction between the first-story storefront and the upper stories. Refer to the *Guidelines for Store Façades and Storefront* chapter.



The example at the left has an addition that does not maintain the proportion of openings of the older building as the windows are too wide. The rhythm of solids is also incompatible as the void elements and solid wall surfaces are not similar to the older section. The example at the right is a compatible addition.



The rhythm of spacing of the three houses at the left reflects the relationship of open space between buildings within the streetscape. The side yard space between the houses at the right is too little to maintain the spatial rhythm of the streetscape.

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

- For an addition to a historic building, continue the rhythm established by the principal building in the divisions between the upper and the lower floors and in the alignment, spacing, and dimensions of windows and doors.
- For an addition to a Non-Contributing Building in a Landmark District, make the proportion of the openings in the new addition visually compatible with historic buildings in the streetscape.
- For a new building, relate the proportion of openings to historic buildings in the streetscape or other visually related buildings.
- Refer to the *Guidelines for Windows and Doors* chapter.

Rhythm of solids. The relationship of solids to voids in the façade of a building shall be visually compatible with the buildings and places to which it is visually related.**

- Organize the new facades that are visible from the public view so that void elements (windows, doors, storefront display windows, etc.) and the solid wall surfaces have similar compositions to the facades of visually related buildings.
- In the commercial area, have the 1st-story storefronts have a high percentage of voids (glass display windows and doors).

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

- Make the side yard setbacks for a new building or addition proportionally similar to the side yard setbacks of other buildings in the streetscape or of other visually related buildings.



This early photograph of Closter Dock Road shows how the rhythm of porches and entrances; the consistent setback of the houses from the street; the generous rhythm of spacing between the houses; and the similar size and scale of the buildings contribute to the streetscape's character.

Rhythm of entrances. *The relationship of entrances and porches to the street shall be visually compatible with the buildings and places to which it is visually related.***

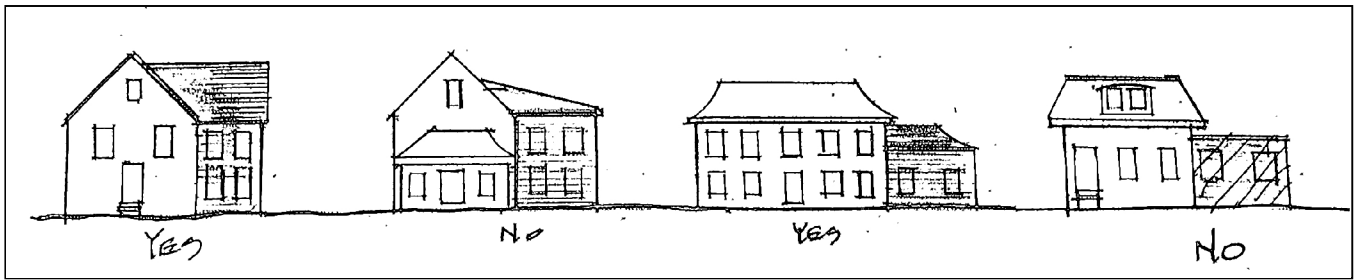
- When entrance locations are consistent within a streetscape, continue this pattern. Typically in Closter, the main entrance faces the street so locating the entrance to the side is not appropriate.
- When open front porches are a characteristic of the streetscape, have an open front porch of similar proportion and scale to porches in the streetscape.
- For a new storefront or façade in a commercial streetscape, continue the entrance location and storefront cornice height and bulkhead height that exist in the historic buildings in the streetscape. Refer to the *Guidelines for Store Façades and Storefront* chapter.
- Refer to the *Guidelines for Porches and Exterior Trim* and *Guidelines for Windows and Doors* chapters.

Relationship of materials. *The relationship of materials, texture, and tone of the façade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.***

- For additions to historic buildings that are visible from the public view, use exterior materials that are compatible with the materials of the building. The materials may match those on the building or be different materials that are compatible with the building's architecture. Some historic architectural types and styles in Closter have compatible historic additions with exteriors of different materials than the principal section. For instance, a number of the early stone houses have frame additions.
- For additions to historic buildings, consider using traditional materials. Synthetic materials may be allowable if they have the same visual characteristics as traditional materials. Refer to the *Guidelines for Exterior Shingles, Clapboards, and Other Sidings* chapter.
- For additions to Non-Contributing Buildings in Landmark Districts and for new buildings, choose exterior materials that are visible from the public view that are compatible with exterior materials of the streetscape or of the historic buildings if at a Landmark property. While traditional materials are preferable, compatible synthetic materials are acceptable. Refer to the *Guidelines for Exterior Shingles, Clapboards, and Other Sidings* chapter.
- For roof materials, refer to the *Guidelines for Roofs* chapter.



The recent frame wings at the right attached to the David and Cornelius Van Horn House use traditional materials that are compatible with the early stone house. They are set back from the front wall of the historic section.



It is generally more appropriate to add a wing with a roof that has a similar shape and slope as the roof of the historic building. Gable roof shapes, however, are also appropriate for wings of many buildings with roof of various pitches. All of these wings are of appropriate scale, although more preferable are rear wings that are not visible from the public view.

Roofs. *The roof shape of a building shall be visually compatible with buildings to which it is visually related.***

- For additions to Landmarks and to Key Contributing and Contributing Buildings within Landmark Districts, use roof shapes that are compatible with the roof shapes of the historic section(s). Some additions should not have the same roof shape as the principal section, but have a shape that is less visually prominent.
- For roofs of new buildings when visible from the public view, use roof shapes that are compatible with existing roof shapes in the streetscape or on visually related buildings.
- For additional information refer to the *Guidelines for Roofs* chapter.

Continuity of walls. *Walls and open fencing shall maintain visual compatibility with buildings and places to which it is visually related.***

- Maintain the setback distances from the street that are compatible with adjacent buildings in the streetscape.
- Maintain the visual openness or enclosure of space characteristic of the streetscape or the Landmark property.

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

- For new additions and new buildings, divide the mass using the patterns established by the window and door openings and the projecting and recessing features of visually related buildings.
- For large additions and new buildings, break up the massing and façades visible from the public view into a number of smaller units to maintain a pattern similar to neighboring historic buildings. Use vertical divisions such as setbacks or projections from the wall plane, architectural details such as pilasters, or change in materials to break up an incompatibly long width or an overly large volume.
- Use decorative features that are in scale with the other decorative features on the building or on historic buildings in the streetscape.
- Avoid large areas of blank wall. Use design accents or projections and recesses to create a more human scale.

Exterior features. A structure's related exterior features, such as lighting, fences, sidewalks, driveways and parking areas, shall be compatible with the features of those structures to which it is visually related and shall be appropriate for the historic period for which the structure is significant.**

- Refer to the *Guidelines for Accessory Buildings, Landscaping, and Outdoor Mechanicals* chapter.

New signage shall also abide by any supplemental historic design and graphic standards that may be developed by the Commission for the district.**

- Refer to the *Guidelines for Signs* chapter.

RESOURCES FOR NEW ADDITIONS AND NEW CONSTRUCTION

Hopewell, New Jersey, Historic Preservation Commission, *Guidelines for Additions and New Construction*, <http://208.55.240.96/Guidelines-Historic-Properties.html>

National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Buildings*, <http://www.cr.nps.gov/hps/tps/briefs/brief14.htm>

New Jersey Historic Preservation Office, *FYI Publication: New Construction and Related Demolition*, <http://www.state.nj.us/dep/hpo/4sustain/newconst.pdf>