
Design Guidelines



Beach Haven, New Jersey

Beach Haven Historic Preservation Advisory Commission
300 Engleside Avenue
Beach Haven, New Jersey 08008

NJ Historic Preservation Office Project #18-1872-2

Design Guidelines



**A Handbook for the
Preservation and Improvement of
Beach Haven's Historic Properties**

April 2019

Acknowledgments

This booklet was prepared by:

Westfield Architects & Preservation Consultants based, in part, on the 2007 Design Guidelines for Beach Haven prepared by Wayne T. McCabe & Associates, Inc., of Newton, NJ.

Revision of the earlier guidelines became necessary after Superstorm Sandy resulted in numerous demolitions, major alterations, and new construction in the Historic District in response to current Federal Emergency Management Agency (FEMA) elevation guidelines and flood insurance requirements. Despite these changes affecting design in the Historic District, other portions of the 2007 Guidelines were still relevant and were retained in this new document.



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Cover Image: Cox's General Store, c.1890
from the collections of the Beach Haven Free Public Library



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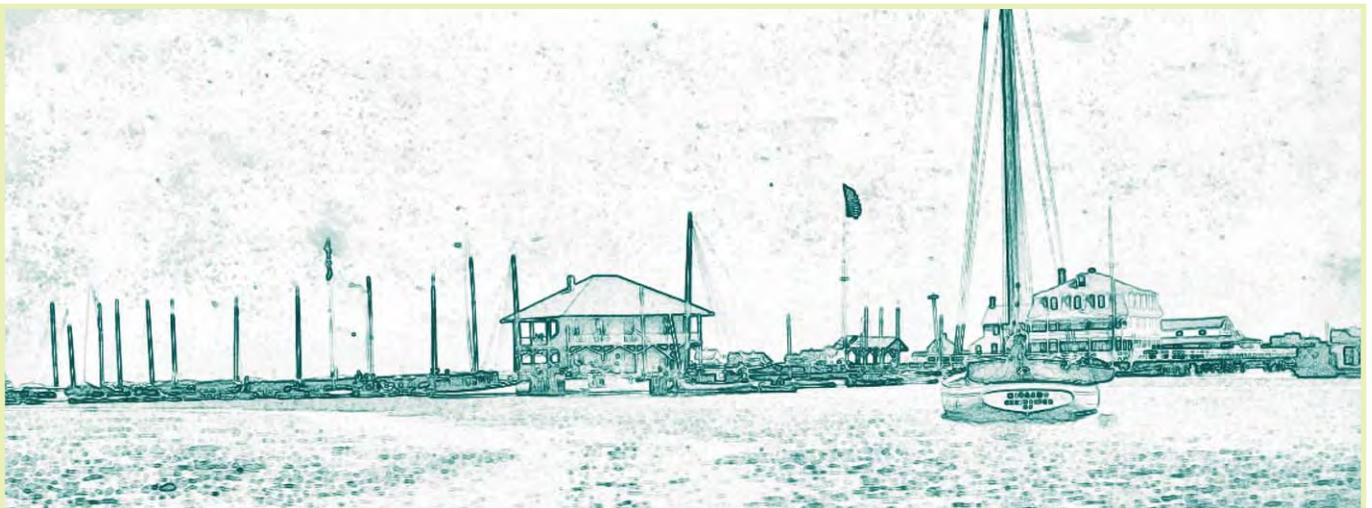
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Introduction

Welcome to Historic Beach Haven! This community's proud architectural heritage defines its character for the residents and for the many visitors. Preserving historic homes and buildings makes sense in so many ways. Familiar buildings create a continuity of place and a sense of identity in the mostly residential neighborhood of the Beach Haven Historic District. Rejuvenated homes and businesses bring back economic vitality. Respectful renovation maintains established property values and attracts real estate investment. Rehabilitation of existing buildings is encouraged as it creates jobs for local workers. Reuse rather than demolition reduces waste in landfills, a measurable environmental benefit.

Beach Haven is fortunate in having a large number of well-preserved buildings from 1874 to the 1950s in their original neighborhood settings. This architectural bounty is one of this community's most striking and valuable assets. As a result of a high level of stewardship in years past, a broad spectrum of the borough's growth is represented. From the modest baymen cottages and summer dwellers' bungalows to the larger estate houses originally built for the stock holders in the Tuckerton & Long Beach Building Association, all contribute to Beach Haven's unique character as a historic seaside community.



The Beach Haven Historic Preservation Advisory Commission (HPAC) was created in 2004 to ensure the preservation and protection of these buildings and the character of the historic district. HPAC's primary purpose is to preserve local heritage, cultural, historical and archival symbols of Beach Haven's past. A Certificate of Appropriateness (COA) must be obtained from HPAC before any buildings or structures in the historic district can be constructed, altered, demolished, removed, or changed in any way visible from the public right-of-way. Each month, HPAC holds a public meeting to consider the issuance of COAs for specific projects. The Construction Officer will not issue a building permit without a COA from HPAC when required.

The following Design Guidelines are intended to provide direction for property owners and potential applicants coming before HPAC on the kind of alterations that the Commission deems appropriate. The Guidelines are also designed to help HPAC make consistent and informed decisions about what is and is not appropriate. But as their name suggests, the Guidelines are intended as guides, not hard and fast rules. Each application before HPAC will be considered on a case-by-case basis. The guidelines will be a starting point, but not necessarily an ending point, in the process.

This handbook is a guide for property owners in the Beach Haven Historic District (see map of the district's boundaries on page 23). Whether the project involves

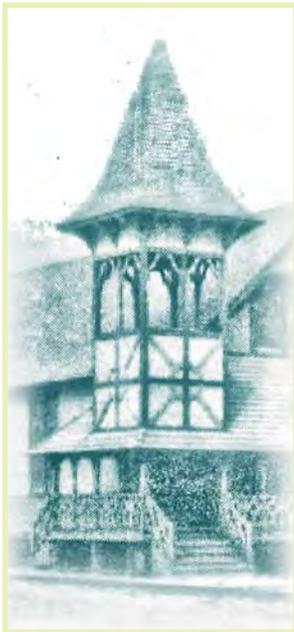
minor improvements, repairs, renovations, or new construction, the principles here will help to design appropriate work. The core of these guidelines explains the principles of appropriate treatment for historic buildings, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, a document widely used by professionals in the preservation field. The Standards are reprinted verbatim starting on page 65 of this handbook. Preservation strategies are discussed for the various elements of historic buildings ranging from windows and doors to trash corrals and detached garages. Photographs illustrating what to do and what not to do for different building elements are also included. Visual compatibility factors are presented to help new construction fit into the historic streetscapes. There are examples of successful projects throughout the historic district. Finally, a glossary of technical architectural terms, a list of organizations that can provide advice, a bibliography of source material, and appendices with technical publications are included.

Everyone can use and learn from these guidelines. Property owners should see them as a planning tool. HPAC will depend on them to clarify their discussion with applicants. These guidelines may even inspire other towns to develop their own handbooks. In adopting these guidelines, Beach Haven continues showing the way for other historic districts around the state to follow the preservation route to revival.



How to Use These Guidelines

Property owners, real estate agents, developers, contractors, tenants, and architects should use these Design Guidelines when considering any project that will affect the exterior of a property in the Beach Haven Historic District. Since most work on the exterior of buildings and properties falls under the jurisdiction of HPAC, the Commission must review and approve any proposals before work can begin. Consulting these Design Guidelines will provide suggestions for an appropriate direction for project planning. For any project that is subject to review by HPAC, the applicant should refer to the Design Guidelines at the beginning of the planning process to avoid efforts that later may prove to be inappropriate and ultimately rejected by HPAC. For the convenience of property owners, a Technical Review Committee (TRC) is available to help. It is suggested that this consultation be done prior to preparing detailed architectural plans. Both the TRC and HPAC will use these Design Guidelines in its review of proposed projects in the Historic District.



In each case, a unique combination of circumstances and preservation variables will require HPAC to conduct its review and make its decision on the merits of the particular application. In making its determination of the appropriateness of a project, the Commission will determine whether:

1. The proposed work complies with the criteria in the Beach Haven Historic Preservation Ordinance and with these Design Guidelines.
2. The integrity of the individual historic building or property is preserved.
3. The integrity and overall character of the Historic District is preserved.
4. New buildings or additions are designed to be compatible with the surrounding historic properties and streetscape.

Property owners are not required to make any changes to their buildings. The ordinance does not apply to any interior work or routine maintenance that does not change the appearance or materials of exterior features. However, most exterior alterations, demolitions, new construction, additions and relocation of buildings in the Historic District are subject to evaluation and approval by HPAC. Further information follows.

Definitions of Key Terms

Historic District: The term “historic district” defines a group of buildings, properties or sites that have been designated by the Federal, State or local governments as historically and/or architecturally significant. Properties within an historic district represent a particular place at a particular time or collectively illustrate the development of a place over time. The properties, normally over fifty years in age, have a geographical continuity in addition to a shared history. Each resource within the boundary is normally designated as contributing, non-contributing, or key (each defined below) based on criteria established by the National Register of Historic Places.

Architectural Survey: A survey is an ongoing inventory process identifying, describing, and evaluating the historic significance of all properties located in the community. The results of the surveys are recorded in inventory forms, property lists, and maps. These documents are regularly updated. As a result of the survey process, sites can be recommended to the Borough Commission for formal designation as historic properties.

Key Properties: Key properties are buildings, structures, sites, objects or improvements that due to their significance would individually qualify for historic landmark status.



Contributing Properties: These are buildings, structures, sites, objects or improvements which are integral components of a historic district. They date from an identified time period, which makes them historically significant or they represent an architectural style, type or method of construction that is historically significant.

Non-Contributing Properties: These are buildings, structures, sites, objects or improvements that do not have significant historical value. The reason can be that the property was not constructed during the historic district's designated time period or it does not represent an architectural style, type or method of construction that is historically significant. Also, non-contributing properties can result from major alterations that have severely reduced the original architectural integrity of a property that would otherwise be eligible.

Certificate of Appropriateness (COA): A document produced by HPAC demonstrating their review of any proposed work on any property within a historic district. The review is based on the application, the representation of the applicant at a hearing, and the plans and documents presented. A Certificate of Appropriateness will be issued if the application is appropriate to the Historic District and in conformity with the Ordinance and the Design Guidelines. A Certificate of Appropriateness will be denied if the application is inappropriate to the Historic District or not in conformity with the Ordinance and the Design Guidelines.

Historic Preservation Ordinance: The legal basis under New Jersey's Municipal Land Use Law that creates the Historic Preservation Commission, establishes the historic district and landmarks, and states the criteria for reviewing applications, among other things.

1871 Tuckerton businessman Archelaus Pharo successfully completes his branch railroad to Philadelphia, providing this coastal community with a direct rail link to the big city. At the same time, this visionary developer buys 666 acres of Long Beach Island land for \$243. Eventually this acreage becomes the community of Beach Haven. A year later he builds a railroad spur from Tuckerton to Edge Cove on Little Egg Harbor for the convenience of passengers to sail across the bay.

1873 The Tuckerton & Long Beach Building, Land, and Improvement Association is incorporated and Pharo completes the transfer of his 666 acres to the Association for \$6,666.66. Newly elected president Charles Parry presides over the first Commission meeting in Tuckerton.

1874 Beach Haven is officially founded when New Jersey approves the charter. Pharo's daughter chooses the name, 'Beach Haven' for the resort. The first two cottages are built on Second Street by Archelaus Pharo. Charles Parry, also president of the Philadelphia-based Baldwin Locomotive Works, builds the Parry House hotel on Centre Street. Lloyd Jones builds the Beach Haven House (Image 1). Located at the end of Mud Hen Creek (Dock Road). It stands until 1967 and is now the site of Buckalew's Restaurant.



Image 1: Beach Haven House

1876 Robert Engle and his cousin Samuel, Quakers from the vicinity of Mt. Holly, buy land between South Street (now Engleside Avenue) and Amber Street to build the Engleside Hotel (Image 2). It stood until 1943 when it was demolished due to non-payment of taxes. Thomas Sherbourne, land owner of the entire southern end of Beach Haven, builds the farmhouse that will eventually form the nucleus of the sprawling, three-story building on Liberty Avenue, now known as the “Beck Farm.” Streets were laid out, leveled, and graveled.



Image 2: Engleside Hotel

1877 The Magnolia House on Centre Street is established. Hiram Lamson is its owner and operator. It is later sold to the Conklin family.

1878- The resort grows as additional summer and year-round houses are built. Quaker-inspired houses are constructed on
1881 Third Street (Image 3). Beach Avenue becomes the heart of the business area as small stores are erected along it (Image 4). Cottage construction does not cross to the protected lands between Atlantic Avenue and the ocean.



Image 3: Salt Air Cottage on Third Street



Image 4: Cox Store on Beach Avenue

1880 Census shows 7 families with 33 individuals living on Long Beach Island.

1881 In August, the Parry House burns to the ground. No one is injured, but it reemphasizes the town's need for a fire company. Mrs. Charles Parry sponsors the construction of the Holy Innocents Episcopal Church (Image 5 – now the Long Beach Island Historical Association Museum) in gratitude that no lives were lost in the Parry House fire. First service is conducted on July 9, 1882. “Portia Cottage” on Coral Street is built for Dr. Edward Williams and his family. Both the church and cottage are Shingle-style buildings with stick-style embellishments designed by notable Philadelphia architect John Allston Wilson.



Image 5: Holy Innocents Episcopal Church

1882 Beach Haven Yacht Club founded as a sailing society with Charles Gibbons III as Commodore. A public wharf is built at the end of Mud Hen Creek (Dock Road) to accommodate passengers arriving on catboats and steamboats (Image 6).



Image 6: Beach Haven Public Wharf

1883 The Beach Haven Volunteer Fire Company is established on April 28, 1883. The Baldwin Hotel (1883-1960) is built on land between Pearl and Marine Streets (Image 7). Named for the founder of the Baldwin Locomotive Company, it had a capacity for 400 guests. It was designed by John A. Wilson and commissioned by Charles Parry. The Baldwin Hotel owners operated a small train from the hotel to the bay named the Mercer B and nicknamed the “Beach Haven Flier,” Hotel Baldwin’s horse-drawn trolley.



Image 7: Baldwin Hotel

1884 The first Beach Haven School is erected on Third Street and Miss Lilly Bates becomes the first teacher. The building is the present day Baptist Church.

1885 Baymen’s cottages are built on Second Street between Bay and Beach Avenues. The owners make a living by raising oysters, clamming, and fishing for the markets. During duck and geese season, they guide sportsmen out to points around the meadows and maintain boats, decoys, and duck blinds. Others operate large catboats, party boats, or yachts. Work begins on the grading and trestle for the railroad approach over Barnegat Bay from Manahawkin to Ship Bottom. The Pennsylvania Railroad Company lays tracks on Long Beach Island after the company executives become part of the Beach Haven community. The following year, the railroad starts running trains from Philadelphia to Beach Haven—as many as ten trains a day during the summer months.

1885- Most of the seaside cottages are completed on Coral Street for the Philadelphia railroad executives of the Baldwin Locomotive Works. Dr. Edward Williams and John Converse complete their mirror-image “Onion Dome” houses designed by John A. Wilson on S. Atlantic Avenue (Image 8). Many Queen Anne style houses are built on Centre Street on the former site of the Parry House hotel. Most of the houses facing the Hotel Baldwin are completed on Pearl Street. Dr. Henry Drinker (who became the President of Lehigh University) buys “Curlew Cottage” located on Coral Street. Daughter Catherine Drinker Bowen is a celebrated biographer and one of Drinker’s sons develops the “iron lung.” Famed Impressionist and portraitist Cecilia Beaux often visits her relatives, the Drinker family, and she paints a number of family portraits while here. (Curlew Cottage was sold in 1994, after nearly 105 years of Drinker family occupancy.) New businesses include Spackman’s Seaside Pharmacy, Cox’s General Store, Hopper’s Ice Cream Parlor, Thomas Cale, Butcher, Burn’s Bakery, Penrod’s Store, Ward’s Barbershop, Potter’s News stand and Hall’s Clothes Store.



Image 8: Onion Dome Converse Cottage

1890 On November 11, the new Borough of Beach Haven is established by the New Jersey Legislature. William L. Butler is elected as the first mayor. The original Kynett Methodist Church was built by G.S. Butler. (It is destroyed by fire on Palm Sunday, 1932. A new brick church is built on the same lot and dedicated in August of 1933.)

1893 The first chapel of St. Thomas Aquinas Roman Catholic Church, designed by Philadelphia architect Edward Durang is built and consecrated at Fourth Street and Beach Avenue. The Beach Haven Water Works is established. A 75-foot wooden water tower is erected consolidating the town’s water system.

1904 The Corinthian Yacht & Gun Club is built on the northwest corner of Marine Street and Beach Avenue. It is unabashedly aristocratic and used for gunning, shooting, and other social activities. The club folds in 1911, but was the precedent of the Little Egg Harbor Yacht Club founded by Elmer F. Weidner in 1912. John Cranmer builds the Acme Hotel and Bar (Image 9 – present day Ketch) on Dock Road at the end of the public docks.



Image 9: Acme Hotel

1905 The 1905 New Jersey census indicates that there are 301 residents living in 78 Beach Haven dwellings.

1909- Sandlot baseball flourishes between Marine and
1911 Ocean Streets. Charles Beck buys the old Sherbourne farmhouse on Liberty Avenue. He is a Philadelphia printer and engraver and the man who coined the phrase “Six Miles at Sea” so closely associated with Long Beach Island.

1912 Little Egg Harbor Yacht Club is founded. Clubhouse built in 1916 (Image 10).



Image 10: Little Egg Harbor Yacht Club

1914 A huge celebration is held in June in honor of the construction of a drawbridge and causeway over the Barnegat Bay and the completion of a boulevard to Beach Haven. Festivities include a luncheon at the Engleside Hotel, baseball games, and a dinner at the Baldwin Hotel followed by fireworks.

1920s The present Beach Haven Library, a Colonial Revival design by R. Brognard Okie, is built in 1924. It is presented to the Borough by Mrs. Elizabeth Pharo in memory of her late husband, W. W. Pharo and his parents. Bungalows are constructed on Belvoir and Berkeley Avenues and on Fourth Street. In 1923, Floyd L. Cranmer establishes a small building company. This company would go on to build many of the mid-20th century beach houses in town. The first of the “Seven Sisters” cottages is built on the corner of Atlantic Avenue and Berkeley Street. Designed by architecture student Henry Reed, six additional houses based on this design would be built by Cranmer’s company by 1936. Beach Haven Inlet is formed by nature.

1935 Southern branch of the railroad ceases operation when the bridge is washed out by a storm in November (Image 11).

1940s On September 14th, 1944, a destructive unnamed hurricane hits southern Ocean County and more than 28 houses are destroyed in Beach Haven. Joe Hayes opens his Surfflight Theater on Engleside Avenue in what had once been a tin-roofed garage. (This building, later used as a scenery shop, is torn down in 2007 to make way for an actors’ dormitory.)



Image 11: Over a mile of track was washed into Manahawkin Bay (from John Bailey Lloyd, *Eighteen Miles of History on Long Beach Island*, p. 123.)

1941- World War II submarine attacks and dirigibles
1945 cause troops to be stationed on the island.

1954 Opening of the Garden State Parkway.

1962 As the result of a fierce nor’easter in March, over 270 houses are destroyed island wide. In Beach Haven, most beachside cottages are destroyed. Some of these cottages are replaced by three concrete block motels. The storm’s devastation results in new local building codes and construction techniques that significantly change the character of shore architecture.

1970s New residences raise living spaces to the second floor on pilings and accommodate parking beneath. In Beach Haven, this type of construction continues unabated until historic houses within the heart of the historic town are threatened with demolition for new construction.

2004 After the demolition of a landmark house on Coral Street, the Borough of Beach Haven enacts a Historic Preservation Ordinance to help prevent further loss of the community’s historic character.

2012 On October 29th, Superstorm Sandy damages 105 houses within the Historic District. To date, fourteen buildings have been demolished, seventeen buildings have been elevated, and countless others have undergone FEMA-related changes.

Preserving Beach Haven's Architecture



Preserving the buildings, structures, and sites that record Beach Haven's history is not just an educational or aesthetic exercise. There are very real economic, social, and cultural benefits that stem from historic preservation. The economic benefits are compelling. Over the life of a building, it is often less expensive to rehabilitate or restore an existing building that was built with quality materials than to build a new one, even when inexpensive materials are used in construction. In addition, renovating buildings often stimulates neighboring property owners to upgrade and maintain their buildings. This creates local jobs and can lead to the stabilization and improvement of property values.

The social and cultural benefits of preservation are equally significant. By its very nature, historic preservation retains the unique character of buildings and entire neighborhoods.

Preserved buildings signal to residents and visitors alike, that the past is valued as older structures provide tangible evidence of a broad and rich cultural heritage.

In New Jersey, the Municipal Land Use Law, which governs local planning and zoning, allows for the creation of Historic Preservation Commissions and the inclusion of Historic Preservation Element in the municipal Master Plan. This gives municipalities the ability to set up guidelines regulating historic sites and districts through local zoning ordinances. The ordinances allow for local control and evaluation, and provide a means of reducing or preventing damage or destruction to historic resources resulting from renovation, construction or development.

The Historical Preservation Advisory Commission (HPAC) in Beach Haven was created by ordinance in response to the threatened loss of historically significant houses in the Beach Haven National Register Historic District. HPAC has responsibility for developing and adopting uniform design standards so that owners of properties within both the locally designated Historic District and the National Register Historic District have information to guide them in making historically-appropriate decisions about their properties.

The standards that are the basis of these guidelines are incorporated into Beach Haven's local historic preservation ordinance and have been developed so that they conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation. These two documents, prepared by the National Park Service, are referenced in Appendix A and reproduced on pages 41-45, respectively.

Locally regulated Historic Districts are created not to prevent change but to implement appropriate changes. The Beach Haven HPAC provides assistance to property owners in shaping changes and improvements to properties while meeting the standards of the Code of Beach Haven and the Design Guidelines. The preservation ordinances established a process that ensures that changes to properties in the Historic District will be consistent with the spirit and character of the Historic District while also meeting owners' and residents' contemporary needs. During the preservation design and review process, plans are examined and evaluated before construction work begins.

Any owner of private property within the Beach Haven Historic District, or representative of the owner, who contemplates development, additions or alterations to the exterior of a building must contact the Beach Haven Construction & Zoning Office. If a building permit is required, he or she will be directed to apply to HPAC as well. If a building permit is not required, but the work affects the exterior appearance of the property, review by the Historic Preservation Advisory Commission may still be necessary.

HPAC does not review matters of zoning such as size, bulk required setbacks, lot coverage, or use. These matters are within the purview of the Land Use Board. HPAC does review matters of the scale of a proposed building as compared to the historic scale of its neighbors, the placement of a proposed building in connection with the historic relationship between a building, the sidewalk and the street, and the design of a proposed building and its appropriateness to the Historic District.

HPAC reviews matters of design and materials for replacement features on, and additions to, existing buildings. The purview of HPAC with regard to the design of a building in an historic context is not limited to details and facades; it extends to the shape of the building and its relationship to its historic neighbors. HPAC also judges the appropriateness of designs and provides advice to the Land Use Board when it deliberates on questions of setback, height, and siting when those questions affect historic architectural values.

If in doubt, contact the Beach Haven Building Department at (609) 492-0111 x221 to determine if a planned project will require HPAC review.



Historic Preservation Ordinance

Beach Haven's Historic Preservation Ordinance (Ordinance #2004-24, see Appendix C) was enacted on October 12, 2004. It established the Historic Preservation Advisory Commission, defined the Commission's responsibilities, and provided a specific mechanism for review of any property owner's proposal to demolish, relocate, alter, or add on to a structure within the Borough's Bed & Breakfast Overlay Zone. This review process is solely at the local municipal level. After a comprehensive Borough-wide survey of Beach Haven's

historic resources, the local historic district was expanded in 2007 to cover 30 square blocks, with its boundary running from Fifth Street to Chatsworth Avenue and from the west side of Atlantic Avenue to the rear property line of properties fronting on Bay Avenue. The designation process took place in the spring of 2007 during public hearings before the Land Use Board and the Board of Commissioners. The Historic Preservation Zone was enlarged by Ordinance #2007-8 enacted on April 9, 2007.

The Historic Preservation Advisory Commission

The Beach Haven Historic Preservation Advisory Commission (HPAC) consists of seven regular members and two alternates. They are appointed to four-year terms by the Mayor and confirmed by the Board of Commissioners. HPAC members represent a variety of backgrounds and have knowledge about local history, building design, building materials, and preservation. More information about HPAC can be found at the municipality's web site: www.beachhaven-nj.gov.

HPAC meets on the last Tuesday of each month, unless a national holiday falls on that day. The meetings are held in accordance with the Open Public Meetings Act and they follow the procedures set forth in the ordinance.

The Historic Preservation Ordinance sets forth HPAC's powers and duties. These include undertaking a comprehensive survey of the Borough to identify properties that should be designated Historic Landmarks, preparing a list and map of the historic sites, and hearing and deciding applications for Certificates of Appropriateness. In addition, the Commission is to advise the Land Use Board and other Borough agencies, provide educational materials, and review National Register nominations.



The Designation of Landmarks and Historic Districts

Section 41-4 of the Beach Historic Preservation Ordinance outlines the criteria by which Landmarks and Historic Districts are designated, using the same criteria established by the National Park Service for designating properties to the National Register of Historic Places. Any person can nominate a property for designation by providing the required information and photographic

documentation of the building, property, and ownership. HPAC holds a public hearing, for which public notice is provided. After the public hearing, HPAC, if it is deemed appropriate, makes a recommendation to Beach Haven's governing body, who may choose to act by amending the Borough's Zoning Code and Master Plan in accordance with law.

Local versus National Historic Districts

There are strong differences in designation of a property as part of a local historic district versus a National Register historic district. At the local level, historic districting is similar to a zoning designation. Just as there are restrictions on property uses and treatments in various zones, there are restrictions at the local level in historic districts. At the state and National Register levels, the designations are strictly honorary for the private property owner. There are no restrictions or requirements placed on private properties listed in the New Jersey or National Registers.

In fact, listing in the Registers provides a level of protection to the property against publically-funded undertakings (such as road widenings) and makes some income-producing properties eligible to apply for Rehabilitation Tax Credits. In addition, properties owned by non-profit, non-religious organizations and public entities are eligible to apply for planning and construction funding from grant programs administered by the New Jersey Historic Trust.



Key, Contributing, and Non-Contributing Properties

As part of the comprehensive Borough-wide survey of Beach Haven's historic resources undertaken in 2006, every property within the local historic district's 30 square blocks was designated as a Key, Contributing, or Non-Contributing property. Key buildings are the architectural landmarks that are so significant that they are (or could be) individually listed on the National Register. Contributing buildings, the majority of the properties within the district, are buildings that were constructed during the district's period of significance (1874 through 1940) and still are recognizable as historic buildings.

Sometimes buildings have been so altered over the years that their original design is no longer apparent. Those buildings that have lost their architectural integrity through changes no longer contribute to the historic district and are classified as Non-Contributing Buildings. Similarly, buildings constructed after the district's period of significance are also deemed Non-Contributing.

Note that it is possible for the designation of a property to change. For example, a building deemed Non-Contributing due to alterations could be restored and become a Contributing building. Similarly, a Contributing building could be damaged through inappropriate alterations and lose its Contributing status. This booklet was developed to help make sure all changes to buildings within the historic district are appropriate.

Chapter 41-8 of the Historic Preservation Ordinance outlines "Standards of Consideration" to guide HPAC in making its determinations that include references to the applicant property's historic significance. Therefore, a Key building would be held to a higher standard than a Non-Contributing property would be in HPAC's deliberations.

New Jersey and National Registers

In 1983, the Beach Haven Historic District was listed in both the New Jersey and National Registers, along with several individual sites in Beach Haven: The "Onion Domes" on South Atlantic Avenue, and the Beck Farm on Liberty Avenue. In 2014, the boundaries of the New Jersey and National Register historic district were expanded to include most of the properties in the Beach Haven local historic district as expanded in 2007. Listing a site or a district on the New Jersey and National Registers of Historic Places acknowledges its significance, but does not place any requirements or restrictions on a private property owner.

Because the Beach Haven Historic District is listed in the New Jersey and National Registers, the properties within the district have a level of protection against publicly-funded undertakings that have an adverse effect on the district. Protections are offered at the state level by the New Jersey Register of Historic Places Act, and at the Federal level by Section 106 of the National Historic Preservation Act of 1966. Public agencies that contemplate alterations to property within the Historic District must submit an Application for Project Authorization to the New Jersey Historic Preservation Office and must mitigate any negative adverse impact when so advised. Even private undertakings that require Federal permits and licenses, such as new bank buildings and the construction of cell towers, are subject to review under Section 106.

Obtaining a Certificate of Appropriateness

A Certificate of Appropriateness (COA) issued by the Historic Preservation Advisory Commission is a document that indicates permission and it is required before work can begin.

Owners of all properties within the Beach Haven Historic District (or an authorized representative) must apply for a COA if the following work or actions are proposed: demolition; relocation of a structure; construction of a new structure or addition; and major exterior renovations.

Demolitions: Before a demolition of a historic structure can be authorized, there are a number of factors that must be considered. For example, its architectural and aesthetic significance and the probable impact of its removal upon the ambience of the Historic District must be deliberated.

Relocations: Before a relocation of a historic structure can be authorized, consideration is given to a number of factors. For example, the historic loss to the site, the probability of significant damage to the structure itself, and the compatibility of the surrounding area of the proposed new location must be deliberated.

New Construction: In regard to new construction, the visual compatibility of the proposed new structure in relation to its surrounding must be evaluated. The considerations will be based on the Visual Compatibility Factors listed in an upcoming chapter.

Major Exterior Renovations: These are defined as changes to the exterior of a building from its existing design through actions such as installation of siding, trim, shutters, central air conditioning units, doorways, windows, exterior openings of any kind, decks, porches, dormers, roofline changes, roofing, heating units, sidewalks, hardscapes, fences, and the like.

Certificates of Appropriateness are NOT required for:

- ❖ work on the interior
- ❖ repainting
- ❖ repairs
- ❖ maintenance projects that do not meet the definition of major exterior renovations
- ❖ temporary handicap ramps

When a Historic Landmark or resource in the Historic District requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants, emergency repairs may be performed without first obtaining a COA from the HPAC. However, this work must be in accordance with applicable construction codes immediately upon approval of the Construction Official, who shall certify that a bona fide emergency exists. Where feasible, temporary measures to prevent further damage should be used provided the measures are reversible without damage to the structure or building. The property owner needs to apply for a COA within thirty (30) days of the commencement of emergency repairs.

The Ordinance is included as Appendix C of this document. More information is available at the Beach Haven Borough Hall located on the corner of Engleside and Bay Avenues. Please contact the Construction & Zoning Department at (609) 492-0909 regarding application forms and emergencies. Additional information is available on the Borough website at www.beachhaven-nj.gov. For specific questions that are not answered in these guidelines or on the website, please e-mail the HPAC at hpac@beachhaven-nj.gov.



The Application Process

Getting Started: Prior to doing work on an historic building, a property owner should research its original appearance and the changes that have taken place over time. The Beach Haven Public Library has an extensive collection of historic photographs and images (plans, postcards, period engravings, insurance maps, etc.) that are some of the best sources of evidence, but the building itself may provide many clues, based on its form, structure, and surviving details.

Then the proposed work should be considered. In the back of this booklet, starting on page xx, there is a listing of resources for information about historic Beach Haven and historic preservation.

One of the unsurpassed sources of information on the various technical aspects of preserving or restoring historic buildings is the series of monographs called Preservation Briefs, which are issued periodically by the U.S. Department of the Interior, National Park Service. These Briefs, now 50 in number, address a wide variety of preservation issues and techniques, such as restoring windows and doors, replacing original siding, issues relating to exterior painting, the restoration of deteriorated exterior woodwork, and rehabilitating historic buildings for adaptive reuse to mention only a few. The briefs can be found online at www.nps.gov/history/hps/tps/publications.htm, and are listed by topic in Appendix A.

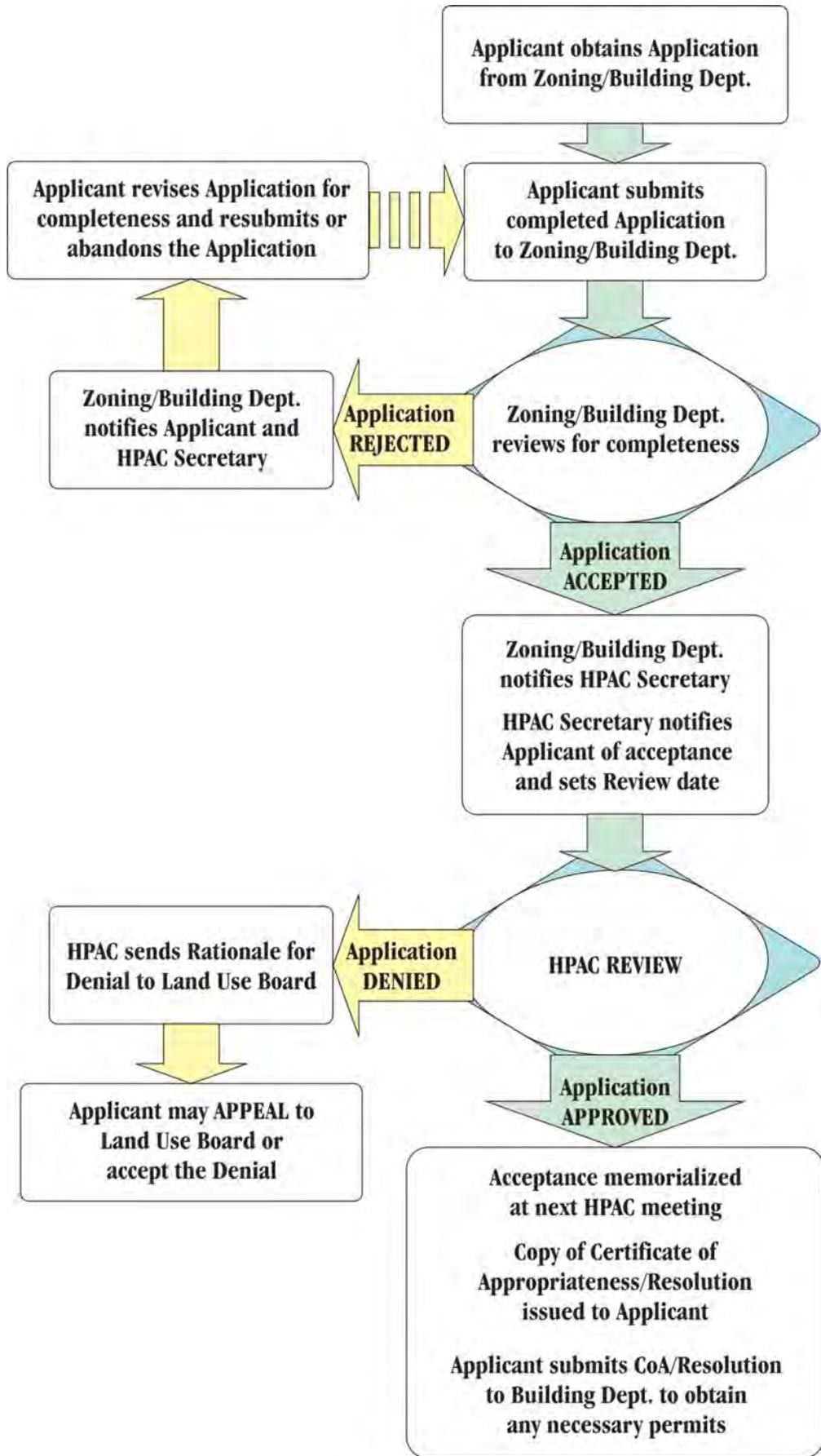
The Secretary of the Interior's *Standards and Guidelines for the treatment of Historic Properties* is an excellent guide discussed further in Appendix A.

The Technical Review Committee: HPAC established a Technical Review Committee to make preliminary reviews of major renovations, additions or new construction. This Committee provides consultations and assistance to property owners about proposed changes to their homes or buildings. The Committee, composed of three Commissioners, will meet with property owners within the historic district to discuss any application, but especially major additions or new construction before architectural plans are developed.

The Committee's purpose is to steer residents in the appropriate direction by following the guidelines found in the ordinance and the Design Guidelines booklet at an informational level. (The Committee's recommendations will not impact on the Commissioners' vote at the HPAC hearing.) The Committee will clarify the preservation process, explain the visual compatibility standards, and give recommendations. In the early planning stages of a home improvement project, owners are encouraged to meet with the Committee by contacting HPAC through the Department of Construction & Zoning.

Completing the Application: Once the proposed scope of work has been established and the architect's drawings are prepared (when required), the written application form found on the Borough's website at <https://beachhaven-nj.gov/government/historic-preservation-advisory-committee/> should be completed in full, including the necessary attachments. It must be received by the Construction & Zoning Office no later than noon of the tenth business day prior to HPAC's meeting on the fourth Tuesday of the month. Because there may be a limit on how many applications can be heard at a meeting, the applications are scheduled on a first-come basis.

The HPAC Meeting: HPAC meets in Borough Hall at 4:00 P.M. on the 4th Tuesday of the month. The Applicant or his/her Authorized Representative (as identified in question 4 of the Application) must attend the meeting and be sworn in to answer questions. Samples of proposed building materials should be brought to the meeting. HPAC will hear the applicant, review the application, and ask questions. During their deliberations, HPAC will sometimes make recommendations to bring an application into compliance with the ordinance. If the applicant is willing to incorporate these suggestions, the application is amended accordingly. Then HPAC will vote to approve or deny the application. As shown on the Flow Chart on the next page, an approved application receives a Certificate of Appropriateness and a permit will be issued (if required) for the work. If the application is denied, the Applicant has the right to Appeal the decision to the Zoning Board.



Federal Tax Credits

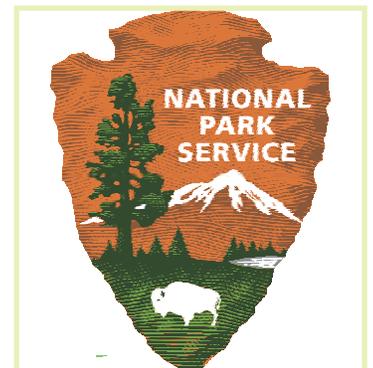
The Federal Historic Preservation Tax Incentives program is one of the most successful and cost-effective community revitalization programs. The program fosters private sector rehabilitation of historic buildings and promotes economic revitalization. The Federal Historic Preservation Tax Incentives are available for buildings that are listed in the National Register and that contribute to National Register Historic Districts and certain local historic districts. In order to qualify, properties must be income-producing and must be rehabilitated according to the standards set by the Secretary of the Interior.

The tax incentives reward private investment in rehabilitating historic properties such as rental housing, offices, and retail stores. A 20% tax credit is available for certified rehabilitations of certified historic structures for commercial, industrial, agricultural, or rental residential purposes. The 20% tax credit equals 20% of the amount spent on the qualified rehabilitation. The rehabilitation must be a substantial one and must involve a depreciable building. More information is available by contacting the New Jersey State Historic Preservation Office at (609) 292-2023, or accessing information from www.nps.gov/tps/tax-incentives.htm.

Certified Local Government Program

Beach Haven is a participant in the Certified Local Government (CLG) program. This is a national program administered through the State Historic Preservation Office. By participating, Beach Haven can take part in federal and state preservation programs and is eligible to receive matching grants from the Historic Preservation Fund. In many states, CLG grants support the creation of historic preservation plans, school curriculum projects, architectural surveys, and design guideline booklets, to name only a few of the many projects. Using CLG grants,

the Beach Haven HPAC has undertaken a number of projects to help residents better understand the objectives and benefits of preservation. Over the years, the Borough received CLG funding for the Intensive Level Architectural Survey, Design Guidelines, an Expansion of the National Register Historic District, and other projects. Beach Haven's preservation efforts were featured at the New Jersey League of Municipalities convention in 2006.



New Jersey's Rehabilitation Sub-Code

In 1996, local construction offices in New Jersey issued building permits authorizing work that had an estimated cost of over \$7 billion. Additions and alterations of existing structures accounted for almost half of that expenditure. This is a much higher percentage than in most other states. Rehabilitation work is most pronounced in New Jersey's cities where conversions and rehabilitation projects have an integral role in the creation of decent, affordable housing. In Trenton, housing rehabilitation work outpaced new housing construction by more than 14 to 1. New Jersey has an old housing stock, with half of the state's 3.1 million houses were built before 1959. New Jersey also has many older nonresidential buildings that are vacant or underutilized and are good candidates for adaptive reuse.

Both in New Jersey and nationally, the model building codes, which are oriented towards new construction, can add unnecessarily to the time and expense of rehabilitating existing buildings because they were not written with existing buildings in mind. For new buildings, complying with the construction code is a straightforward process, but it is difficult to apply the code rationally and predictably to existing buildings. Because developers and building owners could not predict with certainty what would be required to bring a deteriorated building back

into use, projects sometimes were not attempted at all and the buildings remained unused.

New Jersey faced the challenge of developing provisions for existing buildings that were rational, predictable, and that delivered safe and sound rehabilitated structures by developing the Rehabilitation Subcode. This subcode is the Nation's first comprehensive set of code requirements for existing buildings. It is a stand-alone subchapter and, therefore, it contains all the technical requirements that apply to a rehabilitation project.

The Rehabilitation Subcode includes provisions for buildings that meet the standards for historic buildings established by the New Jersey Historic Preservation Office and the National Park Service. The Subcode allows the use of replica materials, establishes provisions for historic buildings used as historic building museums, and identifies building elements that may meet relaxed code requirements in order to preserve the historic value and integrity of a historic building. For more detailed information about the Rehabilitation Subcode, please view the informative web site at the Department of Community Affairs: <https://www.state.nj.us/dca/divisions/codes/offices/rehabbackground.html>



Map of the Local Historic District



This map shows the boundary of the Beach Haven Historic District. Appendix B includes more detailed maps showing the Key, Contributing and Non-Contributing properties.

WATER FACILITIES

Water works owned by town. Gravity & direct pumping system. Water tank elevated 90' & filled by two pumps capacity 250 gals. each per minute. Capacity of tank 10000 gals. Gasoline engine for power.

FIRE DEPT.

Volunteer - 50 men. 2 Hose carts - One H & L Truck - 1000 ft. hose in good condition.

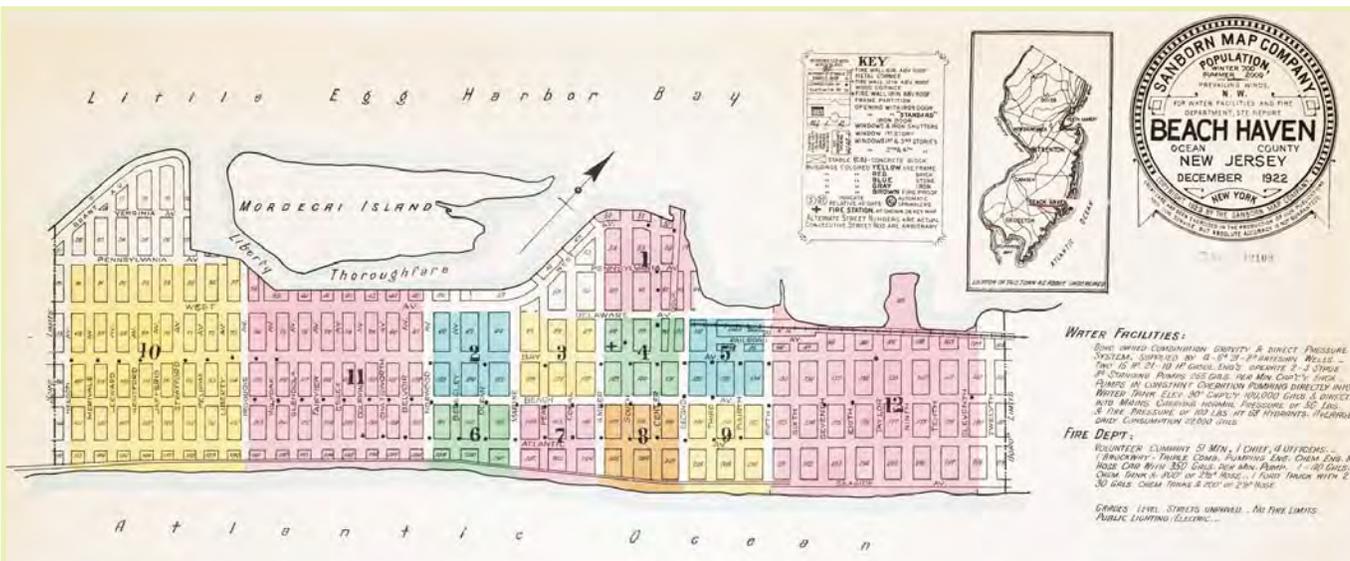


KEY

| | |
|-----------------------|--------------------------------------|
| SHINGLE ROOF | FIRE WALL 5IN. ABV. ROOF. |
| COMPOSITE W. S. SLATE | METAL CORNICE |
| WOOD SHEDS | FIRE WALL 12 IN. ABV. ROOF. |
| WOOD SHEDS | WOOD CORNICE. |
| WOOD SHEDS | FIRE WALL 18 IN. ABV. ROOF. |
| WOOD SHEDS | FRAME PARTITION. |
| WOOD SHEDS | OPENING WITH IRON DOOR. |
| WOOD SHEDS | " " "STANDARD" |
| WOOD SHEDS | IRON DOOR |
| WOOD SHEDS | WINDOWS & IRON SHUTTERS. |
| WOOD SHEDS | WINDOW - 1ST STORY. |
| WOOD SHEDS | WINDOWS 1ST & 2ND STORIES |
| WOOD SHEDS | " " 2ND & 4TH |
| WOOD SHEDS | STABLE |
| WOOD SHEDS | BUILDINGS COLORED YELLOW ARE FRAME |
| WOOD SHEDS | " " RED BRICK |
| WOOD SHEDS | " " BLUE STONE |
| WOOD SHEDS | " " GRAY IRON |
| WOOD SHEDS | " " BROWN ADobe |
| WOOD SHEDS | " " GREEN SPECIALS |
| WOOD SHEDS | (S) (27) INDICATE RELATIVE HEIGHTS. |
| WOOD SHEDS | + FIRE STATION, AS SHOWN ON KEY MAP. |
| WOOD SHEDS | ALTERNATE STREET NUMBERS ARE ACTUAL |
| WOOD SHEDS | CONSECUTIVE STREET NOS ARE ARBITRARY |

Atlantic Ocean

Little Egg Harbor Bay



WATER FACILITIES:
Some wind combination gravity & direct pressure system, supplied by 40-50' pressure wells - Two 40' x 24" x 10' cast iron tanks - capacity 2-3 times of overhead tanks 100 gals. per min. pump. - 40' gals. pump at Liberty Thoroughfare pumping directly into tanks. Capacity normal pressure of 50 lbs. & the pressure of 100 lbs. at 20' elevations. - 30 gals. capacity normal pressure of 50 lbs. & the pressure of 100 lbs. at 20' elevations. - 30 gals. capacity normal pressure of 50 lbs. & the pressure of 100 lbs. at 20' elevations. - 30 gals. capacity normal pressure of 50 lbs. & the pressure of 100 lbs. at 20' elevations.

FIRE DEPT.:
Volunteer - 50 men. 1 Chief, 4 officers. - 1 Broadway - Triple Comb. Pumping Eng. Chem. Eng. & Hose Car with 250 gals. per min. pump. - 40' gals. Chem. Tank & 100' of 2 1/2" hose. 1 Ford Truck with 2-30 gals. Chem. Tank & 100' of 2 1/2" hose.

GRADES LEVEL. STREETS UNPAVED. - NO FIRE LIMITS. PUBLIC LIGHTING EXISTING.

Predominant Architectural Styles and their Defining Characteristics

The period of construction for the Beach Haven Historic District extends from 1873, the year that the Tuckerton Long Beach Building Improvement Association began construction of the resort, to the present time, as thirteen houses have been rebuilt in response to damage from Hurricane Sandy. In the decades up to 1940, Beach Haven was dominated by a golden era of grand hotels, large summer cottages from the Victorian period, moderate houses from the early 20th-century, smaller year-round bungalows, and even house kits ordered from various catalogs and delivered by the rail. At the close of World War II, housing construction continued, primarily with Cape Cod dwellings. After the extensive destruction of a fierce nor'easter in 1962, new local building codes and construction techniques that significantly changed the character of Beach Haven's architecture, with the living spaces of residences raised to the second floor on pilings in vernacular, contemporary, or post-modern houses.

In the following pages, the architectural styles of buildings found in Beach Haven are discussed. Understanding the historic style of a house informs design choices, and helps with the application of appropriate design guidelines.

Note: To protect the privacy of the property owners, individual building addresses are not identified in this section.

Building Forms

The architecture of Beach Haven builds on the plan layouts and three-dimensional forms of houses built over more than a century before the Beach Haven Land Development Association was conceived. Historically, the basic rectangular box of 1½ or 2½ stories with a gable roof, sometimes with a wing or rear ell appended, was the generally accepted house form. Inside, the entrance hall usually ran the depth of the building, with parlors off one or both sides of the hallway creating a “Hall-Parlor” or “**Center Hall**” plan respectively. The architectural “style” of this building form, historically Georgian or Federal, was created through the application of details to windows, doors, porches, and trim, as well as the modulation of the floor heights, surfaces, and roof configurations.

A variation of the center hall plan became popular during the development of the country’s mid-western states that added a central gable to the front slope of the roof. Magnolia House, built in 1877, is an example of this plan type, although altered. (Photograph 11) This feature created a larger useable space on the attic floor than the previous dormers had provided. This plan type

became known as the **Triple A “I” house**, in reference to the three roof gables and the mid-western states with I names (Idaho, Illinois, Indiana, Iowa) where the plan type originated. This modulation of the roof form was the first step towards the complicated, playful massing of the later nineteenth century.

After the turn of the 20th century, a new plan type called the **American Foursquare** was popular. This type basically divided a square plan into quadrants. The front right quadrant was the entrance hall with stair, the front left was the parlor/living room, the rear left was the dining room, and the rear right was the kitchen. Sometimes a one-story rear addition extended the kitchen or a mud room entry to the rear. The American Foursquare house always featured a hipped (pyramidal roof) usually with a dormer on at least the front slope.

This plan type lasted for about two decades, overlapping with the reintroduction of the basic rectangular box with a center hall plan and a gabled roof with dormers in the Colonial Revival style.



Photograph 11: Triple A “I” House

Gothic Revival (1850-1890s)

By the mid-1800s, Americans were looking beyond the Colonial and Federal architecture of their past for new ideas in building design. Medieval cathedrals were a natural source of inspiration, especially for churches, but also for domestic architecture. With the introduction of jigsaws, quite modest houses could enjoy a wealth of medieval details. Often referred to as Carpenter Gothic, dwellings are characterized by:

- ❖ steep gabled roofs
- ❖ pointed-arch lancet windows with hood moldings
- ❖ curvilinear “gingerbread” trim along eaves and gable ends
- ❖ board and batten siding

Examples of Gothic Revival style-influenced houses in Beach Haven include the house shown in Photograph 12, built in the late 19th century and the 1873 house shown in Photograph 13.



Photograph 13: Gothic Revival



Photograph 13: Gothic Revival

Italianate (1855 - 1900)

Renaissance Europe was another source of inspiration for builders and architects in the last decades of the 19th century. The palaces of royalty, merchants, and bankers provided an ideal architectural model for the wealthy beneficiaries of America's booming industrial might. Houses built in the Italianate style are characterized by:

- ❖ balanced compositions
- ❖ low pitched roofs, often with cupolas
- ❖ overhanging eaves with heavy, oversized brackets
- ❖ rounded or segmental arches
- ❖ window and door hoods
- ❖ square towers

Two examples of Italianate style-inspired residences in Beach Haven are the 1879 house shown in Photograph 14 and a house built c. 1900, shown in Photograph 15.



Photograph 14: Italianate Style



Photograph 15: Italianate Style

Second Empire (1860-1900)

After the Civil War, houses took on a French flavor with the addition of the mansard roof. Developed in the 17th century by French architect Francois Mansart to maximize the useable space under the roof, mansard roofs became popular in Paris during the reign of Napoleon III (1852-1870). The fashion spread to England and the United States. Similar in form and detail to Italianate houses, the Second Empire style building is usually characterized by:

- ❖ a mansard roof, whether with straight, convex, or concave sides
- ❖ a two- or three-story symmetrical square block
- ❖ a projecting central pavilion often extending above the rest of the building

Examples of Second Empire style houses in Beach Haven are shown in Photographs 16 and 17, built c. 1890 and c. 1900, respectively.



Photograph 16: Second Empire Style



Photograph 17: Second Empire Style

Stick Style (1870-1890)

A variation of Carpenter Gothic, the Stick Style is also a revival of European rustic country architecture. This building style is generally asymmetrical in composition and is characterized by “stick work,” from which it derives its name. This “stick work” is reminiscent of the half-timbering of Medieval English architecture, but serves a purely decorative purpose here.

This style’s features include:

- ❖ a decorative, surface-applied pattern of vertical, horizontal, and diagonal “sticks”
- ❖ a picturesque assemblage of steeply pitched gable roofs, cross gables, towers, and pointed dormers
- ❖ large verandas and porches
- ❖ oversized but unornamented structural corner posts, exposed roof rafter ends, purlins, brackets, porch posts, and railings

The only example of a Stick Style-influenced house in Beach Haven was built c. 1874 and is shown in Photograph 18.



Photograph 18: Stick Style

Victorian Period (1837-1901)

The height of the Victorian period corresponded with the initial construction of Beach Haven and the colorful, intricately-detailed styles that characterized the tastes and excesses at the end of the nineteenth century. The houses that were constructed during this time that do not have the defining characteristics of a particular style are called “Vernacular Victorian.” However, “Victorian” is not in itself a style, but a time period reflecting the reign of Queen Victoria.

Queen Anne (1870-1910)

Queen Anne style buildings are picturesque in nature created by their decoration and asymmetrical massing. Characteristics of this style include:

- ❖ rich decoration, consisting of a variety of three-dimensional forms, textures, materials, and colors
- ❖ towers, turrets, tall chimneys, and projecting pavilions arranged into an asymmetrical composition
- ❖ porches, bays, and encircling verandas
- ❖ textured wall surfaces
- ❖ colored glass panels, tiny window panes, and/or unusual fenestration patterns incorporated into the windows

There are many examples of Queen Anne style houses in Beach Haven, a few of which are shown in Photographs 19, 20, and 21. These houses were built during the ten year period between c.1874 and c.1884.



Photograph 19: Queen Anne Style



Photograph 20: Queen Anne Style



Photograph 21: Queen Anne Style

Shingle Style (1880-1910)

This American style is closely associated with resort and shore architecture of the late-19th and early-20th century. Decorative wood shingles usually cover the entire building from the roof to the foundation, and the exterior is homogeneous. Specifically, features of a Shingle Style include:

- ❖ exterior cladding of wood shingles on all surfaces
- ❖ close roof eaves (without deep projections)
- ❖ a continuous roof slope that projects to cover the front porch so the porch is integral to the whole composition
- ❖ casement or double-hung sash windows that are usually small and often grouped into bands of two or three
- ❖ ornamentation using elements of the emerging Colonial Revival style or another style from the Victorian period
- ❖ usually (although not in Beach Haven's examples) an overall feeling of horizontality

Two examples of Shingle Style houses in Beach Haven include the 1905 house shown in Photograph 22 and the late 19th century house in Photograph 23.



Photograph 22: Shingle Style



Photograph 23: Shingle Style

Craftsman (1905-1930)

The Craftsman style is an American interpretation of the English Arts and Crafts movement spearheaded by Gustav Stickley. Stickley designed houses and published the plans in his magazine “The Craftsman.” This style is characterized by:

- ❖ gently pitched roofs with gable fronts, and a separate lower gable roof over a front porch supported by brick piers
- ❖ shingles or bricks on the exterior, in their natural color, with painted trim
- ❖ minimal ornamentation

The Craftsman style was most commonly found on bungalows, modest structures designed for the modern middle class family. However, the detailing of the Craftsman style can sometimes be found on other building types such as American Foursquare house or a center-hall plan. An example of a Craftsman style house in Beach Haven, built c. 1910, is shown in Photograph 24.



Photograph 24: Craftsman Style

Colonial Revival (1890-1930s)

The Colonial Revival style grew out of the rebirth of interest in the Colonial period and, in particular, early English and Dutch houses in the original colonies. Influences included the Georgian and Federal styles, as well as post-medieval English and Dutch Colonial prototypes. Elements from these styles were often mixed, but some identifying features include:

- ❖ a rectangular plan, 2½ stories in height
- ❖ a symmetrical facade with a gabled roof and gabled dormers
- ❖ an accentuated front door with a porch or articulated surround
- ❖ double-hung sash windows, usually with six-over-one glazing and sometimes paired

Two examples of Colonial Revival style houses in Beach Haven are pictured, both built c.1925, along with the Beach Public Haven Library, built in 1924 (Photographs 25, 26, and 27).

A distinct sub-set of the Colonial Revival house employed a gambrel roof instead of the typical gable roof. Known as “Dutch Colonial Revival” houses, a Beach Haven example built in the 1930s is shown in Photograph 28.



Photograph 26: Colonial Revival Style



Photograph 27: Colonial Revival Style



Photograph 25: Colonial Revival Style



Photograph 28: Dutch Colonial Revival Style

Plan Book and Kit Houses (1900-1950)

In the early twentieth century, large numbers of modest-sized houses were built in towns across the country. This affordable house movement was a reaction to the excesses of house building during the Victorian period. Many architects designed plans that were widely advertised in the national trade and home magazines and sold in plan books. There was an efficiency in building multiple houses from the same plans. In Beach Haven, for example, the “Seven Sisters” cottages were all built from the same set of plans and by the same builder.

During the same time period, companies such as Sears, Roebuck & Company, Alladin, Montgomery Ward, and the Radford Architectural Company manufactured kit houses sold in catalogs. Kits containing everything needed to construct the house, even the nails, were delivered by rail. For example, two catalog kit houses, both in the Dutch Colonial Revival style, are shown in Photographs 29 and 30, “The Abbott” (built in 1929) and Sears & Roebuck #194 kit house (built in 1912), respectively. Local builder, Floyd Cranmer, was often employed to construct the houses.



Photograph 29: “The Abbott”

Plan types designed for greater affordability included bungalows, Foursquares, and Cape Cods. Many good examples of these building types can be found in the Beach Haven. **Bungalows** are typically one and one-half story in height and have a full-width porch incorporated into the facade, usually through the extension of the front roof slope. There are 23 examples of bungalows in Beach Haven, almost all built in the 1920s. Two examples are shown in Photographs 31 and 32.

The **American Foursquare** houses, as mentioned earlier in this section, are cubic in form and have a characteristic pyramidal (hipped) roof. There are 20 examples in Beach Haven, all built c.1915 - 1925. An example is shown in Photograph 33.

Small **Cape Cod** houses also became popular in Beach Haven, with four built before World War II. Then construction stopped during the war, and 8 more were built in the 1950s. An example is shown in Photograph 34.



Photograph 30: Sears & Roebuck #194 kit house



Photograph 31: Bungalow Style



Photograph 32: Bungalow Style



Photograph 33: American Four Square



Photograph 34: Cape Cod

Mid-Twentieth Century Modern

When construction resumed after World War II, earlier styles with historical influences were discarded and a new direction of modern and simplistic styles was sought. This movement was influenced by the “International Style” that originated with European architects. There is one example of this style in Beach Haven, shown in Photograph 35, that dates to the mid-20th century. In the United States, modern residential architecture took off from the Prairie style, which had begun to surface in the early part of the 20th century, and developed into modern, ranch, and split level houses. In addition, progress in technology and the availability of prefabricated elements made construction more inexpensive and less time consuming. This architectural diversity shows that Beach Haven adapted to building trends and accommodated the new and the old side by side. The various styles, expressed in the details and the architecture from each time period, are important to preserve.



Photograph 35: Mid-Twentieth Century Modern Style

Preservation Guidelines

Many property owners face the challenge of making improvements to their historic buildings to meet current needs. Fortunately, buildings can evolve without losing their historic character; new and old construction can compatibly coexist. But when undertaking any project, the owner must consider how the alterations will affect the distinctive features of the building and its exterior appearance.

Rehabilitation of existing buildings may affect any element of the exterior envelope. Exterior cladding is designed to protect (or provide) the structure of the building's walls. The roof establishes the building envelope. This enclosure must be kept intact to prevent the structure's progressive deterioration. Identified below are some common elements and materials used in the exterior envelope. There are countless sources of online materials to provide additional information, many of which are listed in Appendix A of this handbook.



Roofs

Common roof types found in Beach Haven include gable, gambrel, hipped, shed, mansard, and flat roofs, examples of which are shown here in Photographs 36-40.

Photograph 36: Gable roof



Photograph 37: Gambrel roof



Photograph 38: Hipped roof dormer



Photograph 39: Shed roof dormer



Photograph 40: Mansard roof



Unusual roofing forms represented in town include examples of onion domes and double gable roof as shown in Photographs 41 and 42.

Common materials for roofing range from slate and wood shingles to asphalt shingles and rubber membranes.

Photograph 41: Onion Dome



Photograph 42: Double gable roof



Guidelines for Key and Contributing Buildings

- * The existing roof shape should not be altered.
- * Historic roofing material, such as slate or roofing tile, should be retained and the roof repaired whenever possible (Photograph 43). Slipped slates, for example, usually represent the failure of the nails that held it in place, not the slate itself. The slate can be repositioned with slate hangers and continue to function.
- * When possible, deteriorated roofing materials should be patched with new material that matches the old as closely as possible.



Photograph 43: DO use historic roofing material.

- * When it is necessary to replace a roof, the architectural features that give the roof its character should be preserved or replaced in kind if not salvageable (Photograph 44). These features might include the cornice, brackets, the roof materials (slate, metal), dormer windows, chimneys, cupola, cresting, or weather vanes.
- * If an original roof has been previously replaced and historic photographs exist to document the original roof material, that material should be reintroduced, or matched in modern materials. Similarly, the design should be replicated when possible. For example, historic polychromatic slate patterns can be reproduced by using different colors of modern shingles.
- * Historic wood shingle roofs should be replaced with dressed wood shingles, not rough wood shakes. The use of pressure-treated, fire-retardant wood shingles is recommended.
- * Do not install roof materials that are inappropriate to the style and period of the building. For example, do not install wood shingles (or architectural shingles that look like wood shingles) on Second Empire mansard roofs; do not install slate (or architectural shingles that look like slate) or bungalow roofs.
- * Do not introduce skylights, vents, satellite dishes, or new dormers on publicly-visible roof surfaces. The addition of low-profile ridge vents is acceptable provided they do not affect the design or features of the historic roof.
- * Do not cover historic roof features with inappropriate materials such as vinyl or aluminum.



Photograph 44: DO retain rooftop features.

Guidelines for Non-Contributing Buildings

- * Install architectural shingles to blend with the character of historic buildings along the streetscape.
- * Do not install roof materials that are inappropriate to the style and period of the building.
- * Do not introduce skylights, vents, or new dormers on publicly-visible roof surfaces. The addition of low-profile ridge vents is acceptable provided they do not affect the design or features of the historic roof.
- * The use of exposed roof rafter tails is highly encouraged (Photograph 45).



Photograph 45: DO expose rafter tails.

Roof Features

These usually include architectural details such as finials, weathervanes, cresting, and railings of widow's walks. Roof features also include brick chimneys, dormers, metal flashing, and rainwater conduction systems. These features are vital to the style and character of a particular building, and should be repaired and restored as required to maintain their original appearance.

- * **Rooftop Details**, including finials, weathervanes, cresting, and railings of widow's walks that are deteriorated beyond repair (in whole or in part) should be replaced in kind to match the original as closely as possible. Refinishing of these features should be part of any roof replacement project while they are easily accessible to the roofers.
- * **Chimneys** should be retained and maintained, even if they do not serve their historic function, and should not be covered with stucco or other veneers unless they were originally covered. Repairs or rebuilding of chimneys should match the original as closely as possible, including material, design,

color, texture, unit size, and joint profile.

(Photograph 46) The installation of a new flue liner for safety reasons is appropriate; however, the flue cap should be as inconspicuous as possible. When new chimneys are introduced against the side wall of an existing (or new) house, the chimney enclosure must be extended all the way to the ground (Photograph 47).

- * **Dormers** are important to the overall style and perception of a building's character. Dormers should not be added or altered on the front roof slopes of historic buildings.
- * **Flashing** on buildings is typically metal. It is used at intersections of roof planes and around roof penetrations to divert water toward the gutters. Leaks in a roof, particularly a slate roof, may sometimes be due to failure of the flashing rather than of the roofing material itself. Flashing can be repaired with patches of similar metal, and entire strips of flashing can be replaced in kind without impact on the integrity of the historic fabric.



Photograph 46: DO keep chimney brick exposed.



Photograph 47: DON'T raise the chimney base.

* **Rainwater Conduction Systems** (gutters and downspouts) provide a path for water to flow from the roof to the ground without damaging or penetrating the building. Types of gutters found on historic buildings include pole gutters, box gutters (also called “built-in” gutters), hang gutters, and through-wall scuppers. Gutters are usually designed according to the type of roof on the building and should be repaired, maintained, or replicated rather than replaced with another type of gutter. For example, the replacement of pole or box gutters with hang gutters is historically inappropriate and visually intrusive, hiding the cornice, which is often one of the most architecturally significant features on a building. Repairs should be made with the same material as the original, as galvanic action can occur between dissimilar metals, causing corrosion.

* **Modern Intrusions** can also be roof features, such as skylights, solar panels, and satellite dishes. These features are not compatible with the architectural character of historic buildings. Solar panels are not permitted in the historic district. Skylights and satellite dish installations are limited to only rear and secondary roof slopes (or walls) that are not visible from the public right-of-way, and require HPAC approval (Photograph 48). Similarly, vents should also be located out of public view.



Photograph 48: DON'T place satellite dish where visible.

Exterior Cladding

The primary exterior cladding used on buildings within the historic district is wood siding, including clapboard, shingles, and board-and-batten siding. (Photograph 49) Wood cladding is an essential part of a building's character and appearance. If properly prepared and painted or stained on a regular basis (usually between five and ten years depending on environmental conditions), wood cladding will last hundreds of years (Photographs 50 and 51). Replacement of large areas of cladding, when necessary, should be undertaken to match the profile and exposure of the historic cladding. The relationship of cladding to other millwork such as window trim and corner boards should be maintained.



Photograph 49: DO finish wall shingles.



Photograph 50: DO retain historic shingles.



Photograph 51: DON'T leave wood shingles unfinished.

Guidelines for Key and Contributing Buildings

- * Repair historic exterior cladding by patching with new wood where deteriorated, matching the original size and material. Replace only the deteriorated portions of the cladding, not all of the historic material.
- * Do not strip and stain cladding that was painted historically.
- * Do not cover over wood cladding with vinyl or aluminum siding. The new material will trap moisture, accelerating deterioration of the cladding and the wood frame structure beneath and creating an inviting environment for insect infestation. It will also result in removal of architectural elements, creating an undesirable flat appearance by bringing the siding out flush with the window and door casings. Where synthetic siding already exists on historic buildings, the property owner should consider removing the artificial material and restoring the original building cladding.
- * For Contributing (but not Key) Buildings, the replacement of original cladding on the rear elevation with man-made materials such as composite siding may be appropriate provided the new materials match the old in exposure, shape, texture, and color.

Guidelines for Non-Contributing Buildings

- * Do not cover over original exterior cladding with artificial materials such as vinyl, composite, or aluminum siding (Photograph 52).
- * Exterior cladding materials should be consistent with the character and materials of the historic district.

Masonry

While nearly all of the houses in Beach Haven are of frame construction, three homes, two churches, and the library are constructed of masonry. In addition, most historic houses have masonry foundations, the treatment of which should be consistent with this section.

- * Original brick and mortar should be retained without the application of surface treatment. Do not apply paint, stucco, or a water repellent coating or sealant to brick as they often trap moisture in the brick that may later freeze and expand, causing the brick face to pop off. (The newly exposed softer inside of the brick is more absorbent than the harder face, and therefore more vulnerable to moisture absorption and deterioration.)
- * Do not resurface brickwork with historically inappropriate new materials such as artificial stone, brick veneer, artificial siding, or asphalt shingles.
- * Replace deteriorated individual bricks or stones in kind (to match the original).
- * Replace areas of deteriorated mortar with new mortar that matches the hardness, color, and workmanship (Photograph 53). Only repoint in areas where the mortar is missing or deteriorated, not everywhere. Do not let new repointing mortar overlap the brick face.



Photograph 52: DON'T use artificial siding.

Stucco

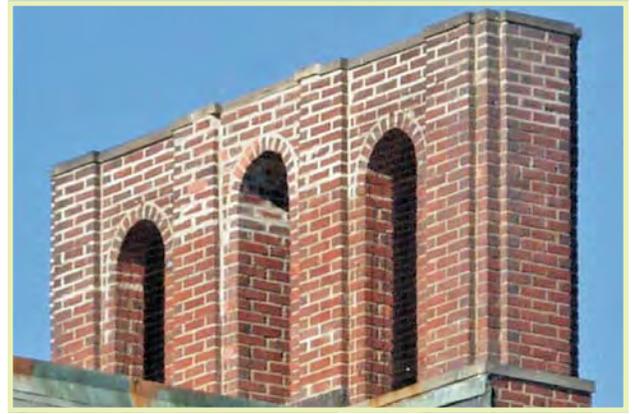
Historically, stucco was a mixture of sand and lime, not the Portland cement-based parging in use today. Where necessary, stucco should be patched with a mixture that duplicates the original as closely as possible in composition, color, texture, hardness, and type of finish (smooth, troweled, etc.). Walls and decorative features on facades should only be stuccoed if they were originally stuccoed. Do retain original stucco (Photograph 54).

Use of Alternative Materials

The use of alternative materials within the Beach Haven Historic District will be considered on a case-by-case basis. The preferred treatment is to repair the original building features. If repair is not possible, replacing the features with matching materials would be the next consideration. Where the use of the traditional historic material is not feasible, HPAC will consider the use of some alternative materials such as cementitious siding on rear or side elevations not readily visible from the street. Synthetic siding may sometimes be used to resurface facades of low public visibility on contributing buildings that were originally wood sided only when the new material is similar in design, thickness, width and texture to the original siding and will not endanger the physical condition and structural life of the building.

Metal

Some architectural elements are executed in metal, including cast iron and tin. There are many surviving cast iron shutter dogs (that hold the shutters open), and some cast iron fencing still intact (Photograph 55). These architectural features contribute to the building's character and should not be removed. Cast iron can usually be cleaned by mechanical methods, including isolated sandblasting. Many of the porch roofs were originally covered with tin, although few survive. Maintaining a sound paint coat will preserve these metal elements indefinitely; however, both cast iron and tin are quick to rust if not kept painted.



Photograph 53: DON'T use mismatched pointing mortar.



Photograph 54: DO retain original stucco.



Photograph 55: DO retain historic metalwork.

Porches, Balconies, and Decks

Porches are very significant components of seashore homes as welcoming exterior rooms. Beach Haven features fabulous porches. Historic porches should not be removed. In addition, the features of a porch should be retained and maintained (Photographs 56, 57 and 58). Where features have been lost or are severely deteriorated, they should be replicated if possible or replaced with matching elements of the same size and proportion. While some porches were originally designed as glazed enclosures (Photograph 59), porches should never be enclosed with opaque walls or materials. If the porch has been enclosed by a previous owner, applicants are encouraged to restore the open porch or at least replace the solid walls with glazing to maintain the visual effect of openness. Where porches are screened, the

screening's framework should be separate and hidden behind the porches columns, or painted in a dark color to minimize its visual impact. This example shows a good installation of free-standing screening, but also illustrates how unpainted wood is visually intrusive (Photograph 60). Pent and/or fake mansard roofs should not be added to porch roofs.



Photograph 56: DO retain porches.



Photograph 57: DO retain porch details.



Photograph 58: DO retain wood porch steps.



Photograph 59: DO retain glazed porches.



Photograph 60: DO sensitively screen in porches.

* **Porch Columns**, including their associated moldings, detailing, and brackets, should be retained and repaired where surviving. When original porch columns are beyond repair, only wood porch columns may be used on the nine Key Buildings in the Historic District. For Contributing and Non-Contributing buildings, on a case by case basis, HPAC may consider fiberglass or other synthetic porch columns that are compatible with the original style and materials when the original porch columns are no longer extant or beyond repair. However, vinyl columns are prohibited due to their incompatible nature.

* **Porch Railings** have important historic details that should be retained such as heavy top railings, thicker balusters (whether turned or square) that are closely spaced at 1 to 1.5 times the baluster's thickness, and a lower overall height (that can be retained in accordance with the New Jersey Rehabilitation Sub-Code). For Shingle Style houses, porch railings are often solid shingled, half-walls. Historically railings were placed inside column bays (Photograph 61). Deck railings should not be used on entrance porches (Photograph 62). Only wood porch components may be used on the nine Key Buildings in the Historic District. For Contributing and Non-Contributing buildings, synthetic porch railing systems that are compatible with the original style and materials will be considered. The use of vinyl for porch railing systems (as well as for siding, shutters, fencing, trash corrals, etc.) is prohibited.

* **Porch Decking** or the floor surface of the porch was historically executed in wood. However, the quality of today's standard wood porch decking will not hold up in Beach Haven's environment. Mahogany and sustainable tropical hardwoods are instead recommended for porch decking for Key Buildings. For Contributing and Non-Contributing buildings, HPAC may consider compatible recycled plastic and wood composite materials for the replacement or repair of porch floors. These materials should be painted or pre-finished to match the house colors.

* **Porch Steps** should have solid risers. (Risers are the vertical boards between the treads.)



Photograph 61: DON'T put railings in front of columns.



Photograph 62: DON'T use deck railings on porches.

* **Porch Bases** include the porch piers that support the porch columns above them, the horizontal fascia (or skirt board), and the framed lattice panels that fill the spaces between flanking piers (Photographs 63, 64 & 65). The piers should be exposed brick or stone to match the historic configuration when possible, or stuccoed concrete block when the piers are no longer extant or salvageable. The porch fascia (the horizontal trim band that covers the ends of the floor joists), the lattice frame, and the actual lattice should be horizontal and composed of wood, not artificial materials. The use of stock, unframed, cross-hatched vinyl lattice panels in a diamond pattern is not allowed.



Photograph 63: DO frame lattice between piers.



Photograph 64: DON'T use vinyl lattice.



Photograph 65: DON'T install unframed lattice.

* **Balconies** that are historic features on Key and Contributing Buildings have the same guidelines as porches. Property owners are encouraged to remove balconies that have been inappropriately added to historic buildings (Photograph 66). New balconies are not permitted on front or side elevations visible from the public right-of-way, except in special situations.



Photograph 66: DON'T install front balconies.

* **Decks** are modern additions to historic buildings and should be limited to the rear, where they are not visible from the public right-of-way. Visible rooftop decks are not appropriate within the historic district due to their visual impact. Painting or staining the deck in colors that match or complement the building's color scheme will help them blend with the historic architecture (Photograph 67).



Photograph 67: DON'T paint wood decks differently.

Windows and Doors

The fenestration pattern is an integral part of a building's style. Fenestration openings include existing doors, window sash, sidelights, and transoms (Photograph 68).



Photograph 68: DO retain historic windows.

Windows provide light and ventilation to a building's interior and allow a visual link to the exterior. They are one of the major character-defining features of a building's exterior, and vary considerably in style, type, and size depending on the building's age and architectural style (Photograph 69).



Photograph 69: DO retain original window sash.

Doors are one of the most important features of historic houses, and also one of the most heavily used. They are a stylistically decorative element that is very important to retain (Photograph 70).



Photograph 70: DO retain original doors.

- * The size of the openings, panes or sash should not be altered, as such changes destroy the scale and proportion of the building. If window replacement is necessary due to deterioration, replacement windows should match the original configuration.
- * Historic doors should be retained. If the original door is no longer intact, the new door should be compatible in design and material to the original and to the style of the building. Contemporary doors, doorway materials, and designs are not appropriate on historic buildings.

- * Hollow framed vinyl windows are prohibited – they do not look like historic windows due to their texture and thinness (Photos 71 and 72). In addition, the seals on their double glazing fail after 11.7 years (on average) when they must be replaced again, and both the creation and disposal of vinyl harms the environment. Despite compelling advertising by the replacement-window industry, historic window sash is not a primary source of heat loss, and the cost of replacement windows will seldom be covered before the replacement windows need to be replaced again.



Photograph 71: DON'T install vinyl windows.



Photograph 72: DON'T install vinyl windows.

- * Due to the wide range of products available, any replacement windows will be decided by HPAC on a case-by-case basis.
- * On Key Buildings, historic wood windows shall be retained. When historic windows are deteriorated beyond repair, they should be replaced in wood with matching sash configuration and real muntins dividing the glass. Triple-track aluminum storm sash is permitted to be installed over historic wood windows to provide protection against Beach Haven's extreme weather conditions.
- * On Non-Contributing Buildings, replacement windows with true divided lights or applied exterior grilles may be considered. The window size and sash configuration should match the original.
- * When the original window sash is no longer extant and no historic photographs are available to provide information on the original window sash configuration, the style of the building should dictate the appropriate number of lights in each sash (Photograph 73).



Photograph 73: DON'T change window configuration.

- * If the window sash or door requires replacement only the actual sash or door should be replaced. The historic frame and trim is to be retained.

Shutters

Historically, the use of shutters on window and door openings was functional – when storms were on the horizon, or the occupant was leaving for an extended period, the shutters would be closed over the fenestration openings and secured against the weather and intruders (Photographs 74 and 75).



Photograph 74: DO retain historic shutters.

The shutters were carefully designed to be exactly half of the opening's width and its exact height, so, when closed, the two halves met. When two window openings were paired together, each shutter would cover a complete window opening, again so, when closed, the shutters met and could be slide-bolted together. Modern shutters that are not appropriately sized for the opening, plastic window awnings, and vinyl or aluminum non-operable shutters are historically and aesthetically inappropriate (Photograph 76). They should be removed and not replaced unless correct details are being introduced.



Photograph 76: DON'T install mis-sized shutters.



Photograph 75: DO size shutters to close.

Architectural Trim and Details

The decorative details applied to buildings, including cornices, brackets, pilasters, balustrades, cornerboards, turned work, panels, and window and door casings, help to indicate a building's style and period (Photographs 77, 78, and 79). These elements should be retained and repaired or, if necessary, replaced in kind, matching the original in material, composition, size, shape, texture, and color. Do not cover or replace trim with artificial materials – periodic painting is key to the long term survival of wood architectural trim and details (Photographs 80 and 81).



Photograph 77: DO retain cornice details.



Photograph 78: DO retain decorative woodwork.



Photograph 79: DO retain decorative woodwork.



Photograph 80: DON'T cover trim with vinyl.



Photograph 81: DO maintain the house.

Paint (Recommendations Only)

Neither maintenance nor paint colors are reviewed by HPAC. However, periodic painting protects a property owner's investment, and the placement of paint colors can greatly enhance any building's architecture (Photograph 82). Property owners are encouraged to match original paint schemes when known, or use colors appropriate to the period and style of the building. Exposed exterior woodwork should always be painted (Photograph 83). Paint should not be applied to historic surfaces that were not originally painted.



Photograph 82: DO place colors appropriately.



Photograph 83: DON'T leave wood unpainted.

Signs (Recommendations Only)

Signage is not reviewed by HPAC, but it is a very important visual aspect for commercial residential properties in the district to identify building uses. Signage should be clear and simple (Photograph 84). Extraneous signage should be eliminated as it detracts from primary advertising.



Photograph 84: DO simple signage.

Signage should be placed to complement the building's design. For example, where signage historically did not exist, a free-standing yard sign or a projecting "shingle" sign (Photograph 85) are most compatible.

For a storefront, signage can be architecturally centered above the storefront bays in the "signband" area or placed on the valence of an awning. Wood or metal signs are appropriate; plastic signs and internally lighted signs are not historically or aesthetically appropriate. Signs should not be suspended from the architectural elements of the building or applied to roof surfaces (Photograph 86). It is very important that the colors of the signage, although contrasting with the background for clear visibility, be compatible with the rest of the building.



Photograph 85: DO compatible signage.



Photograph 86: DON'T install roof signs.

Awnings

Awnings were very popular for the windows and porches of houses for the shade and visual interest they provided before central air-conditioning became available. Awnings should be canvas material over retractable metal frames. Fixed plastic or metal awnings are historically inappropriate and visually intrusive, whether on commercial or residential buildings. The size and design of the awning should be such that it does not dominate the façade, but rather complements it. Care should be taken during the installation of awnings not to damage the historic fabric. They should be removable without disturbing the elements of the façade.

Awnings should be placed in such a manner that they do not obscure the historic cornice and entablature of a storefront, and have a full-width solid backing in residential applications.

The photographs at the top of the opposite page show examples of both appropriate (Photograph 87) and inappropriate (Photograph 88) installations. For a business, an awning can often also serve as a location for primary signage, as well as providing shade and solar control. The signage on the awnings, though, should be controlled and limited to simple painted letters on the valence. Colors of awnings and the signs on them should also be compatible with the colors of the building façade.



Photograph 87: DO install awnings on walls.



Photograph 88: DON'T install awnings on roofs.

Lighting (Recommendations Only)

Lighting is not reviewed by HPAC. However, within the historic district, building lighting should be unobtrusive and stylistically appropriate for the building where it is installed. Historic light fixtures should be retained and repaired as necessary. New fixtures should follow historic examples in terms of materials and placement. Exterior light fixtures that are overly garish, such as shiny brass, pendants, and finials on light fixtures should be avoided. Overhead porch lights with simple globes are appropriate, as is subtle site lighting. If the light source for new lighting is directly visible, it should be shielded. For homes, free-standing lampposts in the front yard, if any, should be compatible with the design and style of the building. When needed, introduce low-level security and path lighting in unobtrusive locations that do not diminish the overall historic character of the building, site or streetscape. Path lighting should be regularly spaced and uniform (Photograph 89). For signage and storefronts, gooseneck lamps or shadowbox lighting is visually preferable to other methods of lighting.



Photograph 89: DON'T install irregular lighting.

Grates and Hurricane Shutters

Solid roll-down security grates and accordion-style shutters are a significant visual intrusion in any setting and are prohibited. Since Sandy struck, some property owners have inquired about the use of hurricane shutters for their residences. Again, the historically-appropriate response would be to close the original wood shutters to protect the window opening until the storm has passed. (Photographs 90 and 91) Any treatment (other than the use of existing historic shutters) requires HPAC review and approval. The second example photograph shows new historically-appropriate shutters installed on the new Beach Haven Borough Hall.



Photograph 90: DO use shutters to protect windows.

Note that manufacturers are continuing to develop new options for hurricane protection. The HPAC encourages innovative solutions that do not require removal of the building's historic details and have minimal visual impact on a structure. Consideration will be given to hurricane-rated Colonial shutters, removable hurricane panels, and impact windows in those instances where it is not necessary to remove historic windows.



Photograph 91: DO correctly size hurricane shutters.

Side and Rear Elevations

For the houses in Beach Haven, both side elevations are generally visible from the street across wide side yards. In the case of corner buildings, the side-street elevations are almost as important as the front facades. It must be noted that all of the above guidelines should apply to the treatment of side elevations as well as to front facades. When rear elevations are not visible from the public right-of way (in any location, not just the primary front street), their appearance is not in the jurisdiction of the HPAC.

Additions

Additions to existing buildings (and existing streetscapes) should respect the original scale, proportions, and rhythms. All the materials, colors, textures and finishes used for additions should be compatible with and subservient to those of the existing building. Additions should not attempt to outshine the existing building, but rather complement and highlight its features. Sometimes for historic buildings to remain in use and viable, they require significant upgrades, including additions, and buildings were added to all the time to accommodate family or business needs. However, within the historic district, changes over time must be guided to prevent the loss of historic integrity of the district. Regulation of the placement and design of additions is important to minimize their impact on the character and integrity of the historic district. Before building an addition, attempt to accommodate needed functions within the existing building, or through minimal alterations such as the addition of a rear dormer to provide extra living space.

The Secretary of the Interior's *Standards for Rehabilitation*, reproduced in the next section of this booklet, devote two of the ten Standards to the treatment of additions saying, in part, "New additions... will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions... will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

In general new additions should always be subordinate to the historic building to which they are being added and be judged by the same Visual Compatibility Factors illustrated in the following chapter on new construction. To avoid irreversibly damaging the historic building, the connection of the new addition to the existing building must be carefully designed. The placement of additions should be at the side or rear of the historic building, and should respect the existing building and surrounding properties. The addition's scale, massing, roof line, fenestration and materials should be compatible with the historic building as illustrated by the rear addition shown in Photograph 92. The size, rhythm and alignment of new doors and windows should be based on those from the existing building. Architectural characteristics of the addition should be consistent with the historic building, but not copy its details exactly. The goal is not to mimic the historic building and create something where the new and old construction look the same. The new construction should be clearly differentiated as new through the use of compatible but distinguishable design elements.



Photograph 92: DO locate additions to the rear.

Elevating a building is also an addition, as it raises the heights of the house. Accordingly, the same concepts apply of compatible character, scale, proportions, and height apply (Photographs 93 through 96, respectively). In addition, traditional base details should be incorporated (Photographs 97 and 98).



Photograph 93: DON'T change the character with the addition.



Photograph 96: DON'T raise the building too high.



Photograph 94: DON'T change the scale of the streetscape.



Photograph 97: DO use traditional detailing.



Photograph 95: DON'T change the facade proportions.



Photograph 98: DON'T leave pilings exposed.

Accessibility Ramps

The Beach Haven Preservation Ordinance allows the installation of temporary barrier-free ramps for handicapped residents without obtaining a Certificate of Appropriateness. However, the ramp should be designed to minimize alterations to the building's historic fabric, so that in the future if the ramp is removed the integrity of the building is not diminished.

When possible, the ramp should be located on the house's side elevation so the primary facade is left intact. Finally, the materials of the ramp should be compatible with the house's architectural features. For example, the ramp's woodwork should be the same color as the woodwork on the house. Aluminum ramps should not be used as the material pits in the salt air.

Utilities, Mechanical Equipment, and Pools

Utility services and mechanical equipment (including HVAC condensers, generators, pool equipment, and fuel tanks) should be inconspicuously located where they are not readily visible, and screened with landscaping or fencing. Placement should be at or near the rear of the building (Photograph 99). Conduits should be painted the same color as the background to which they are affixed. Where window air-conditioners are in use, they should be placed in side and rear windows, not on the building façade. Satellite dishes are only allowed to be mounted in locations that are not visible from the street.

The installation of solar panels is not permitted in the Beach Haven Historic District. HPAC believes in the use of green energy, but until solar panels are available that do not detract from the character of the historic district, their installation is not permitted.

Above-ground pools are prohibited. In-ground pools should be constructed in rear yards and screened from public view. In-ground pools are prohibited in front yards, and are subject to the Beach Haven's Zoning Code. Where new or existing in-ground pools are present, fencing must be provided for safety purposes. Such fencing shall be of wood construction.



Photograph 99: DON'T leave air conditioning units exposed.

Outbuildings and Garage Doors

Historically, carriage house, garages, and other outbuildings would mimic the form of the house, matching the roof shape, materials, detailing, and color schemes. These historic outbuildings should be retained, along with their character-defining features and historic materials (Photograph 100).

New garages should be outbuildings that are in scale and character with the architectural style of the house and be located toward the rear of the property (Photographs 101 and 102). The doors on free-standing garages would almost always face the front street as a strong visual element. Historic garage doors should be retained and repaired. If beyond repair, the historic garage doors should be matched by the new garage doors. For example, if the historic doors were side-hinged paired doors in each bay opening, this style of doors should be replaced. New outbuildings should be only one story in height and designed for storage of cars and equipment, not as living spaces.



Photograph 100: DO retain historic garages.

Beach Haven's ground-breaking ordinance that allows for the footprint of free-standing garage buildings to not count towards lot coverage is provided in Appendix C.

Outdoor showers must be enclosed in wood, not vinyl, construction and must be located in the rear yard.



Photograph 101: DO match garages to the style of the main house.



Photograph 102: DON'T have street-facing garage doors.

Streetscape

A defined streetscape includes streets, pedestrian walks, curbs, driveways, fences, street furniture and lighting, signals, and utilities, signage, trash enclosures, and landscaping. It is important for planning purposes that the Borough is looked at as a whole rather than as a collection of its individual parts. Nowhere is this more important than within the historic district. The relation of the historic structures to the street is part of what helps to create the historic feel that is so important to any historic district. It is essential that all planning for work in the Borough be done in a manner appropriate to the historic character of Beach Haven, while at the same time recognizing that modern amenities and functions still must exist there too.

Ground Surfaces

Historic ground surfaces including lawns, sideways, driveways, and planting patterns should be preserved. Where historic materials such as brick and granite have survived, the materials should be repaired where necessary. For pedestrian safety and to eliminate tripping hazards, do not let paving materials deteriorate (Photograph 103). When historic paving must be replaced, consideration should be given to matching the historic material in an improved treatment, such as laying brick walkway pavers on a concrete base to keep them level. Compatibility of materials should be retained between public sidewalks and private walks and drives so that paving materials not used historically are not introduced. For example, asphalt should not be used for any paved surfaces on private property within the Historic District. Historically, concrete ribbons were typically used for driveways rather than a solid paved drive. This treatment is visually appealing and reduces the impervious coverage.



Photograph 103: DON'T let paving deteriorate.

Brick pavers are allowed to be used for walks and parking areas on private property (but not on the adjoining public sidewalks), under certain conditions:

- * Pavers must be standard-size, preferably rectangular red brick. No special brick shapes or stamped brick patterns are permitted.

- * All paver installations require HPAC approval.
- * Brick pavers must be laid in one of three traditional patterns: running; basket weave; or rectilinear herringbone (where the bricks are parallel and perpendicular to the length of the walk). Diagonal patterns, such as a standard herringbone, are not allowed.

Landscaping and Outdoor Ornamentation

Typical elements of site design found in residential neighborhoods include fencing (wrought, cast iron, or wood); benches; decorative paving; and garden elements such as bird feeders, pavilions, fish ponds, water fountains, and sometimes artistic sculptures. Where historic, these elements should be repaired and maintained, since they connect the building to its surroundings. New site elements should be compatible in materials and style.

HPAC does not review landscaping decisions, however it is recommended that trees planted near the house or adjacent to the sidewalks should be compatible with the scale of the adjacent buildings and streetscape and should not obstruct visibility of the house (Photograph 104) Trees and shrubs should be trimmed so they accent, not overwhelm, the appearance of the house (Photograph 105). Foundation plantings should not exceed the height of the property's front porch floor when shaped or the porch's top rail when natural. The size of flower boxes on porches and window sills should be in proportion to the size of the building elements. Adequate precaution should be taken against water run-off from flower boxes so as not to stain or deteriorate the building fabric. It is important if flower boxes are introduced that the plants in them are regularly watered, pruned, and maintained. Flower boxes that do not have living plants should be removed.



Photograph 104: DO control vegetation.



Photograph 105: DON'T let vegetation become overgrown.

Landscaping can be used effectively to soften the height of new elevated entries (Photograph 106).

Outdoor furniture should complement the associated property. This furniture should preferably be removable and not fixed. Public benches, trash cans, bollards and other elements of street furniture should be designed to complement the overall character of the district and attempt to blend with the surroundings.



Photograph 106: DO use landscaping effectively.

Fencing

Traditionally, wood picket and cast iron fencing was used throughout the Beach Haven historic district. These historic treatments should be maintained where surviving, and matched where new fencing is introduced (Photograph 107). Paint colors on wood fencing should be compatible with the surrounding properties; metal fences were traditionally painted gloss black. The use of chain link, split rail, stockade, and solid panel fences is not appropriate where they are visible from the street. Vinyl fencing should not be used in the historic district. The removal of incompatible fencing is encouraged.



Photograph 107: DO match historic fencing.

Trash Corrals

Trash corrals are now regulated by Ordinance #2019-2C in Beach Haven. (See Appendix C.) It clearly states that all solid waste shall only be placed in collection containers that have been provided by the Borough of Beach Haven. All solid waste will be picked up at curbside. Containers will be returned by the Public Works Department to the side of the house or to a location agreed upon by the homeowner and Public Works Supervisor. Trash containers will not be collected from a corral.

If you do have a trash corral for storage purposes, the corral should be placed in the rear of the house or to the side of the house. Trash corrals are NOT permitted in front of the house or in the Borough right-of-way. Furthermore, all corrals are to be constructed of wood. Within the Historic District, the installation of a corral must be reviewed and approved by the HPAC.

The Secretary of the Interior’s “Standards for Rehabilitation”

The Secretary of the U.S. Department of the Interior, in response to federal legislation providing financial incentives to stimulate the revitalization of historic communities, developed a series of recommendations for the rehabilitation of older structures. These standards are now commonly used at all governmental levels to determine the appropriateness of proposed work on historic buildings and provide a sound guide for all sensitive rehabilitation.

The Secretary of the Interior’s *Standards for the Treatment of Historic Properties, 1995* (Department of Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features, and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are customized for various building treatments – Preservation, Rehabilitation, Restoration, and Reconstruction. Of these, Preservation focuses on the maintenance and repair of existing historic materials and retention of a property’s form as it has evolved over time; Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property’s historic character; Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods; and, Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes. The *Standards for Rehabilitation*, printed verbatim on the following page, serve as the foundation for the design guidelines in the next sections. Examples of how the *Standards* and the four building treatments have been applied in Beach Haven conclude this chapter.

The Secretary of the Interior's "Standards for the Treatment of Historic Properties, 1995"

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

Rehabilitation

The National Park Service defines Rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

One of the most dramatic examples of rehabilitation in Beach Haven is the property known as the “Williams Cottage Inn” (Photograph 108). The successful effort saved a majestic Queen Anne style house from the wrecking ball. Originally constructed in 1886 by legendary Philadelphia architects the Wilson Brothers, the once palatial summer retreat of Dr. Edward Williams had deteriorated over the years, despite its listing in the New Jersey and National Registers of Historic Places.

This house was vacant for several years in the early 2000s and about to be demolished when an Ocean County family came forward and purchased the property to keep it from being destroyed. Their goal was to carefully restore the landmark residence to its former grandeur and transform it into a small luxury hotel, thereby promoting the local economy and history of the Beach Haven community.

Known locally as “the Onion Dome” for its onion-shaped cupola, the meticulously rehabilitated Williams Cottage Inn includes a grand entry parlor, formal dining room, large library, and eight luxurious guest rooms. Rehabilitation efforts included changing the floor plan to create guest rooms and an apartment for a caretaker. The resurrection of this Queen Anne style architectural gem was critical to the success of Beach Haven’s preservation efforts as it illustrated what could be accomplished through the rehabilitation of Beach Haven’s historic building stock (Photograph 109).



Photograph 108: Historic view of the Williams Cottage.



Photograph 109: Current view of the Williams Cottage Inn.

When a person remodels and adds onto their home, that is also considered Rehabilitation as shown in Photographs 110 and 111. In this example, a dormered bungalow that dated to the early 20th century needed to be expanded in order to accommodate the owner’s 21st century needs. To provide additional space, the addition rose at the rear of the house, so the bungalow’s original appearance would be retained. This approach has proven to be greatly successful in expanding small summer homes into year-round residences.



Photograph 110: Historic view of early 20th century bungalow (left).



Photograph 111: Current view of the same house.

Preservation

“Preservation is defined as 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.”

Pictured in an 1895 photograph and a current photograph, the Long Beach Island Museum represents a good example of adaptive reuse and preservation (Photographs 112 and 113). The building was originally the Holy Innocents Episcopal Church. It is a complex Shingle style building with a prominent square tower on its southwest corner. The main block of the building is rectangular in plan with several additions. A front gable wing, originally the chapel, is situated on the eastern side and connected to the main block by the steeply pitched porch roof. All of the roofs and exterior walls are sheathed with cedar shingles.



Photograph 112: Historic view of Holy Innocents Episcopal Church, c. 1895.



Photograph 113: Current view of Long Beach Island Museum.

The fascias are painted wood and the side eaves display exposed rafter tails. The main facade features quadripartite, stained glass windows with trefoil trim and thick mullions just above the porch roof. The front porch extends across the entire front and wraps to the west side corner underneath the tower. The porch has chamfered posts with brackets and wood balusters that form a quatrefoil design. The tower on the southwest corner has a bracketed, flared hip roof with a weather vane at the top.

Because the historic building is substantially in its original condition, preservation measures pertain to routine maintenance that will continue to protect this building's exterior. The wood clapboard and wood sash windows need painting periodically. The gentlest possible paint removal processes, such as scraping and sanding by hand are recommended. Sand or water blasting should be avoided as they can cause significant damage to the building's original materials. Water under pressure soaks into the wood and can infiltrate the walls.

The building's wood shingles are an appropriate covering for a Shingle Style building. If some shingles become deteriorated, they should be replaced whenever possible with new materials that match the old in composition, size, shape, and color. New wood shingles can be dyed to match the look of the aged shingles. If large sections of the shingles become deteriorated, then new cedar shingles should be installed.

The most impressive effort in Beach Haven's history to preserve a historic building occurred in 2010. Led by the Long Beach Island Museum and supported financially by countless residents, the project involved moving Fisherman's Cottage in order to save it from demolition on its previous site. Built in the late 19th century, Fisherman's Cottage was a humble, wood-framed, two-story, gable-fronted cottage that was significant in telling the story of Beach Haven's early working class. Now safely preserved, the house has a new life within the historic district (Photographs 114 and 115). The rear addition was added in 2011 (Photograph 116).



Photograph 114: Preserved front view of Fisherman's Cottage.



Photograph 115: Preserved Fisherman's Cottage from the corner.



Photograph 116: Rear addition to the Fisherman's Cottage.

Restoration

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

An example of restoration can be seen in the second floor windows of this house on Second Street. Built in the late 19th century for Emily Wilson, this house once featured an open sleeping porch at the second floor. As often happened, the screened porch was subsequently enclosed and, as the 2006 photograph shows, had unattractive paired one-over-one sash windows that detracted from the house's appearance. In 2007, as part of the design guidelines prepared at that time, Consultant Wayne McCabe used a photo-shopped illustration to show how the building's appearance would be greatly enhanced by simply replacing the existing double-hung windows to match the paired casement windows surviving throughout the house. Although he was advocating the work, he didn't realize that the building owners would actually follow through and restore their second floor windows, making the restored configuration an attractive reality (Photographs 117 and 118).



Photograph 117: Historic Second Street house before restoration.



Photograph 118: After windows restoration.

Reconstruction

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

In Beach Haven, there are no reconstructed buildings, but there is an excellent example of a reconstructed element on a historic building. This home on Third

Street, historically known as “Salt Air Cottage” when it was constructed in 1878, had undergone a number of alterations and additions. One of the more unfortunate changes was the loss of its distinctive gable end ornamentation, clearly seen in this historic view. As part of a larger project rehabilitating the home, the owners chose to faithfully reconstruct the missing gable end trim, thereby restoring a beautiful feature that had been absent for years (Photographs 119 through 122 on the following page).



Photograph 119: Historic view of "Salt Air Cottage."



Photograph 120: Image before reconstruction of the gable end detailing.



Photograph 121: "Salt Air Cottage" after reconstruction.



Photograph 122: Reconstructed gable end detail.

New Construction Design

For new construction, respect for the existing character of the street is essential to preserving it when introducing a major new element along the streetscape. At the same time, the new construction should strive to complement the character of the streetscape and community, and should not be completely featureless, sterile, and stock. The new buildings should respond to their context.

But when undertaking new construction, respect for the character of the streetscapes and individual buildings should not be confused with architectural themes, such as making all buildings look “Colonial” or “Victorian” or “Nautical.” These themes create a false sense of history and visual boredom. If the street’s history is revealed through the character of its buildings, the area will be a visually stimulating and architecturally interesting environment.

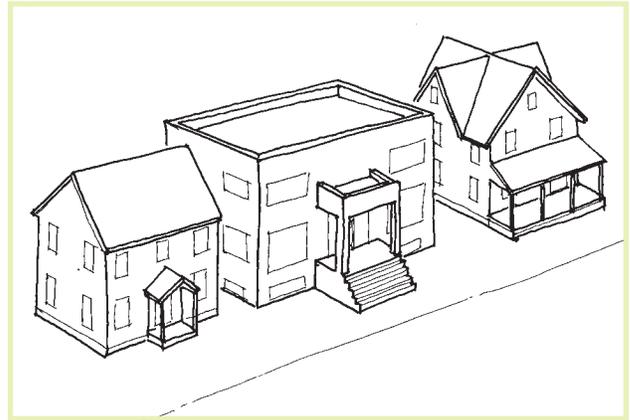
Visual Compatibility Factors

On a street filled with traditional buildings, a poorly designed new structure can easily result in a loss of visual continuity and cohesiveness. New buildings must be designed to fit into the context of their site.

A registered architect familiar with the intricacies of historic and infill building design should be consulted, and the following design factors are to be considered:

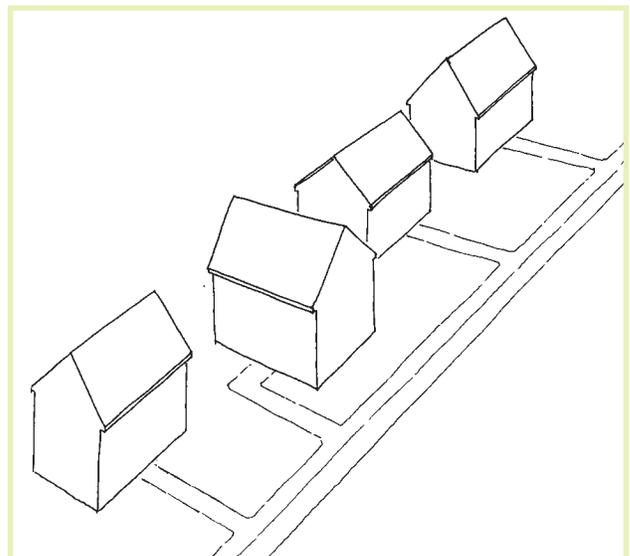
Massing

The three-dimensional form of a new building, or of an addition, and its roof shapes should be similar to those of other buildings in the area. (The illustration to the right shows an example of a middle building that is much too massive and has a nonconforming roof form relative to the streetscape.)



Siting and Context

The new building should have the same relative placement on the lot as the older structures, and the setback distance from the street should be equal. The location of the new construction should take into account existing patterns of vehicular and pedestrian movement. (The illustration to the right shows an example of the second building with a setback and orientation that does not fit in with the others on the street.)



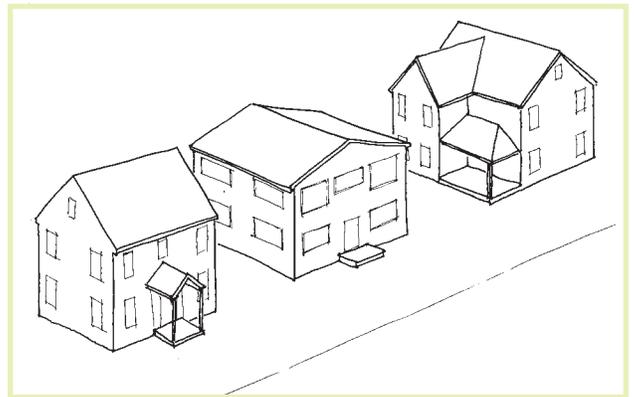
Height

An important attribute of Beach Haven's historic structures is the roof line which includes the roof pitch and the eaves line where the roof begins. For height compatibility, new homes need to respond to the eaves height and the roof pitch, not just the total height. These heights for a new building should match that of neighboring structures within a few feet. The height of neighboring cornice lines, window heads and sills, and the first floor elevation above the ground should all be carried through. (The top illustration at right shows an example of the middle building that is too short relative to the streetscape, while the second illustration shows a middle building that is too tall.)



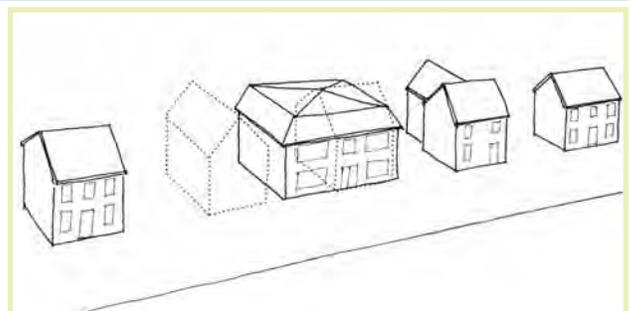
Proportion

The building's proportions of height to width of the façade and its components should be consistent with those of adjacent buildings. (The illustration at right shows a middle building that is proportionally too wide in relation to the others on the street.)



Rhythm

Each facade has a rhythm created by the placement of its windows and doors. Buildings along a streetscape create a rhythm in their placement and the location of their openings. Even the individual porches establish rhythms with their columns and piers. New construction should respect these established rhythms and endeavor to maintain the rhythm as far as possible. (The illustration to the right shows an example where the second building does not follow the rhythm of the neighboring buildings on the street.)



Scale

The size and shape of most residential-scale building elements are generally standardized: an existing doorway is known to be about 3 feet wide by about 7 feet tall; traditional porch columns are usually about 8' tall. A new building with a 10 foot tall door, or 14' tall porch columns would be out of scale with the other buildings. It is also important to maintain other comparable elements, such as floor-to-floor heights, and the placement of strong scale defining elements like roof cornice lines. (The illustration at right shows a middle building that is scaled much larger than its neighboring buildings.)



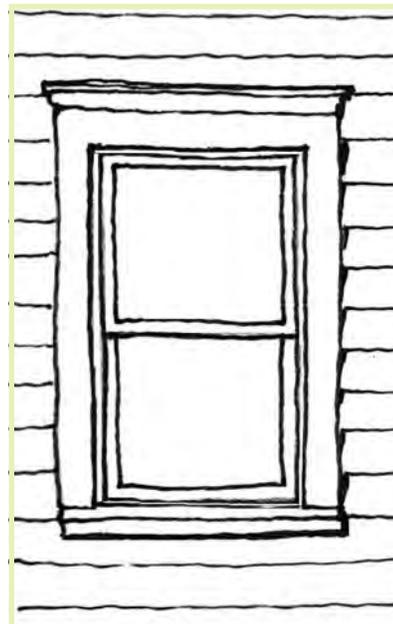
Materials and Texture

The appeal of older buildings is often in their use of quality materials and detailing. The use of appropriate materials is necessary to integrate a new building or an addition with its surroundings. New construction should therefore continue the use of established neighborhood materials. (The illustration at rights shows a middle building that uses inappropriate materials and textures relative to its neighbors.)



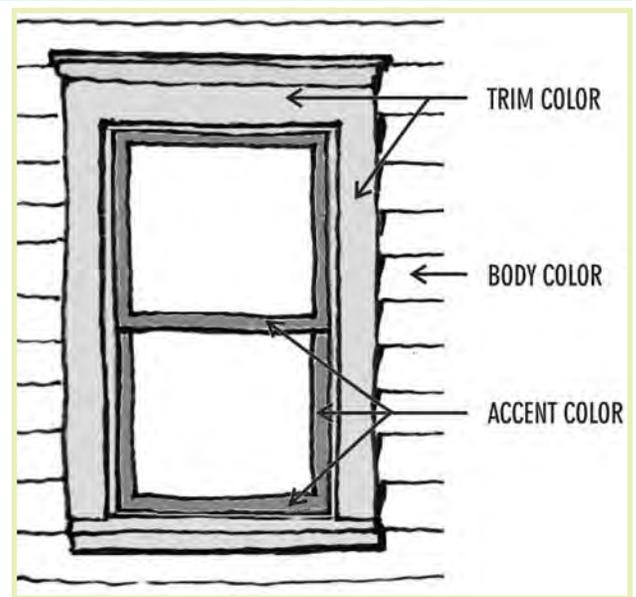
Window Design

The openings in historic buildings often follow particular trends in the style of the buildings, sometimes expressed along an entire street front. Features such as the types of arches, presence or absence of prominent surrounds, heads and keystones, sills, etc. are important aspects of facade design. Infill development should respect the existing dominant characteristics of surrounding buildings. It should try to fit into the existing scheme rather than stand out, but at the same time avoiding a false sense of history created by precisely mimicking existing historic designs. (The illustration at right shows a typical one-over-one, double-hung wood window.)



Colors

For infill construction, it is important to consider the placement of color and the nature of finishes on adjacent buildings in order to maintain a harmonious streetscape and neighborhood. Most traditional buildings are designed to have three material or paint colors. The walls of the buildings are considered to be the “Body Color.” This can be a paint color on wood, or the natural color the building’s masonry. The window sash, the door, and sometimes selected moldings are painted the “Accent Color.” The remainder of the woodwork is painted the “Trim Color.” In general, Victorian era architecture utilized a greater number of paint colors while Colonial Revival utilized just two colors on the entire building (exclusive of the roof). (The illustration at right shows a typical placement of the three colors at a double-hung wood window.)



Character

The character of a historic building is defined by all of its architectural elements. If new features, such as additions or extensions, are added, they should be compatible and coherent with those of the existing building. At the same time, they should be clearly distinguishable as new construction. A new house introduced along a streetscape of historic buildings should not attempt to academically replicate the historic character of the adjacent buildings, but it must still be coherent with the adjoining streetscape. Attention to overall detail of particular elements – the character as well as the depth of window and door recesses, spacing and size of porch columns, thickness of cornices, type of roof line, etc. – is fundamental to harmonious building design.

By responding to the design characteristics of the existing environment, new construction can further enhance the architectural integrity and diversity of a historic area.

Examples of New Construction in the Beach Haven Historic District

The Visual Compatibility Standards presented on the previous pages along with the Secretary of the Interior's Standards serve as the guiding principles for the design of new construction within a historic context. However, the actual design process is complicated as it must also consider the size and characteristics of the proposed site for the new construction, the owner's budgetary constraints and programmatic needs (including the nature of spaces they wish to have in the new building), and local factors such as regulations and the environment.

To measure the full impact of Super Storm Sandy on the character of Beach Haven's historic district, it is necessary to look no further than the buildings that were demolished and replaced as a result of the storm. An analysis of eight examples of new houses built within the past five years in Beach Haven follows. The building addresses have been omitted, as throughout this document, to protect the owners' privacy.

Although the house designs differ, the approved materials of their construction were similar and limited, and reflect building components acceptable to HPAC for new construction projects:

Roofing

- ❖ Wood shingles
- ❖ Architectural (laminated/dimensional) premium asphalt shingles
- ❖ Asphalt shingles

Exterior wall siding

- ❖ Cedar clapboard & shingles*
- ❖ Fiber cement clapboard & shingles

Trim

- ❖ Cedar and other hard woods*
- ❖ Cellular PVC (smooth, untextured, matte finish)

Windows

- ❖ Wood windows to match the original configuration*
- ❖ Vinyl clad wood with full divided lites (exterior grilles)

Doors

- ❖ Wood*
- ❖ Fiberglass composite

Chimneys

- ❖ Brick, solid or veneer, carried to the ground

Porch columns

- ❖ Wood*
- ❖ Fiberglass composite

Railings

- ❖ Red Cedar*
- ❖ Extruded aluminum
- ❖ Cellular PVC (Intek untextured, matte finish)

Decking

- ❖ Brazilian walnut (Ipe)
- ❖ Red Cedar
- ❖ Mahogany
- ❖ PVC (cellular and capped wood products)

Lattice

- ❖ Wood*

Porch piers/foundations

- ❖ Brick
- ❖ Stuccoed CMU

* **NOTE:** All wood used in new construction should be finished with either paint or stain. (The one exception would be wood shingles that have already been impregnated with a wood preservative. However, untreated wood shingles should have a preservative coating applied.) In addition, during the construction process all wood elements should be primed, back-primed, and edge-primed (as appropriate for the finish material) to prevent moisture infiltration and subsequent deterioration of the wood.



Photo 123: "Before" view

Photo 124: Current view



New Construction Example #1

A traditional Cape Cod built in 1948 was replaced with a 2 ½ story, cedar-shingled house that is balanced but not symmetrical, and thoughtfully detailed to blend into its surrounding. Of particular interest are the designer's attention to the horizontal lines of the house's composition, and the inclusion of a clipped gable, reminiscent of many earlier houses within the district. The use of traditional materials, including cedar wall shingles and a brick chimney blends this new house with the historic houses on the street. Unlike other new house designs that are diminished by not carrying the porch across the full facade, this design maintains the character and horizontality of the porch with a pent roof. In this example, the architect was not inspired by a particular historic building or style, but by the character of the district as a whole. The result is a new home that complements its historic neighbors, but is a product of its own time.

Secretary of the Interior *Standard #9*:

...The new work will be:

- Differentiated from the old, and compatible with:
- historic materials *Clad in cedar shingles, to match the older houses*
- features *Utilizes traditional detailing*
- size *Consistent with streetscape*
- scale *Maintains human scale*
- proportion *Appropriate*
- massing *Blends with historic houses' massing*



Photo 125: "Before" view

Photo 126: Current view from S. Atlantic Avenue



New Construction Example #2

Change came to the intersection of S. Atlantic Avenue and Norwood Street when a mid-century 1½ story Cape Cod house was replaced with what appears to be a three-story house after Sandy. Inspired by the aesthetic of the historic Seven Sisters houses, the shingle-covered new house uses wall dormers to increase the useable floor area on its top floor (that is actually the second floor of living space). The elevation fronting on S. Atlantic shows that the main living floor is at the second level, and the ground level's treatment in matching cedar shingles and traditional fenestration was a novel way to make the raised house remain compatible with the district. A garage door is inconspicuously placed on the west side for access to the lower level garage.

Unlike all other new or raised houses in the historic district, this particular house extends the upper wall finishes to grade level. The design approach avoids the visual intrusion of a tall foundation.

Secretary of the Interior *Standard #9*:

...the new work will be:

- Differentiated from the old, and compatible with:
- historic materials _____ *Clad in historically-correct cedar shingles*
- features _____ *Reminiscent of those throughout district*
- size _____ *Consistent with streetscape*
- scale _____ *Maintains human scale*
- proportion _____ *Matches historic proportions*
- massing _____ *In keeping with other district homes*



Photo 127: "Before" view

Photo 128: Current view



New Construction Example #3

Sadly a Dutch Colonial Revival house that dated to 1925 was demolished as a result of the storm. The new house that replaced it offers massing and detailing that is consistent with older houses within the historic district, but can be recognized as new construction. Landscaping was used to soften the base of the front porch and mask the lack of latticework. Plantings can also be used to separate large expanses of monotonous material such as a blank foundation wall or large areas of lattice.

Note: HPAC recommends the use of horizontal cedar lattice beneath all porches per historic precedent.

Secretary of the Interior *Standard #9*:

...the new work will be:

- Differentiated from the old, and compatible with:
 - historic materials _____ *Matched historic use of siding and trim*
 - size _____ *Consistent with neighboring houses*
 - scale _____ *Retains human scale*
 - proportion _____ *Height and width are balanced*



Photo 129: "Before" view

Photo 130: Current view



New Construction Example #4

A non-contributing mid-20th century house was demolished and in its place a two-story, strongly articulated house with a wrap-around porch was constructed. Compatible with the massing and over-all aesthetic of the historic district, the house can still be differentiated as new construction. A planting bed was used to bring visual interest to a blank area of exposed foundation.

Note: HPAC encourages the use of traditional, full-width front porches, and will sometimes advocate on the applicant's behalf when ground coverage restrictions impede their use on new construction. Although the construction of chimneys has changed in the past century, HPAC advocates the use of brick for the exposed portions of chimneys to match historic precedent.

Secretary of the Interior *Standard #9*:

...the new work will be:

- Differentiated from the old, and compatible with:
 - historic materials _____ *used historically-appropriate materials*
 - size _____ *Design is in keeping with streetscape.*
 - scale _____ *Maintains human scale.*
 - proportion _____ *Height and width are consistent with district*
 - massing _____ *Reminiscent of playful Victorian forms*



Photo 131: "Before" view

Photo 132: Current view



New Construction Example #5

Here is an example where the loss of the previous house actually improved the aesthetic of the district since the nondescript mid-20th century house featured an attached front garage that was out of keeping with the streetscape. In its place, a restrained 1½ story Bungalow-influenced house that incorporates a full-width front porch beneath the slope of the main roof was constructed. A centrally-place cross-gabled dormer completes the symmetrical composition. This new house, more than any other, meets the Secretary of the Interior's *Standards* in blending with, but not replicating, historic houses within the district.

In analyzing why this particular design was so successful in responding to the character of the historic district, it would be helpful to turn back to the Predominant Architectural Styles chapter. The architect was clearly inspired by the historic designs of houses like the houses shown in Photograph 22 on page 32 and Photograph 28 on page 54. Yet he or she re-imagined these historic house forms, not copied them. Also, there was not an attempt to maximize the square footage that could be accommodated on the site. As a result, Example #4 is a new house that artistically complements its historic setting.

Note: Landscaping is used to mask the missing porch lattice.

Secretary of the Interior *Standard* #9:

...the new work will be:

- Differentiated from the old, and compatible with:
- historic materials _____ *Looks like traditional siding and trim*
- features _____ *Porch, dormer, and fenestration all symmetrical*
- size _____ *Fits in with assortment of house sizes in district*
- scale _____ *Maintains human scale*
- proportion _____ *Ratio of height to width correct*
- massing _____ *True to historic 3-D form and roof shapes*



Photo 133: "Before" view

Photo 134: Current view



New Construction Example #6

The demolished house was out of character with the district, due, in part, to its atypically deep set back from the street. The new house maintains the district's standard setback, and offers a restrained 2½ story composition that is in keeping with the massing, height, and detailing of contributing buildings throughout the district. It appears unfinished as there is no framed latticework set between its porch piers. Nonetheless, it is a new residence that fits in well within the historic district.

Secretary of the Interior *Standard #9*:

...the new work will be:

- Differentiated from the old, and compatible with
- historic materials *Clad with cedar shingles and traditional trim*
- features *Cross gables, full porch, windows all good*
- size *Consistent with streetscape*
- scale *Maintains human scale*
- proportion *More vertical than some, but still acceptable*
- massing *Traditional forms and roof shapes*



Photo 135: "Before" view

Photo 136: Current view



New Construction Example #7

A Cape Cod house from 1961 was replaced by a new 2 story house that is reminiscent of a traditional American Foursquare house in its massing and hipped roof, but with a central entry framed by a full-width front porch. The designer chose to avoid a long straight run of steps from the porch to the sidewalk by introducing a mid-run landing from which two flights of steps run parallel to the house to either side. Landscaping softens the treatment. This house is another example where the architect, by drawing on historic precedent but making the design his or her own, designed a new house that is both attractive and contextual within the historic district.

Secretary of the Interior *Standard #9*:

...The new work will be:

- Differentiated from the old, and compatible with:
- historic materials ----- *Maintains traditional appearance*
- features ----- *Use wood windows, full porch, dormer, symmetry*
- size ----- *In keeping with the rest of the district*
- scale ----- *Maintains human scale*
- proportion ----- *Wider than some, but still consistent*
- massing ----- *Matches massing of traditional forms*

Elevating Historic Buildings

While the houses highlighted on the previous pages were so severely damaged by Sandy that they had to be demolished, the majority of the 105 damaged homes within the historic district were saved. Seventeen of these houses were elevated as part of their rehabilitation. Various approaches were used to accommodate the added height at the base of each of these existing homes, but all were altered in response to the requirements of the Federal Emergency Management Agency. Ten examples of elevated buildings in Beach Haven are shown on the following pages.

FEMA Requirements

The entire historic district in Beach Haven is located in a Zone A Flood Zone – one in which there is a 1% chance in any given year that the area will flood with the proverbial 100 year storm. As a result, FEMA requires that the living spaces be elevated to a minimum distance above the sea level. For Beach Haven, this distance, called the “Advisory Base Flood Elevation” was first established as 9' + 1' in March 2013, but subsequently revised to 8' + 1' in July 2013. As a result, numerous applicants have appeared in front of HPAC seeking a COA to raise their homes from original elevations of 4' to 6' to new elevations of 9' or 10'. This increased height necessitates an extension of a house's steps down to the ground from the new floor level, the introduction of Flood gates and/or, aesthetically, the extension of building finishes down to ground level. Separate buildings without living spaces, such as free-standing garages, are not required to be elevated.



Photograph 137: "Before" view

Elevated Example #1

Built c.1900 as a residence and store with open porches at both floor levels, this building was used as one of Beach Haven's first barbershops. The Sanborn Insurance maps show both porches were open in 1911; the second floor porch was enclosed by 1922. The house was elevated in 2005, but is included here because its novel approach has not been replicated. In September 2013, the owner applied to the Commission to build a second floor deck as a reconstruction of the original porch. The owner also received permission to install awnings on the first floor's front windows.

Highlights:

- ❖ When the building was elevated, the front door was abandoned in its existing position, visually keeping the building's historic relationship to the sidewalk
- ❖ Removed unnecessary modern screen door from inoperable front door
- ❖ Reconstructed original second floor porch

Photograph 138: Current view





Photograph 139: "Before" view

Elevated Example #2

The project for this 1909 home included: demolition of an existing garage; elevating the house by 2'; building a new garage, rear addition, side porch, and rear deck; and replacing windows, front door, steps, porch features, and foundation cover.

Highlights:

- ❖ Compatible with historic district
- ❖ Overall appearance of the house has been maintained
- ❖ Porch latticework detailed perfectly

Photograph 140: Current view





Photograph 141: "Before" view

Elevated Example #3

This mid-century Cape Cod with rear second floor addition was elevated to a first floor elevation of 9.64 feet. The work included adding a flight of stairs to an enlarged entry platform, replacing four windows, and enlarging a screened rear porch. Adding front planting beds was a condition of approval.

Highlights:

- ❖ Largely maintains its historic appearance despite the added height
- ❖ Height of new foundations softened with plantings and shrubbery

Note: HPAC does not allow the use of vinyl, but rather encourages the use of historically-detailed porch components made of wood.

Photograph 142: Current view





Photograph 143: "Before" view

Elevated Example #4

Built in 1879 as a store with attached house, the structure is labeled as a Millinery Shop on the 1911 Sanborn map.

The project included: elevating the house; renovating the rear addition; replacing siding, roofing and windows; replacing the porch columns, railings and latticework; and building a detached garage.

Highlights:

- ❖ Removal of excessive vegetation allows house details to be seen
- ❖ Maintains same appearance – doesn't look raised
- ❖ Placement of new paint colors enhances architectural details

Note: Paint colors are not subject o review under Beach Haven's ordinance. However, HPAC will provide non-binding recommendations to help the property owner choose colors that complement the building's architectural style (if desired). This example illustrates the positive impact of paint color placement.

Photograph 144: Current view





Photograph 145: "Before" view

Elevated Example #5

This historic house was built with a front porch that was subsequently enclosed, and the porch roof was changed to a deck. HPAC's first post-Sandy review, this application was approved in February 2013. The house was elevated to a first floor elevation of 9'-0".

Highlights:

- ❖ Simply elevated on the new foundations without making extensive alterations to facade
- ❖ Replaced railing on second floor balcony with traditionally-detailed railing
- ❖ Painted concrete deck of added balcony to make it less noticeable
- ❖ Replaced only damaged wall shingles, not all of the shingles
- ❖ Rear addition not visible

Note: Elevated foundations can be painted to better blend with the rest of the house. HPAC also encourages the use of landscaping to visually reduce the impact of new foundations.

Photograph 146: Current view





Photograph 147: "Before" view

Elevated Example #6

This building is shown on the 1911 Sanborn map as a barn and stable for the Beach Haven Construction Company (in business from 1890 to 1920). This original use probably explains why there was a covered entrance from the driveway and no porch floor.

The project included elevating the building, adding a large dormer, introducing a porch deck and wrapping the porch around the house to the west, changing doors and windows, and replacing damaged wall shingles.

Highlights:

- ❖ Symmetrical composition is based on historic examples
- ❖ Color placement highlights architectural details
- ❖ Removed overgrown shrubbery

Note: When the original wall covering, whether siding or shingles, is beyond repair, HPAC advocates that the siding or shingles be replaced in-kind with new cedar siding or shingles to match, as shown in this example.

Photograph 148: Current view





Photograph 149: "Before" view

Elevated Example #7

Little is known about this house other than the oversized dormer was clearly added, probably to replace a smaller dormer.

Highlights:

- ❖ Full-width porch addition greatly enhanced building's appearance
- ❖ Added landing to reduce straight run of stairs
- ❖ Improved aesthetic of previously added dormer by reworking windows
- ❖ New replacement door is less obtrusive than previous replacement door

Note: HPAC would prefer that the vertical divisions between lattice panels align with the porch posts above, in keeping with historic precedent.

Photograph 150: Current view





Photograph 151: "Before" view

Elevated Example #8

This 1948 Cape Cod built by Floyd Cranmer was elevated from a first floor elevation of 4'-2" to 10'-0" on a stuccoed block foundation. The work included a new front entrance of cedar and a rear addition.

Highlights:

- ❖ Elevated house without changing other features
- ❖ Shrubbery used to soften appearance of foundations
- ❖ Rear addition not visible

Note:

- ❖ HPAC discourages the replacement of historic features with modern materials, including vinyl siding. Replacement of the staircase with similarly colored brick and in similar dimensions (e.g., width, tread height, etc.) is encouraged.

Photograph 152: Current view





Photograph 153: "Before" view

Elevated Example #9

This Gothic Revival house dates to 1880. The wood trim was previously covered with aluminum, and the porch posts and railings had been replaced.

The project elevated the house by 32", added a chimney, built side and rear additions, extended the wrap-around porch on both sides, and replaced the windows, doors, and siding.

Highlights:

- ❖ Widened wrap-around porch used to tie new and old construction together
- ❖ Cedar wall shingles replaced with new to match
- ❖ Foundation plantings used to soften base of porch

Note: Adding a wide, vertical board over the lattice directly below each porch column gives a more traditional appearance to the porch base, visually supporting the columns.

Photograph 154: Current view





Photograph 155: "Before" view

Elevated Example #10

Built in 1878, and known as "Salt Air Cottage," this early historic house had lost its original building ornamentation and porch details. Dormers, additions, and a chimney had been added.

The project was a complete renovation that included new cedar siding, windows, trim, decking, railings, steps, doors, columns, brackets, and gutters. It also included reconstruction of a rear mud room, and new brick piers and latticework at the porch.

Highlights:

- ❖ The historic character of the cottage was meticulously recreated
- ❖ The added chimney was removed
- ❖ The original wall covering of cedar clapboard was restored

Photograph 156: Current view



Elevated Historic Buildings Summary

In Beach Haven, the act of elevating buildings has been done to comply with the FEMA requirements for flood plain construction. Special Flood Hazard Areas such as most of Beach Haven, are subject to inundation by a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year. This is commonly called the 100-year flood, and it is used as the basis for insurance requirements nationwide by the National Insurance Program. In New Jersey, the Department of Community Affairs has produced Bulletin 13-1A, “Elevating Existing Houses” as an aid to property owners. This Bulletin is included as Appendix D.

Over the preceding pages, ten examples of houses that had been elevated were shown. These projects showed the effectiveness of various approaches to reach the approved first floor elevation. These examples were:

- ❖ abandoning the front door in its original location while raising the floor height above it, and introducing steps at a side entrance to provide access to the home;
- ❖ adding a straight run of stairs perpendicular to the front wall of the house, connecting the front walk to a porch or entrance stoop;
- ❖ adding a straight run of stairs parallel and adjacent to the front wall of the house, ending at an entrance stoop;
- ❖ building steps along the side of the building, where the main entry was already located; and,
- ❖ bringing new steps from an added porch down perpendicular to the house to an intermediate landing, and then the remaining steps from each side of the landing, parallel to the house.

In general, the most successful of these approaches were ones that maintained symmetry around the entry.

Foundations

In almost all of these examples, the new foundations were constructed of concrete block that was then finished with stucco.

Another example used brick piers under the porch columns, in acknowledgment of the traditional detailing. This design is to be commended.

The use of cementitious board panels without lattice panels is prohibited.

Front Steps, Stoops, and Porches

The detailing of the steps, stoops, and porches was a significant factor in blending the new and old construction. The most successful projects either kept existing porch details or replaced them with matching or similar features in wood. Elsewhere, the least successful designs used extruded materials that, due to their manner of construction, were too large and/or out of keeping with the historic character of the district. In Beach Haven, the use of vinyl was not approved for any of the examples.

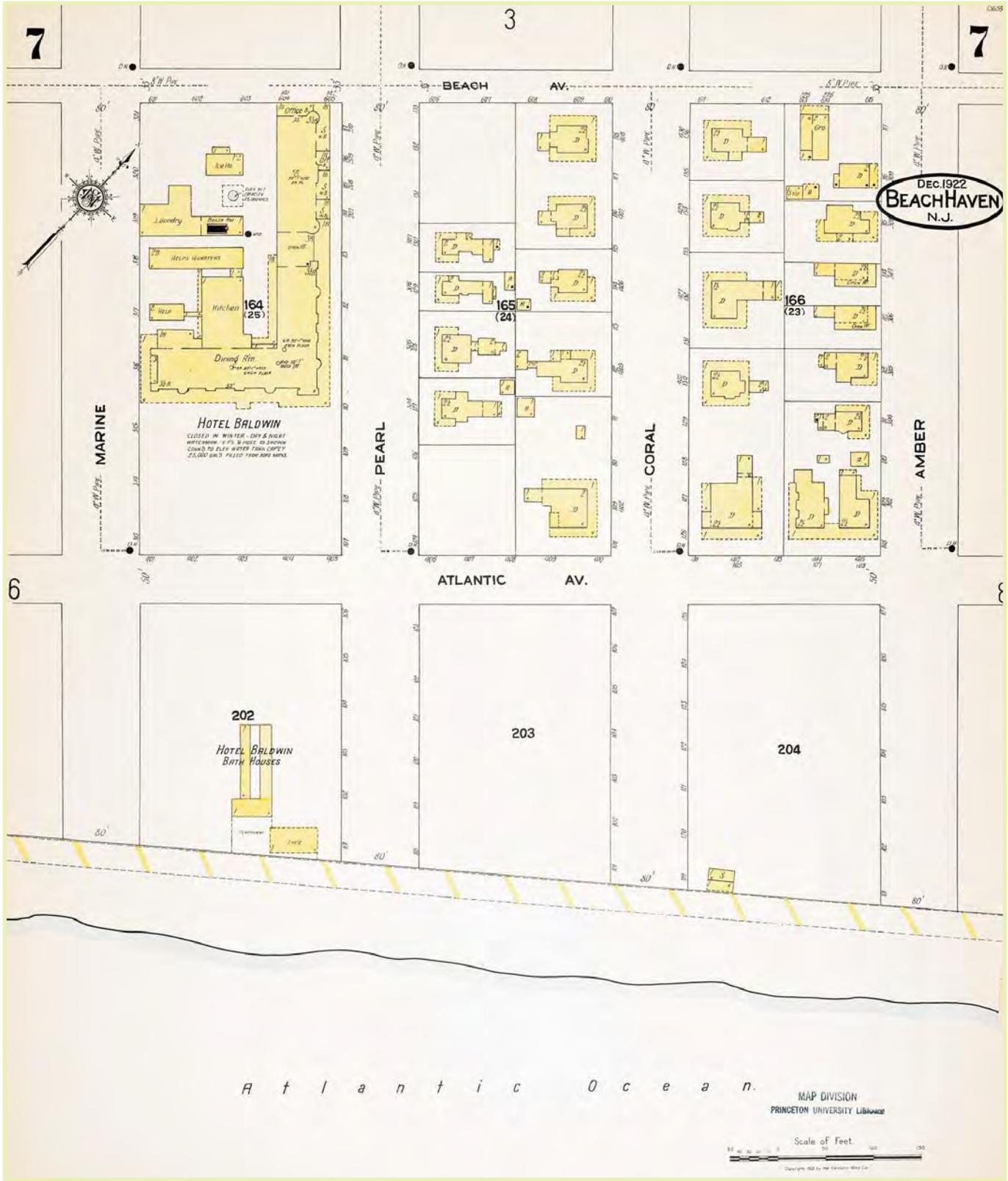
With all man-made materials, smooth, matte finishes were most compatible.

Vegetation

Several of the examples used planting beds and/or vegetation to successfully soften the visual impact of the added height in front of stairs, latticework, and foundations. Landscaping is not subject to HPAC review, but can be used to the property owner’s advantage in improving compatibility with the historic streetscape.

Moving Forward

Property Owners who are considering elevating their house within the historic district should use these summary comments to guide their design approach.



Glossary of Terms

*(Some of these definitions are taken, in part, from the **Dictionary of Building Preservation**, edited by Ward Bucher. The FEMA definitions are taken verbatim from **Guide to Emergency Management and Related Terms & Definitions** by B. Wayne Blanchard, 2008)*

| | |
|---------------------|---|
| A Zone | The A Zone, per FEMA, is defined as the Special Flood Hazard Area shown on a community's Flood Insurance Rate Map. The A Zone is the area subject to inundation during a 100-year Flood, which is the Flood elevation that has a 1-percent chance of being equaled or exceeded each year. |
| Acroterion | A decorative vertical element rising from the gable end at the roof's apex. |
| Apron | A decorative, horizontal trim piece on the lower portion of an architectural element. |
| Architectural Style | The overall architectural appearance of a building or structure, including its construction, form, and ornamentation. |



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| Architrave | The ornamental molding/trim around jambs and head of a wall opening. Here the architrave is at the top of a pointed-arch head window. |
| Articulation | Changes in the design of a surface to produce contrast, as seen in projecting piers of a structural frame (for example). |

Ashlar Quarried stone building blocks that have been squared and finished with a smooth surface; beginning in the 19th century, the term indicates facing backed by rubble or brick walls.



Awning A projecting lightweight shade, traditionally of cloth on a metal frame, over a door or window opening. Historically, the awnings could be opened or closed in response to the angle of the sun.

B Zone The B Zone, per FEMA, is defined as an area of moderate Flood hazard, usually depicted on Flood Insurance Rate Maps as between the limits of the base Flood and 500-year Flood of the primary source of flooding. B Zones may have local, shallow flooding problems.

Backpriming The coating of unexposed surfaces of exterior wooden members with primer paint to protect against deterioration.



Balcony An exterior platform enclosed by railings that projects from the exterior wall, typically accessed from an upper floor through a door opening.



Baluster One of a number of closely-spaced, short vertical pieces providing support for the railing of a balustrade. Balusters can be square, cylindrical, sawn, or turned (shown).



Bargeboard A decorative board attached under the projecting portion of a gable roof.

Base Flood Elevation The computed elevation to which Flood water is anticipated to rise during the base Flood. Base Flood Elevations (BFEs) are shown on Flood Insurance Rate Maps (FIRMs) and on the Flood profiles. The BFE is the regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure's elevation determines the Flood insurance premium. (FEMA)

Batten Door A door formed of full height boards glued edge to edge with horizontal and vertical battens applied to give the appearance of paneling; a rough door formed of full height boards attached edge to edge by horizontal boards nailed to the vertical boards.

Bay The portion of a facade between columns or piers providing regular divisions and usually marked by windows or doors.

Bay Window A window (or group of windows) which projects from the vertical plane of an exterior wall.

Bead A continuous convex shape at the edge of molded woodwork.



Belt Course A horizontal band usually marking the floor levels on the exterior facade of a building.



Belvedere As shown above, a small structure with open sides atop a roof or tower. In this example, the belvedere was part of a bell tower.

Blind Arch A curved, recessed area above a window or door opening which is infilled with wood or stucco rather than glazing.

Bolection Molding On exterior doors, a decorative molding which runs around the panels, overlapping and projecting beyond the rails and stiles.

Bond A term to describe the various patterns in which brick (or stone) is laid, as in *common bond* or *Flemish bond*.

Box Bay A three-sided rectilinear projection from the vertical plane of an exterior wall with a window or group of windows.

Box Cornice A hollow, projecting cornice consisting of soffit board, fascia board, and decorative wooden moldings. This type of cornice sometimes includes a built-in gutter.



Bracket A projecting wooden or tin element that spans between vertical and horizontal surfaces as a decorative support.



Bridged Chimneys A pair of freestanding chimneys connected by a span of continuous brickwork between them.

Built-in Gutter A sloped channel in the top of the cornice, open to the roof, that serves to collect and direct rainwater to the downspouts.

C Zone The C Zone, per FEMA, is defined as an area of minimal Flood hazard, usually depicted on the Flood Insurance Rate Map as above the 500-year Flood level of the primary source of flooding. C Zones tend to have local, shallow flooding problems.

Came A metal strip, usually of lead, which divides the pieces of glass in a stained glass window. The use of these strips is called *caming*.

Cant strip An architectural member that forms an angle with a vertical wall, most commonly used where a roof abuts a wall to avoid a sharp bend in the flashing material.

Capital The top element of a column or pilaster.

Casement Window A window with one or two sashes which are hinged at the sides and usually open outward.

Caulking

The non-hardening putty-like material used to seal the joints between dissimilar exterior materials, such as where wood window trim abuts a brick wall.



Chamfered Posts

Structural posts, such as those used on porches, with the corners beveled at a 45-degree angle. The curved transition between the chamfer and the square portion of the post is called a lamb's tongue.

Cheek Walls

The pair of low, often angled, support walls that flank masonry steps or bulkhead doors.

Chimney Pot

An extension of the top of a chimney above the masonry; usually of decorative terra-cotta; in a cylindrical, octagonal or spiral shape; commonly found in Tudor Revival style buildings.

Clapboards

Horizontal wooden boards, thinner at the top edge, which are overlapped to provide a weatherproof exterior wall surface.

Classical Style

Architecture inspired by the buildings of ancient Greece and Rome, especially in the designs of columns.



Clipped Gable

A gable roof where the end of the ridge is terminated in a small, diagonal roof surface. Also called a jerkinhead roof.

CMU

Concrete masonry unit; a hollow, structural concrete block frequently used for building foundations and porch piers.

COBRA

Coastal Barrier Resources Act (of 1982).

Column

A vertical structural member, usually slender and circular or square in cross-section.

Common Bond

A brickwork pattern in which most courses are laid flat, with the long "stretcher" edge exposed, but every sixth to eighth course is laid perpendicularly, with the small "header" end exposed, to structurally tie the wall together.

Conservation

The skilled repair and maintenance of cultural artifacts, including buildings and historic or artistic materials, based on the philosophy of preserving rather than replacing, with the aim of extending their longevity and aesthetic qualities.

Console

A decorative vertical element, usually of pressed tin, which ends a cornice.



Corbeling

Successive brick courses projecting to step beyond the face of a wall or, in this example, a chimney.

Corinthian The most ornate of the five classical orders of architecture, used to describe a fluted column with a bell shaped capital comprised of two rows of acanthus leaves, topped by volutes and decorative abacus.

Corner Board A vertical strip of wood placed at the edges of a frame building.



Cornice A continuous projecting horizontal element at the top of a wall.

Cresting A decorative row, usually of metal, ornamenting the top edge of a roof.

Cricket A small, sloped element used to divert rainwater around a low point, such as a wall or chimney on the downward slope of a roof.



Cross-Gable A secondary gable roof which meets the primary roof at right angles.

Cupola A domed roof over a windowed circular or octagonal base, usually atop a tower or on the ridge of a roof.

Dentils A row of small, projecting blocks articulating a molding.

Diamond Shingling A decorative pattern of wall shingles laid in staggered horizontal rows; the corners of the wooden shingles have been cut off at the bottom to create a diamond shape.

Diamond Panes A diagonal grid pattern created by coming within a sash to hold diamond shaped glass panes.



Door Hood A decorative and functional projecting pediment above the door.



Doric One of the five classical orders of architecture, predominantly used to describe tapering columns with molded capitals and bases.

Dormer A projecting vertical structure on the slope of a roof which provides light and headroom to the interior space.

Double-Hung Window A window consisting of two sashes, one above the other, both of which slide vertically on separate tracks.

Downspout A vertical tube-like element, circular or rectangular in cross-section, which carries rainwater down from the roof to the ground.

Dutchman A patch spliced into wooden members (where damaged or deteriorated) to match the original construction.



Ear A small projecting element at the sides of an architectural feature. For example, an eared cornice return is shown above. Window and door surrounds often have decorative ears as well.

Eaves The underside edge of a roof where it projects beyond the wall.



Efflorescence A deposit of soluble salts on the face of masonry, brought from within by water entering the wall.

Elephantine A term to describe very squat, disproportionately heavy columns.

Elevation A vertical exterior wall, also called *façade*; or, the mechanical drawing of such a wall.

Ell A rear addition or original building portion that is at right angles to the main block of a building.

End Chimney A fireplace flue placed on the outside wall of one of the short sides of a rectangular building.

Entablature The decorative and structural horizontal element that spans atop columns in classical architecture.

Entasis The diminishing taper of the upper two-thirds of a column.

Facade The front or primary vertical exterior wall of a building (see *Elevation*).

Fanlight An arched, semi-circular or elliptical transom window above a doorway.

Fascia The vertical surface of the horizontal element that encloses a box cornice or covers the outer edge of a porch floor structure.

Feathered Edge A diminishing thickness at the edge of a new material where it adjoins old, used to minimize the appearance of the joint (in wood) or transition (in paint).

FEMA The Federal Emergency Management Agency (FEMA) was formed in 1979 by executive order of the President, combining Federal programs that deal with all phases of emergency management, for disasters of all types, into a single agency.

Fenestration Pattern The placement and rhythm of window and door openings on a building's wall.

Finial A projecting decorative element, usually of wood or metal, at the top of a roof turret or gable.

Fishscale Shingles A decorative pattern of wall shingles composed of staggered horizontal rows of wooden shingles with half-round ends.

Fixed Not movable, as in an inoperable window or an artificial shutter.



Flared Eaves The eaves of a roof that gently curves out, extending the slope at the edge of the roof.

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| Flashing | Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and the vertical surfaces of roof penetrations or abutting walls. |
| Flat Seam | On roofs, the joint between the vertical metal roofing strips which are folded together and laid flush to the surface to prevent moisture infiltration at the seam. |
| Flemish Bond | A brickwork pattern where the long “stretcher” edge of the brick is alternated with the small “header” end for decorative as well as structural effectiveness. |
| Flood Zones | Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the Flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance Flood is also referred to as the base Flood or 100-year Flood. SFHAs are labeled as Zone A. . . Moderate Flood hazard areas, labeled Zone B. . . are the areas between the limits of the base Flood and the 0.2-percent-annual chance (or 500-year) Flood. The areas of minimal Flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance Flood, are labeled Zone C. . . |
| Flute | One of a series of decorative concave vertical grooves cut into the surface of a column or pilaster. |
| Foliated | Decorative carvings resembling flowers and leaves. |
| Foundation | The lowest exposed portion of a building wall, which supports the structure above. |



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| Fretwork | A screen or latticework composed of intricate interlaced openwork. |
| Frieze | The middle portion of a classical cornice; also, applied decorative elements on an entablature or parapet wall. |



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| Gable End | The triangular portion of the vertical end wall beneath the slopes of a roof. |
| Gambrel End | The bent triangular portion of the vertical end wall beneath a gambrel or “Dutch” roof. |
| Gable Roof | A pitched roof with one downward slope on either side of a central horizontal ridge. |
| Gambrel Roof | A pitched roof with two different slopes on either side of a central, horizontal ridge, sometimes called a “Dutch” roof due its prevalent use on Dutch Colonial Revival style houses. |
| Gingerbread | A colloquial, but widely accepted term for decorative, sawn ornamentation on Victorian-period houses. |
| Glazed Header | The exposed small end of a brick placed close to the heat source during firing to produce a darkened, glossy surface. |



Glazed Porch A porch structure that was designed with, or enclosed by, a continuous row of windows, usually raised above the floor level with base panels.

Half-Timbering A decorative treatment on stucco-covered buildings in which vertical, diagonal, and horizontal wooden members divide the stucco into panels. Originating in England during the Elizabethan period when the wooden members were actually structural, this treatment characterizes houses of the Tudor Revival style of architecture.

Hang Gutter The horizontal, gently-sloping element suspended from the bottom of a roof slope to direct rainwater to the downspout.

Head The top, horizontal member of a door or window frame.



Hipped Roof A roof which slopes towards all four walls.

Impost Block The element at either side of an arch, from which it springs.

Imbrication A decorative pattern of overlapping fish scales. See Fishscale Shingles.

Ionic One of the five classical orders of architecture, used to describe decorative scroll capitals.

Infill New construction where there had been an opening before, such as a new building between two older structures or block infill between porch piers or in an original window opening.

Jambs The upright sides of a window or door opening, perpendicular to the wall, also called reveals.

Jerkinhead Roof See Clipped Gable.

Jetty A projecting upper story of a building.

Keystone The uppermost wedge-shaped element at the center of an arch.

Knee Brace An oversized bracket supporting a cantilevered or projecting element.

Lamb's Tongue A 45-degree chamfer stop with a cyma profile that tapers from the full-width of the chamfer to a point.

Lantern A windowed structure on top of a roof or a dome; maybe used for lighting the interior space below.



Lattice An open grille of interlacing thin wood strips used as a screening between the piers of a porch.

Leaded Glass Glass, whether clear or stained, set in lead comes.



Light A pane of glass or multi-paned glass area, as in the 17 lights-over 2 lights sash window shown. (Also referred to as a lite.)

Lintel A short, horizontal member spanning the top of an opening in a wall.

Localized Flooding Per FEMA, a smaller scale flooding that can occur anywhere in a community. This can include flooding in B, C, and X Zones as depicted on the Flood Insurance Rate Map. The term is also used to refer to shallow flooding that occurs in low lying areas after a heavy rain, flooding in small watersheds, ponding, and localized stormwater and drainage problems anywhere in the community.



Louvered Shutter A vertical wooden element, hinged to close over a window or door opening, composed of sloping horizontal slats held in a framework of rails and stiles. Note that each shutter leaf is half of the window's width. Louvered shutters are designed to admit air but not rain.

Lunette Window An arched, elliptical window.

Maintenance

Cyclical care of a building's components to prevent deterioration. Deferred maintenance can result in loss of building fabric and, ultimately, in demolition by neglect.



Mansard Roof A roof with two slopes on each side, the lower of which is very steep and usually covered with slate. This roof form characterizes houses of the Second Empire Style.

Masonry Brick or stone construction.

Massing The three-dimensional form of a building that creates the impression of weight, volume, and bulk.

Meeting Rail The horizontal member where the lower and upper sashes of a double-hung window overlap.

Modillion One of a series of oversized dentils or scroll-shaped brackets supporting the projection of a cornice.

Mortar A mixture of sand, lime, cement, and water used as a binding agent in masonry construction.

Motif A principal element of a design or ornamentation that is repetitive.



Mullion A heavy vertical divider between windows or doors.

Multi-Light Window

A window sash composed of more than one pane of glass, also called multi-lite.



Muntins

Thin strips of wood or metal which divide and hold the panes of glass in a multi-light window.

Newel

A post at the top or bottom of a set of steps which terminates the stair railing.



Nixalite

Named for the company that first developed and sold them in the 1950s, Nixalite Bird Spikes are a roosting deterrent that prevents birds from landing on a building ledge by installing a strip of needle-like stainless steel rods that fill up the space, as shown here on the belvedere of the Long Beach Island Museum.

100-Year Flood plain

The land area adjoining a river, stream, lake, or ocean which is inundated by the 100-year Flood, also referred to as a Flood having a 1 percent chance of occurring in any given year. The 100-year Flood is the regulatory (base) Flood under the National Flood Insurance Program (NFIP).



Onion Dome

A round roof form shaped like an upside-down onion, often used atop Victorian-era turrets such as the one shown. Also known as a “Turkish” or “imperial” dome due its prevalent use in Turkish architecture and on Greek Orthodox churches.

Oriel Window

A bay window (or windows) which projects above the ground floor level.

Paired Columns

On a porch, two columns supported by one pier.

Palladian Window

A tripartite opening with central arched-head window flanked by smaller square-head windows that share the same sill.

Paneled Door

A door composed of solid panels (whether raised or recessed) held within a framework of rails and stiles.



Paneled Shutter

A vertical wooden element, hinged to close over a window or door opening, composed of solid panels held within a framework of rails and stiles. Paneled shutters are designed to provide additional security at a ground-level opening.

Parapet

A low, horizontal wall at the edge of a roof.

Pavilion A subsidiary portion of a monumental building, distinguished from the main mass by decoration or height.

Pediment A crowning triangular element at the face of a roof gable or above a door opening.



Pendant A hanging, ornamental architectural feature, especially when elaborately sculpted.

Pent Roof A continuous, horizontal shed roof projecting from the wall between the first and second floor windows, or on the gable ends or cross-gable as a continuation of the cornice.



Pier A square or rectangular masonry or wood post projecting less than a story above the ground that carries the weight of a structure down to the foundation. A porch pier is shown above.

Pilaster A shallow engaged (not freestanding) column or pier.

Pile One of a series of foundation supports composed of a shaft driven into the ground where there is soft soil. (See *Piling*)



Piling A group of piles collectively.

Pitch The degree of a roof's slope.

Plinth The block at the bottom of a column base.

Pointing The exposed joint work of masonry construction, decoratively finished (or "tooled") to be recessed behind the face of the masonry.

Pole Gutter A gradually-sloping horizontal channel of metal-covered wood mounted on the lower portion of a roof to direct rainwater to the downspouts.



Porte Cochere A covered area over a driveway at a building entrance. Also known as a carriage porch.

Portico A columned porch, especially at the main entrance to a Classical Revival style building.

Portland Cement A strong, inflexible hydraulic cement used to bind mortar. Mortar or patching materials with a high Portland cement content should not be used on old buildings. (The Portland cement is harder than the masonry, and can cause serious damage over annual freeze/thaw cycles.)

Preservation The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. (Secretary of the Interior's *Standards for the Treatment of Historic Properties*)

Pressed Tin Decorative, as well as functional, metalwork made of molded thin sheets and used to sheath ceilings, roofs, bays, and cornices.

Primer A base coat of paint; typically has more binder and less pigment than topcoat paint.

Purlin A horizontal beam in a roof structure that supports the common rafters that typically spans between the principal rafters or parallel roof trusses.



Quadripartite Window Four windows grouped together in one opening, usually separated by mullions or posts.

Quoins A vertical row of stones, wooden blocks, or brick pattern at the corners of a building.

Rafter One of a series of parallel, sloped roof beams that support the sheathing and roof covering.



Rafter Tails The portion of a rafter than projects beyond the exterior wall or porch beam to support the eaves. Sometimes left square, rafter tails are often sawn to create a decorative end.

Rail A horizontal framing member of a paneled door or shutter.



Raised Panel A square or rectangular board of wood which is beveled at the edges and held within a framework of a door, shutter, etc..

Recessed Panel A flat, square, or rectangular board of wood which is set back within the framework of a door, shutter, etc.

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

Rehabilitation The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. (Secretary of the Interior's *Standards for the Treatment of Historic Properties*)

Restoration The process of accurately taking a building's appearance back to a specific period of time by removing later work and by replacing missing earlier features to match the original.

Return The continuation of a molding, cornice, etc., in a different direction or on a perpendicular surface.

Reveal The side of an opening for a door, window, etc., between the frame and the outer surface of the wall.

Ridge The top horizontal member of a roof where the sloping surfaces meet.

Riser The vertical face of a step.

Rising Damp Moisture absorbed by masonry walls through capillary action from the soil below.

Rusticated Roughening of stonework or CMU's to give greater articulation to each block.

Sash The frame of a window, into which glass is set.



Sash Door A door with glazing.

Sawn Bracket A bracket cut from a board or boards with a jigsaw to create scrolls, openings, and decorative patterns. Barge boards and balustrades are often detailed in this way in the Queen Anne style, with the resulting woodwork also called "Victorian gingerbread."



Sawtooth Shingles A decorative pattern of wall shingles alternating long and short rectangular pieces of wood in staggered horizontal rows.

Scale The relationship and proportions of building materials to each other and adjacent buildings, as well as a person's perception of the material's size.

Scored Stucco Stucco that has been tooled with shallow grooves before drying to simulate blocks of stone.

Sheathing Boards or other surfacing applied to a structural frame to facilitate weatherproofing and the installation of the finished surface.

Shed Dormer A dormer with a shallow, single-sloped roof.

Shingle Exposure The portion of a wall or roof shingle that can be seen after it is installed.

Shoring Temporary structural supports to prevent the collapse of a building element during renovation.



| | |
|---------------------|--|
| Shutters | A pair of vertically-hinged wood panels that close over a window or door opening, each being one-half of the opening width so that, when fastened together, the opening is secured. Where ventilation is desired, the shutters feature louvers rather than solid panels. |
| Sidelight | A vertical, narrow window with fixed glass flanking a door. (Also called a sidelite.) |
| Signage Band | A continuous, flat, horizontal area above the first floor designed to receive advertising on commercial buildings. This area is usually incorporated into the storefront cornice's entablature. |
| Sill | The horizontal member at the bottom of a door or window opening. |
| Six-over-Six Window | A window, usually double hung, with six panes of glass in each sash. When the top sash is fixed, the six-over-six window is single-hung. |

| | |
|----------------|---|
| Soffit | The exposed underside of a cornice, eaves, or other spanning element. Usually flat, this example shows an atypical curved soffit. |
| Spalling | The delaminating of a masonry surface from the effects of moisture infiltration and changing temperatures. |
| Spandrel Panel | The vertical area located between the head of the first floor window and the sill of the second floor window. |
| Splash Block | A stone or cast concrete block at the base of a downspout that directs rainwater away from the base of a building. |
| Standing Seam | On roofs, the joint between the vertical metal roofing strips which are folded together and left upright to prevent moisture infiltration at the seam. |
| Stile | A vertical framing member of a paneled door or shutter. |
| String Course | A projecting, horizontal molding separating parts of a wall surface, especially in masonry construction. |
| Storm Surge | An abnormal rise in sea level accompanying a hurricane or other intense storm, and whose height is the difference between the observed level of the sea surface and the level that would have occurred in the absence of the storm. |
| Surround | The decorative trim around a door or window opening. |
| Swag | A curved, foliated garland or draping cloth design used as an applied decorative treatment on flat vertical surfaces. |
| Terrace | A raised area or walkway adjacent to a house. |

Threshold The sill of an entrance door.

Tooling Decorative grooves on wood or stone, or in mortar joints.

Tracery Thin, intersecting lines of wood or metal creating a decorative pattern. Tracery is most commonly found on transom windows and fanlights.



Transom A horizontal window above a door or window, usually rectangular in shape (although an arched fanlight is also a form of transom). In this example above, both the glazed porch and the sash door feature transoms.

Tread The horizontal surface of a step.

Trim The decorative as well as functional woodwork edging openings and covering joints of a finished facade.

Tripartite Window Three windows grouped together in one opening, usually separated by mullions or posts. When the central window head is higher than the side windows and arched, the tripartite window is called a “Palladian window.”

Turned woodwork Wooden elements cut on a lathe, such as balusters, spindles, or porch posts.



Turret A small tower with a steep pointed roof, usually found at one corner of Queen Anne Style buildings.

Tuscan One of the five classical orders of architecture, predominantly used to describe heavy, tapering columns with molded capitals but not bases.

Two-over-Two Window A double-hung window with two panes of glass in each sash, also denoted as 2/2.

Urn A large vase with a circular cross section, a footed base and sometimes a cover; typically set on a pedestal and used as an outdoor decorative feature.

Valley The internal angle formed by the junction of two sloping sides of a roof.

Vapor Barrier A thin metallic or plastic sheet combined with insulation or sheathing to prevent the passage of moisture through a wall, floor, or ceiling.

Veranda Another term for porch; a veranda traditionally extended along an entire side wall.

Vernacular A regional adaptation, often simplified, of an architectural style.



Wall Dormer A dormer with its front face flush with, and part of, the main building wall below. The dormer typically interrupts the building cornice, making it discontinuous.

Wash A slight slope of mortar on the top surface of a brick chimney or other masonry construction designed to shed water.

Water Table The projecting decorative molding of a masonry wall at the point where the wall thickens, often just below the first floor joists.

Weather-Stripping Interlocking strips of material, usually metal, that help prevent the infiltration of air around an exterior opening.

Widow's Walk A decorative balustrade at the top of a hipped roof.



Wrap-Around Porch A front porch which turns one or both of the building's corners to continue along the side.

Wrought Iron Decorative metalwork that is hammered, bent, and twisted into shapes (rather than poured into molds like cast iron). Historically used for fencing and basement window grilles.

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Helpful Web Sites for Local Information

Beach Haven Historic Preservation Advisory Commission: <http://www.beachhaven-nj.gov/hpac>

Beach Haven Free Public Library:
<http://beachhavenlibrary.org>

Beach Haven Then & Now: <http://sixofone.com/beachhaven.htm>

Sanborn Insurance Maps:
libweb5.princeton.edu/visual_materials/maps/sanborn/sanborn_web.htm

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Public/Private Information Sources

Local Organizations

Beach Haven Free Public Library

247 North Beach Avenue
Beach Haven, N.J., 08008
(609) 492-7081
<http://beachhavenlibrary.org>

The Beach Haven Library was built in 1924 to the designs of Philadelphia architect, R. Brognard Okie. The interior includes a small museum of old hotel registers, deeds, diaries, photographs, and other relics of Beach Haven's past.

Long Beach Island Museum

Engleside and Beach Avenues
Beach Haven, NJ 08008
(609) 492-0700
<http://lbimuseum.com>

The Long Beach Island Museum was built in 1882 as the Holy Innocent's Episcopal Church. In 1976, the building was purchased by the Long Beach Island Historical Association to keep the history of LBI alive through the preservation of photographs and artifacts and through the programming of events to promote the island's history.

State Organizations

New Jersey Historic Preservation Office

Department of Environmental Protection
PO Box 404
Trenton, NJ 08625
(609) 292-2023
www.state.nj.us/dep/hpo

Source of voluminous information on most preservation issues, including National Register nominations,

investment tax credits, and preservation techniques. Both advice and literature are given freely, including copies of the excellent "Preservation Briefs" and "FYI" series.

New Jersey Historical Commission

P.O. Box 305
Trenton, NJ 08625
(609) 292-6062
<https://nj.gov/state/historical/>

The New Jersey Historical Commission (NJHC) is a state agency dedicated to the advancement of public knowledge and preservation of New Jersey history. The NJHC offers grants to support a variety of history projects, programs, and activities related to New Jersey history.

Preservation New Jersey

30 South Warren Street
Trenton, NJ 08608
(609) 392-6409
www.preservationnj.org

The only non-profit statewide membership organization, whose mission is "to preserve, protect, and promote New Jersey's historic places for the enjoyment and education of present and future generations. . . ." Preservation New Jersey publishes a quarterly newsletter, "Preservation Perspectives," and an annual listing of the State's ten most endangered historic places.

Main Street New Jersey

New Jersey Department of Community Affairs
P.O. Box 811
Trenton, NJ 08625-0811
(609) 633-9769

Main Street New Jersey was established in 1989 to encourage and support the revitalization of downtowns throughout the state. Since 1990, Main Street New Jersey and the Department of Community Affairs have designated more than 30 municipalities state-wide as Main Street Communities.

National & International Organizations

National Park Service

Washington, DC 20240
(202) 343-9593
<https://www.nps.gov/subjects/historicpreservation/index.htm>

A Federal Agency formed in 1916, the National Park Service (NPS) protects and promotes our county's National Parks, but also is involved in numerous history preservation programs such as the National Register of Historic Places, the Rehabilitation Tax Credit Program, and Technical Preservation Services through numerous publications. See Appendix A for a partial listing of publications.

The National Trust for Historic Preservation

The Watergate Office Building
2600 Virginia Avenue NW
Suite 1100
Washington, DC 20037
(800) 944-6847
<https://savingplaces.org>

The National Trust started the National Main Street Center in 1980, and now assists with programs in 45 states. They print the bi-monthly "Historic Preservation" magazine and monthly "Preservation News." The Trust also publishes an annual list of endangered properties, sponsors an annual educational conference, and advocates for preservation issues throughout the country.

The National Trust for Historic Preservation

(New York City Regional Field Office)
The Empire State Building
350 Fifth Avenue, Suite 5240
New York, New York 10118
(646) 576-4199
<https://savingplaces.org/places/new-york-city-field-office>

The Trust's Regional Office provides technical information and advice.

Association for Preservation Technology International

3085 Stevenson Drive, Suite 200
Springfield, IL 62703
(217) 529-9039
<http://www.apti.org>

APT publishes the "Bulletin" and "Communique," which are distributed quarterly. APT also sponsors an annual conference focusing on the technical aspects of building preservation.

Appendix A:

Secretary of the Interior's Publications and Guidelines

In addition to the Secretary of the Interior's *Standards for the Treatment of Historic Properties* that were reprinted verbatim in a previous chapter, the National Park Service offers comprehensive Guidelines to help explain and illustrate the Standards. This publication is available to be viewed or downloaded on-line at <https://www.nps.gov/tps/standards/rehabilitation/rehab/index.htm>

User-friendly, topic-specific *Preservation Briefs* can be viewed or downloaded on-line at: <https://www.nps.gov/tps/how-to-preserve/briefs.htm>
A complete listing of all of the topics published to date is included on the following pages.

National Park Service Preservation Briefs

- #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - #2: Repointing Mortar Joints in Historic Masonry Buildings
 - #3: Conserving Energy in Historic Buildings
 - #4: Roofing for Historic Buildings
 - #5: The Preservation of Historic Adobe Buildings.
 - #6: Dangers of Abrasive Cleaning to Historic Buildings
 - #7: The Preservation of Historic Glazed Architectural Terra-Cotta
 - #8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
 - #9: The Repair of Historic Wooden Windows
 - #10: Exterior Paint Problems on Historic Woodwork
 - #11: Rehabilitating Historic Storefronts
 - #12: The Preservation of Historic Pigmented Structural Glass
 - #13: The Repair and Thermal Upgrading of Historic Steel Windows
 - #14: New Exterior Additions to Historic Buildings: Preservation Concerns
 - #15: Preservation of Historic Concrete
 - #16: The Use of Substitute Materials on Historic Building Exteriors
 - #17: Architectural Character — Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
 - #18: Rehabilitating Interiors in Historic Buildings — Identifying Character-Defining Elements
 - #19: The Repair and Replacement of Historic Wooden Shingle Roofs
 - #20: The Preservation of Historic Barns
 - #21: Repairing Historic Flat Plaster — Walls and Ceilings
 - #22: The Preservation and Repair of Historic Stucco
 - #23: Preserving Historic Ornamental Plaster
 - #24: Heating, Ventilating and Cooling Historic Buildings
 - #25: The Preservation of Historic Signs
 - #26: The Preservation and Repair of Historic Log Buildings
 - #27: The Maintenance and Repair of Architectural Cast Iron
 - #28: Painting Historic Interiors
 - #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
 - #30: The Preservation and Repair of Historic Clay Tile Roofs
 - #31: Mothballing Historic Buildings
 - #32: Making Historic Properties Accessible
 - #33: The Preservation and Repair of Historic Stained and Leaded Glass
 - #34: Applied Decoration for Historic Interiors: Preserving Historic Composition Ornament
 - #35: Understanding Old Buildings: The Process of Architectural Investigation
 - #36: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
 - #37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
 - #38: Removing Graffiti from Historic Masonry
 - #39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
-

- #40: Preserving Historic Ceramic Tile Floors
- #41: The Seismic Rehabilitation of Historic Buildings
- #42: The Maintenance, Repair, and Replacement of Historic Cast Stone
- #43: The Preparation and Use of Historic Structure Reports
- #44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design
- #45: Preserving Historic Wood Porches
- #46: The Preservation and Reuse of Historic Gas Stations
- #47: Maintaining the Exterior of Small and Medium Size Historic Buildings
- #48: Preserving Grave Markers in Historic Cemeteries
- #49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement
- #50: Lightning Protection for Historic Structures

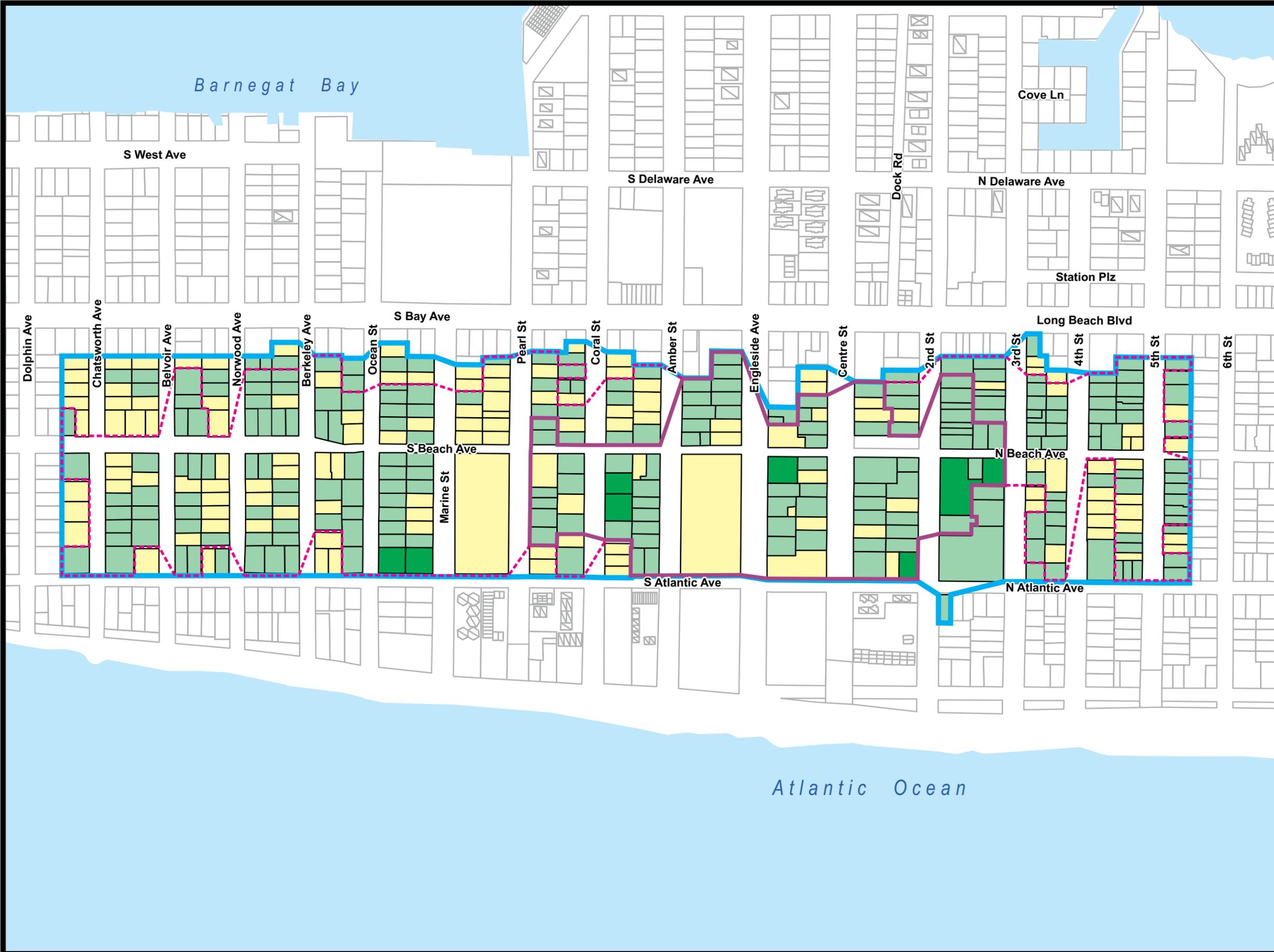


Appendix B: Maps

**Local Historic District Map with Property Status
(Key, Contributing, Non-Contributing)**

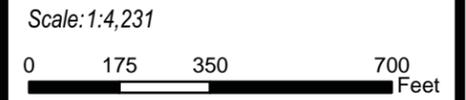
FEMA map of grade elevations in Beach Haven

Beach Haven Historic District Property Status



- Legend**
- Greater Beach Haven HD
 - Beach Haven HD (NR)
 - Beach Haven HD Boundary Increase (NR)

- Historic Properties***
Historic District Status
- Key Contributing
 - Contributing
 - Non Contributing



* Historic District Status coded based on: OCE GB 212: Beach Haven Borough, Ocean County, NJ: Intensive Level Architectural Survey of the Bed & Breakfast Overlay Zone and the Greater Beach Haven Historic District, McCabe & Associates, Inc., 2006; and Beach Haven National Register Historic District Boundary Expansion, Westfield Architects & Preservation Consultants, 2014.

Illustration updated from the map prepared by the NJDEP, Historic Preservation Office, 2019.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New Jersey State Plane FIPSZONE 2900. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov>, or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

Base map information shown on this FIRM was provided in digital format by State of New Jersey Office of Information Technology. This information was derived from digital orthophotos produced at a scale of 1:2,400 with 1-foot pixel resolution from photography dated April 2002.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

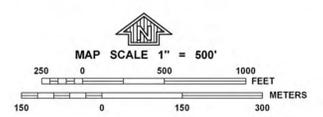
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

△ Cross section line
 (1)-(2) Transect line
 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 29°76'00"N 1000-meter Universal Transverse Mercator grid values, zone 18
 600000 FT 5000-foot grid ticks: New Jersey State Plane coordinate system, FIPSZONE 2900, Transverse Mercator projection
 DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
 ● M1.5 River Mile

MAP REPOSITORY
 Refer to listing of Map Repositories on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
 SEPTEMBER 29, 2006
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
 To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0603F

FIRM
FLOOD INSURANCE RATE MAP

OCEAN COUNTY, NEW JERSEY (ALL JURISDICTIONS)

PANEL 603 OF 611
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|-------------------------|--------|-------|--------|
| BEACH HAVEN, BOROUGH OF | 345282 | 0603 | F |
| LONG BEACH, TOWNSHIP OF | 345301 | 0603 | F |

Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
34029C0603F

EFFECTIVE DATE
SEPTEMBER 29, 2006

Federal Emergency Management Agency

Appendix C: Beach Haven Ordinances

**Beach Haven's Local Historic Preservation
Ordinance**

Detached Garage Ordinance

Trash Corral Ordinance

Chapter 41

HISTORIC PRESERVATION ADVISORY COMMISSION

GENERAL REFERENCES

Administrative Code — See Ch. 2.

Zoning — See Ch. 212.

Property maintenance — See Ch. 151.

§ 41-1. Statutory authority, purpose and objectives.

- A. The Legislature of the State of New Jersey has in N.J.S.A. 40:55D-107 et seq. delegated the responsibility to local units of government to adopt regulations designed to promote the protection of certain architecturally, historically, and archaeologically significant structures, sites, or districts for the general welfare of its citizenry.
- B. The Borough of Beach Haven recognizes that it has areas, places and structures of historic, archaeological and architectural significance. It is in the interest of the general welfare to preserve these areas, places and structures to ensure that new development is compatible and relevant with these areas, places and structures. This chapter is intended to achieve these purposes and objectives and to promote the preservation of the environment, promote a desirable visual environment through creative development techniques and good civic design and arrangements, prevent the degradation of the environment through improper use of land, and promote the most appropriate use of land in the Borough.

§ 41-2. Definitions.

The terms set forth hereinafter shall have the following meanings:

ADMINISTRATIVE OFFICER — The Zoning Officer of the municipality unless a different municipal official or officials are designated by ordinance to handle the administration of this chapter and attend the Land Use Board meetings as deemed necessary.

ADVISORY COMMISSION — Historic Preservation Advisory Commission of the Borough of Beach Haven.

APPLICANT — Any private person, persons, or any representative or any private entity, private organization or association, with legal authority to make an alteration, addition, improvement, renovation, repair or demolish a structure.

APPLICATION FOR DEVELOPMENT — An application to the Land Use Board of the Borough of Beach Haven for approval of a major or minor subdivision plot or site plan, planned development, conditional use or zoning variance.

BUILDING — Any structure, either temporary or permanent, having a roof (including an annex or addition), which requires for its use a fixed location on the land and which is designed, intended or used for the sheltering or protection of persons, animals, or chattel.

BUILDINGS AND PLACES WHICH ARE VISUALLY RELATED — All buildings, structures, sites and landscaping located on lots within 200 feet of the exterior perimeter of any lot upon which the assessment of visual compatibility is being made.

CERTIFICATE OF APPROPRIATENESS — A document indicating permission or to commence work or activity on a structure located within the historic district or on a designated historic site.

COMMISSION — The Historic Preservation Advisory Commission established pursuant to the provisions of this chapter.

CONSTRUCTION OFFICIAL — The Officer in charge of the granting of building or construction permits in the Borough of Beach Haven.

DEMOLITION — Partial or total razing or destruction of any historic site or of any improvement within a historic district.

DESIGNATED HISTORIC LANDMARK OR HISTORIC DISTRICT — An individual building, structure, site, object, improvement or district which has been determined to have historical significance pursuant to the provisions of this chapter.

HISTORIC DISTRICT — Shall be co-terminus with and include that area shown on the Zoning Map of the Borough of Beach Haven and identified as either: a) the BBO Bed-and-Breakfast Overlay District; b) the Bed-and-Breakfast Overlay Zone; and c) such other districts as are designated in accordance with the procedures set forth in § 41-4 hereof.

HISTORIC DISTRICT RESOURCES — Those resources classified as either key, contributing or noncontributing, which are defined as follows:

- A. "Key" shall mean any buildings, structures, sites, objects or improvements which, due to their significance, would individually qualify for historic landmark status;
- B. "Contributing" shall mean any buildings, structures, sites, objects or improvements which are integral components either because they date from a time period which makes them historically significant or because they represent an architectural type, period or method which is historically significant;
- C. "Noncontributing" shall mean any buildings, structures, sites, objects or improvements which do not have significant historical value because they neither date from a time period nor represent an architectural type, period or method which is historically significant.

HISTORIC PRESERVATION ADVISORY COMMISSION — The body which, for the purposes of this chapter, acts as the historic preservation

commission as cited in the Municipal Land Use Law, N.J.S.A. 40:55D-107 et seq.

HISTORIC LANDMARKS (or LANDMARK) — Any buildings, structures, sites, or districts which possess integrity of location, design, setting, materials, workmanship, and association, which meet the criteria set forth in § 41-4A.

IMPROVEMENT — Any structure or any part thereof installed upon real property.

INVENTORY — A list of historic properties determined to meet criteria of significance specified herein.

INTEGRITY — The authenticity of a building, structure, site, object, improvement or district evidenced by the survival of the physical characteristics that existed during its historic or prehistoric period.

INTERESTED PARTY — Any person whose right to use, acquire or enjoy property is affected by any action taken under this chapter.

MAJOR EXTERIOR RENOVATIONS — A change requiring a building permit in the exterior facade of a building which results in a significant change from the existing design appearance through the use of or installation of siding, trim, shutters, awnings, air-conditioning units, doorways, windows, exterior of openings of any kind, decks, porches, steps, stairs, handrails or railings, roofline changes, balconies, roofing, heating units and the like. Significant change from existing design shall include the use of vinyl or other modern building materials differing from the existing or traditional use of cedar and other wood in the construction of any building. **[Amended 8-6-2015 by Ord. No. 2015-21C]**

MASTER PLAN — The Master Plan of the Borough of Beach Haven, as amended from time to time, compiled pursuant to the Municipal Land Use Law.

MUNICIPAL LAND USE LAW — The Municipal Land Use Law of the State of New Jersey, P.L. 1975, c 291 (N.J.S.A. 40:55D-1 et seq.), as amended from time to time.

NATIONAL REGISTER CRITERIA — The established criteria for evaluating the eligibility of properties for inclusion in the National Register of Historic Places, as set forth in 36 CFR 60.4 et seq.

ORDINARY MAINTENANCE — The act of repairing any deterioration, wear, or damage to a structure, or any part thereof, in order to return the same as nearly practicable to its condition prior to the occurrence of such deterioration, wear, or damage. Ordinary maintenance shall further include replacement of exterior elements or accessory hardware, including signs, using the same materials or like and having the same appearance.

PERMIT — Any required approval issued by the Construction Official or Zoning Officer pursuant to applicable building or construction codes, or the Zoning Ordinance, for work or improvement(s) to property, or to a building or structure located thereon.

PERSON — Any individual, natural persons, partnerships, joint ventures, societies, associations, clubs, trustees, trusts, firms, companies, corporations, entities or unincorporated groups; or any officers, agents, employees, servants, factors or any kind of personal representatives of any thereof in any capacity, acting either for himself or for any other person, under either personal appointment or pursuant to law. When permitted by context, "person" shall also include the United States, the State of New Jersey and/or other states, or any political subdivision thereof, and any foreign country or government.

PRESERVATION — The act or process of applying measures necessary to sustain the existing form, integrity and materials of an historic landmark. 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.

PROTECTION — The act or process of applying measures designated to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury.

REMOVAL — The act of partially or completely causing a structure or portion of a structure to change to another location, position, station or residence.

SECRETARY OF THE INTERIOR'S STANDARDS — The publication issued by the U.S. Department of the Interior, National Park Service, entitled, "The Secretary of the Interior's Standards for the Treatment of Historic Properties," 36 C.F.R. 68, issued in 1992 and revised and supplemented from time to time.

STRUCTURE — A combination of materials to form a construction for occupancy, use or ornamentation, having a fixed location on, above or below the surface of land or attached to something having a fixed location on, above or below the surface of land. For the purposes of this chapter, the word "structure" shall also include fences, walls, independent radio and television antennas, pergolas, and swimming pools.

SURVEY — The inventory of buildings, structures, sites, objects, improvements and districts located within the Borough of Beach Haven which is conducted by the Advisory Commission for the ascertainment of their historical significance pursuant to the provisions of this chapter.

SURVEY DATA — The raw data produced by the survey; that is, all the information gathered on each property and area investigated.

VISUAL COMPATIBILITY — Shall mean that any change or modification of any sort, kind or description to any building, structure, site or lot shall present a visually harmonious relationship maintaining the architectural design between the existing building, structure, lot or site and with the buildings, structures, lots or sites on all buildings or structures located on lots within 200 feet of the lot on which the change or modification is proposed.

§ 41-3. Establishment of a Historic Preservation Advisory Commission.

There is hereby created in and for the Borough of Beach Haven a Commission to be known as the Historic Preservation Advisory Commission of the Borough of Beach Haven.

- A. Composition of the Historic Preservation Advisory Commission. The Historic Preservation Advisory Commission shall be comprised of seven members, with two alternates:
- (1) Of the seven regular Commission members:
 - (a) Three or more shall be Class "A" or Class "B" members as said classes are defined in N.J.S.A. 40:55D-107;
 - (b) The balance of the members shall be Class "C" members as said class is defined in N.J.S.A. 40:55D-107.
 - (c) To the extent available from within the Borough of Beach Haven, the Mayor shall appoint Class "A" or Class "B" members who are residents. Should such individuals not be available from within the Borough, the Mayor shall have the authority to appoint such individuals who reside outside of the Borough.
 - (2) Of the two alternate Commission members, both shall be Class "C" members, as Class "C" is defined above. The two (2) alternate Commission members shall be respectively designated "Alternate No. 1" and "Alternate No. 2."
 - (3) Class "C" members shall be citizens of the Borough of Beach Haven, i.e., individuals who are either residents of the Borough or property owners in the Borough.
- B. Appointment of Historic Preservation Advisory Commission Members.
- (1) Members of the Historic Preservation Advisory Commission shall be appointed as provided for in N.J.S.A. 40:55D-107.
 - (2) Vacancies shall be filled as provided for in N.J.S.A. 40:55D-107.
- C. Election of Chairperson and Vice Chairperson. The Historic Advisory Preservation Commission shall elect from its membership a Chairperson and a Vice Chairperson.
- D. Liaison person. A member of the Land Use Board of the Borough of Beach Haven shall be designated by the Council as a liaison between the Historic Preservation Advisory Commission, the Council and the Land Use Board. The role of such liaison person shall be informational only and such person shall possess no voting rights with regard to any action taken by the Council. **[Amended 9-13-2010 by Ord. No. 2010-20]**

- E. Establishment of rules and regulations. The Historic Preservation Advisory Commission shall create rules and procedures for the transaction of its business, which shall be available to the public, subject to the following regulations:
- (1) A quorum for the transaction of business shall consist of four of the Historic Preservation Advisory Commission's members. This quorum may include alternate members filling the vacancies of regular members. A majority of the members present and voting may grant or deny a certificate of appropriateness.
 - (2) The Historic Preservation Advisory Commission shall appoint a Secretary, who need not be a member of the Historic Preservation Advisory Commission. The Secretary shall keep minutes and records of all meetings and proceedings including voting records, attendance, resolutions, findings, determinations, and decisions. All such material shall be public record.
 - (3) Such rules shall include a specific section prohibiting conflicts of interest.
- F. Compensation of Commission members. The members of the Historic Preservation Advisory Commission shall serve without compensation.
- G. Retention of professional assistance. The Historic Preservation Advisory Commission may retain appropriate professional aid and assistance as provided for in N.J.S.A. 40:55D-108.
- H. Powers and duties. The Historic Preservation Advisory Commission shall have the powers, duties and responsibilities as set forth in N.J.S.A. 40:55D-109, N.J.S.A. 40:55D-110 and, in addition, the following powers and duties:
- (1) Undertake a comprehensive survey of the Borough of Beach Haven to identify properties that should be designated as historic landmarks and historic districts worthy of protection and preservation, which survey shall be updated every other year.
 - (2) Following the preparation of the survey, prepare and adopt pursuant to § 41-4 et seq. of the ordinance, a Landmark and Historic Districts Designation List and Official Landmarks Map which shall then be referred to the Land Use Board for inclusion in the Borough Master Plan pursuant to N.J.S.A. 40:55D-28(b) and to the Council of the Borough of Beach Haven for inclusion in the Historic Preservation Ordinance. **[Amended 9-13-2010 by Ord. No. 2010-20]**
 - (3) Hear and decide applications for certificates of appropriateness pursuant to § 41-6 of this chapter.

- (4) Amend, from time to time, as circumstances warrant, the Landmarks and Historic Districts Designation List and Official Landmarks Map in the manner set forth in § 41-4.
 - (5) Advise the Land Use Board on applications for development pursuant to N.J.S.A. 40:55D-110.
 - (6) Provide written reports pursuant to N.J.S.A. 40:55D-111 on the application of the Zoning Ordinance provisions concerning historic preservation.
 - (7) Report at least annually to the Land Use Board and the Council of the Borough of Beach Haven on the state of historic preservation in the Borough and to recommend measures to improve same.
[Amended 9-13-2010 by Ord. No. 2010-20]
 - (8) Collect and disseminate material on the importance of historic preservation and specific techniques for achieving same.
 - (9) Advise all Borough agencies regarding goals and techniques of historic preservation.
 - (10) Review all proposed National Register nominations for properties that come within the jurisdiction of the Commission, as established by the criteria of the 1980 amendments of the National Historic Preservation Act of 1966.
 - (11) Carry out such other advisory, educational and informational functions as will promote historic preservation in the Borough of Beach Haven.
 - (12) Assist applicants in obtaining any financial assistance, whether in the form of loans or grants, or tax benefits, from any federal, state or local entity.
 - (13) Exercise any and all other powers authorized by law.
- I. Meetings. The Historic Preservation Advisory Commission shall meet on a regular monthly basis. All meetings shall comply with the Open Public Meetings Act (N.J.S.A. 10:4-7 et seq.).

§ 41-4. Designation of landmarks and historic districts.

- A. Criteria for designation. The criteria for evaluating and designating historic landmarks and historic districts shall be guided by the National Register Criteria. The Commission may recommend designation of historic landmarks or historic districts that are in accordance with the National Register Criteria which are herein set forth below:
- (1) Character, interest, or value as part of the development, heritage or cultural characteristics of the Borough, state or nation;

- (2) Association with events that have made a significant contribution to the broad patterns of our history;
- (3) Association with the lives of persons significant in our past;
- (4) Embodiment of the distinctive characteristics of a type, period or method of construction, architecture, or engineering;
- (5) Identification with the work of a builder, designer, artist, architect or landscape architect whose work has influenced the development of the Borough, state or nation;
- (6) Embodiment of elements of design, detail, material or craftsmanship that render an improvement architecturally significant or structurally innovative;
- (7) Unique location or singular physical characteristics that make a district or landmark an established or familiar visual feature;
- (8) Ability or potential ability to yield information important in prehistory or history;
- (9) A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- (10) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
- (11) A birthplace of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life;
- (12) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (13) A property achieving significance within the past 50 years if it is of exceptional importance.

B. Procedures for designation.

- (1) Persons wishing to make a nomination shall contact the Commission Secretary of the Historic Preservation Advisory Commission regarding consideration of a proposed historic landmark or historic district. The Advisory Commission may also initiate the designation of an historic landmark or historic district. The Advisory Commission will schedule a hearing at its next regular meeting to review the proposed historic landmark or historic district.

- (2) A nomination to propose an historic landmark shall include the following information which addresses the criteria for designation as set forth herein:
 - (a) A photograph, preferably black and white, of the proposed landmark;
 - (b) A copy of the municipal tax map showing the property on which the proposed landmark is located;
 - (c) A physical description of the proposed landmark; and
 - (d) A statement of significance.
- (3) A nomination to propose an historic district shall include the following information which addresses the criteria for designation as set forth herein:
 - (a) A building-by-building inventory of all properties within the district;
 - (b) A photograph, preferably black and white, of all properties within the district;
 - (c) A copy of the municipal tax map of the district showing boundaries;
 - (d) A physical description of the proposed district; and
 - (e) A statement of significance.
- (4) Following receipt of a nomination to propose an historic landmark or historic district, the Advisory Commission shall schedule a public hearing on the proposed designation.
- (5) At least 14 days prior to the public hearing, the Advisory Commission shall, by personal service or certified mail, perform the following:
 - (a) Notify the owner(s) of record of a property that has been proposed for historic landmark designation, or the owner(s) of record of all properties located within a district that has been proposed for historic district designation, that the property or district, as applicable, is being considered for such designation and the reasons therefor;
 - (b) Advise the owner(s) of record of the significance and consequences of such designation and of the right of the owner(s) of record to contest such designation under the provisions of this chapter;
 - (c) Notify the owner(s) of record of the date, time and location of the hearing concerning the proposed designation of the property or district; and

- (d) Serve any further notices as may be required under the provisions of the Municipal Land Use Law.
- (6) At least 14 days prior to the public hearing, the Advisory Commission shall also cause public notice of the hearing to be published in the official newspaper of the Borough.
- (7) At least 14 days prior to the public hearing, a copy of the nomination report shall also be made available for public inspection in the municipal offices of the Borough.
- (8) At the public hearing scheduled in accordance with this chapter, the Advisory Commission shall review the nomination report and accompanying documents. Interested persons shall be given the opportunity to be heard and to comment on the proposed nomination for designation.
- (9) If the proposed nomination is approved by the Advisory Commission, it shall forward a report concerning the proposed historic landmark or historic district to the Council of the Borough of Beach Haven. The governing body of the Borough of Beach Haven shall consider the report and recommendations of the Advisory Commission and if the governing body chooses to act favorably thereon, the Zoning Ordinance of the Borough of Beach Haven shall be appropriately amended pursuant to law. **[Amended 9-13-2010 by Ord. No. 2010-20]**
- (10) All other requirements of the Municipal Land Use Law regarding adoption of development regulations shall be followed.
- (11) Upon adoption of an ordinance by the Borough of Beach Haven designating an historic landmark or an historic district, the designation list and map shall be incorporated into the Master Plan and Zoning Ordinance of the Borough as required by the Municipal Land Use Law. Designated properties shall also be noted as such on the records for those properties as maintained by the Planning and Zoning Offices, as well as the offices of the Construction Official, the Zoning Officer, the Borough Tax Assessor and the Borough Clerk.

§ 41-5. Public hearings.

- A. Representation of parties. Any owner or owners and all persons having a legal and equitable interest in any property which has been proposed for designation, or is designated, as a local landmark, or for which an application for a permit or application for development has been made to the municipality, may appear in person or be represented by an authorized agent or attorney at any public hearing scheduled by the Beach Haven Historic Preservation Advisory Commission.

- B. Order of procedure. The order of procedure at all public hearings of the Beach Haven Historic Preservation Advisory Commission shall be as follows:
- (1) Opening of the hearing by the Chairperson;
 - (2) Incorporation in the record of the Notice of Hearing in accordance with the Open Public Meetings Act of the State of New Jersey;
 - (3) Statement by the Chairperson summarizing the items on the agenda for the meeting;
 - (4) Approval of the minutes of previous meetings;
 - (5) Review and approval of any resolutions memorializing decisions reached on applications at previous meetings;
 - (6) Applications that were heard previously by the Advisory Commission and carried to the next hearing date shall be heard under "old business;"
 - (7) Applications not previously heard by the Commission shall be heard under "new business."
 - (a) Upon calling the case of a new application, the applicant, or the authorized agent or attorney, shall indicate to the Commission who will be representing the applicant at the hearing and who will be offering testimony regarding that application.
 - (b) An opening statement will be made by the Chairperson or the staff of the Commission regarding the application, specifically what documents and evidence have been submitted to the Commission prior to the hearing date.
 - (c) An opening statement will be made by the owner, authorized agent or attorney representing the applicant, setting forth the overall intent of the proposed activities to be undertaken on the property in question.
 - (d) Following the opening statements, presentations will be made by the identified witnesses and evidence will be given in support of the proposed activities that directly relate to the property which is the subject of the hearing. Documents and other physical evidence that will be submitted to the Commission shall be appropriately designated by the Commission Secretary, using a consecutive numbering system.
 - (e) The opportunity to cross-examine witnesses shall be in the following order:
 - [1] Counsel to the Advisory Commission;
 - [2] Members of the Advisory Commission;

[3] Members of the Public attending the hearing.

- (f) Following presentation in support of the application, statements, if any, of other interested persons, either for or against the proposed activities, will be heard by the Commission. Such statements shall be limited to such length of time as the Commission shall designate.
 - (g) Final disposition of any matter subject to public hearing before the Advisory Commission shall be in accordance with the applicable provisions contained within the Historic Preservation Ordinance of the Borough of Beach Haven. Copies of the said final determinations shall be distributed in conformity with the provisions of said ordinance. If the vote taken on a specific application results in a tie, the application shall be deemed denied.
 - (h) Following the presentation of the oral summation, the Advisory Commission shall enter into public deliberations regarding the testimony offered, evidence submitted, and any issues raised by the public, the Advisory Commission members or staff relating to the activities proposed to be undertaken by the applicant. Based upon these deliberations, the Advisory Commission shall render a decision setting forth in full its reasons for approving or denying the application. In the case of approval, any conditions placed upon the approval shall be made as a part of the record. In either case, the Advisory Commission shall, at the following meeting, pass a resolution memorializing its decision and setting forth the testimony offered, evidence entered in the record, findings of fact, and the conclusions reached on the application.
- (8) Following the conclusion of all new business to come before the Advisory Commission, it shall take up such other business as may require its attention, including but not limited to: new grant applications; existing grant application projects; seminars; consideration of ordinance changes; consideration of new structures for designation as local landmarks, etc.
 - (9) Following the discussion of such additional business as noted above, the Advisory Commission shall open the meeting to receive any comments or questions from the general public as may be in attendance at the meeting.
 - (10) Following the presentation to the Advisory Commission by any members of the public, the Chairperson shall declare, upon a motion duly made, that the meeting be adjourned.
- C. The Beach Haven Historic Preservation Advisory Commission may, in its discretion, impose reasonable time limits upon the presentation of evidence and statements. The Chairperson of the Commission, at his/

her discretion, may alter the order of procedure as circumstances may require and warrant.

- D. All testimony offered by witnesses shall be given under oath or affirmation and said testimony may be given by question and answer method or, at the Chairperson's discretion, in statement form. Persons wishing merely to state a position for or against a proposed application shall be placed under oath or affirmation.
- E. Exhibits shall be marked for identification and shall be offered in an orderly fashion. They shall be made available for examination by any and all parties of interest. Leave to file post-hearing exhibits or information may be sought at the hearing, or thereafter in writing, which may be granted by the Chairperson. In the event leave to file post-hearing exhibits or information is granted, copies shall be served upon interested parties or representatives in person, or by United States mail, by certified mail, return receipt requested, together with a signed statement that this rule has been complied with, which shall be attached to or shall accompany such documents submitted.
- F. Hearings shall be conducted in such a manner as shall result in a just and lawful determination of the issues as promptly as circumstances shall permit. The Advisory Commission shall make determinations as to the relevance and materiality of evidence. The Advisory Commission may require a preliminary statement of the nature of the evidence proposed to be elicited from any witness.

§ 41-6. Certificate of appropriateness.

- A. Actions requiring a certificate of appropriateness. A certificate of appropriateness issued by the Historic Preservation Advisory Commission shall be required before a permit is issued for any of the following activities on the property of any landmark or within any historic district:
 - (1) Demolition of an historic landmark or of any improvement.
 - (2) Any major exterior renovation of an historic landmark or of any improvement.
 - (3) Relocation of any historic landmark or of any improvement.
 - (4) Any application for development pursuant the requirements of the New Jersey Land Use Law or any ordinances adopted pursuant thereto.
 - (5) Any new construction of a principal or accessory structure.
- B. Exceptions.
 - (1) A certificate of appropriateness shall not be required for any repainting, repair or other maintenance not meeting the definition

of major exterior renovation. Paint color and the preparation of a wooden structure for painting are outside the scope of this chapter.

- (2) A certificate of appropriateness shall not be required before a permit is issued by the Construction Official for changes to the interior of a structure.
- (3) A certificate of appropriateness shall not be required for any necessary temporary ramps for the convenience of any handicapped persons.

§ 41-7. Applications for certificate of appropriateness.

- A. Application procedure. Application for a certificate of appropriateness shall be made on forms available from the Zoning Officer at the Borough. Completed applications shall be delivered to the Administrative Officer at Borough Hall.
- B. Application information and supporting documents. Application for a certificate of appropriateness shall include the following:
 - (1) All forms completed by the applicant.
 - (2) The following exhibits:
 - (a) When the application is for new construction, the applicant shall provide an overall site plan layout, at a scale of one inch equals 20 feet, showing the location of all contiguous properties and elevations of the proposed new construction.
 - (b) When the application is for exterior changes to an existing structure, the applicant shall provide sufficient photographs and architectural or other drawings to adequately inform the Commission of the amount and extent of the changes proposed and to show those changes in the context of the structure as a whole.
 - (c) When the application is for restoration of a structure to an earlier historic appearance, the applicant shall provide historical documentation such as descriptions, historic photographs, or comparisons to other similar historic structures (to the extent that such information is reasonably available) to support the proposed restoration.
 - (d) Additionally, the applicant shall provide the Commission with such other photographs, diagrams, architectural or other drawings, specifications, documents, and materials which may assist the Commission in the review of the work for which application is being made.
 - (3) The Administrative Officer of the Borough shall determine if the information submitted with an application for a certificate of appropriateness constitutes a complete application.

- C. Time frame of decision by Advisory Commission. The Historic Preservation Advisory Commission shall reach a decision on the application within 45 days after the Administrative Officer has declared an application to be complete; otherwise the application shall be deemed to have been approved. Nothing herein shall prohibit an extension of time by mutual agreement of the applicant and the Historic Preservation Advisory Commission. The Historic Preservation Advisory Commission may advise the applicant and make recommendations in regard to the appropriateness of proposed action and may grant approval upon such conditions as it deems appropriate within the intent and purpose of the chapter.
- D. Rationale. Actions taken by the Historic Preservation Advisory Commission shall be memorialized at the meeting following approval or disapproval by the adoption of a formal resolution setting forth in detail all of the reasons for the approval or disapproval and setting forth any and all conditions imposed, if any, on the grant of approval. The applicant shall, within 10 days of the adoption of such a resolution of memorialization, publish notice thereof in the Beach Haven Times in the same manner as notice of formal action by the Beach Haven Land Use Board is required for site plan approval, subdivision approvals and the like.
- E. Resolutions. The Secretary of the Historic Preservation Advisory Commission shall immediately upon adoption forward a copy of the resolution to the applicant, the Construction Official, the Zoning Officer, the Borough Land Use Board, and the Borough Clerk.

§ 41-8. Standards of consideration.

In making its determinations and recommendations, the Historic Preservation Advisory Commission shall take into consideration specific standards, as set forth below.

- A. Demolitions.
- (1) In regard to an application to demolish an historic landmark or any improvement within an historic district, the following shall be considered:
 - (a) Its historic, architectural, archaeological, and/or aesthetic significance.
 - (b) Its use.
 - (c) Its importance to the Borough and the extent to which its historical, architectural or archaeological value is such that its removal would be detrimental to the public interest.
 - (d) The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty.

- (e) The structural soundness and integrity of the building and the economic feasibility of restoring or rehabilitating the structure so as to comply with the applicable building codes.
 - (f) If it is within an historic district, the probable impact of its removal upon the ambience of the historic district.
- (2) Upon the recommendation of the Historic Preservation Advisory Commission, taking into account the factors set forth in Subsection A(1)(a) through (f) above, the Construction Official may postpone the demolition of a landmark or improvement within or without an historic district for a period of 12 months. If the Historic Preservation Advisory Commission recommends such postponement, it shall promptly initiate such actions as may lead to the preservation of the landmark or improvement. **[Amended 8-6-2015 by Ord. No. 2015-21C]**
- (3) The Historic Preservation Advisory Commission may at any time during such delay period approve a certificate of appropriateness and, at the end of such delay period, shall approve if it has not already done so a certificate of appropriateness. Upon the issuance of such certificate of appropriateness during the delay period or at the termination thereof, the Borough of Beach Haven may, within 60 days or such further period that the property owner may agree, relocate the structure and for a failure to relocate the structure during such period a demolition permit shall be forthwith issued by the Construction Official.
- (4) In the event of the imposition of the twelve-month delay as herein provided for, the applicant may appeal the imposition of such delay to the Land Use Board. Such appeal shall be accompanied by a certificate of an independent structural engineer detailing how and in what manner the structural integrity of the structure has been so compromised that it should be demolished. Within 30 days of the filing of such an independent certificate the Borough of Beach Haven shall have the right to have the building inspected by its own engineer at the Borough's sole cost and expense. **[Amended 8-6-2015 by Ord. No. 2015-21C]**
- B. Removals out of the Borough. In regard to an application to move an historic landmark or any structure in an historic district to a location outside of the Borough, the Commission shall consider the following matters:
- (1) The historic loss to the site of the original location.
 - (2) The compelling reasons for not retaining the landmark or structure at its present location.
 - (3) The proximity of the proposed new location to the Borough, including the accessibility to the proposed new location to the

Borough, including the accessibility to the residents of the Borough and other citizens.

- (4) The probability of significant damage to the landmark or structure itself as a result of the move.
 - (5) The applicable matters set forth in § 41-8A of this chapter.
- C. Removals within the Borough. In regard to an application to move an historic landmark or any structure in an historic district to a new location within the Borough, the Commission shall consider the following, in addition to the matters set forth in § 41-8B of this chapter:
- (1) The compatibility, nature and character of the current and of the proposed surrounding areas as they relate to the intent and purposes of this chapter.
 - (2) If the proposed new location is within an historic district, the visual compatibility factors as set forth in § 41-8F of this chapter.
- D. Visual compatibility. In regard to an application to move a landmark or structure into an Historic District, or to construct a new structure or add to or alter an existing structure within an Historic District, or a landmark, the visual compatibility of the proposed structure with the structures and surroundings to which it would be visually related shall be considered in terms of the visual compatibility factors as set forth in § 41-8F of this chapter.
- E. Other considerations on applications for certificates of appropriateness. In regard to an application for approval pursuant to § 41-6 of this chapter, the following shall be considered:
- (1) If an historic landmark or structure in an historic district is involved:
 - (a) The impact of the proposed change on its historic and architectural character.
 - (b) Its importance to the Borough and the extent to which its historic or architectural interest would be adversely affected to the detriment of the public interest.
 - (c) The extent to which there would be involvement of textures and materials that could not be reproduced or could be reproduced only with great difficulty.
 - (2) The extent to which the proposed action would adversely affect the public's view of a landmark or structure within an Historic District from a public street.
- F. Visual compatibility factors. The following factors shall be considered in determining the visual compatibility of a building, structure or

appurtenance thereof with the buildings and places to which they are visually related and shall be known as "visual compatibility factors":

- (1) The height of the proposed building being visually compatible with adjacent buildings.
- (2) The relationship of the width of the building to the height of the front elevation being visually compatible with the buildings and places to which it is visually related.
- (3) The relationship of the width of the windows to the height of the windows in a building being visually compatible with the building in which they are located and to all buildings on lots within 200 feet thereof. The relationship of solids to voids in the front facade of a building shall be visually compatible with the buildings and places to which it is visually related.
- (4) The relationship of solids to voids in the front facade of a building being visually compatible with the buildings and places to which it is visually related.
- (5) The relationship of the building to the open space between it and the adjoining buildings being visually compatible with the buildings and places to which it is visually related.
- (6) The relationship of the entrance or entrances and the porch projections to the street being visually compatible with the buildings and places to which it is visually related.
- (7) The relationship of materials, texture and color of the facade and roof of a building being visually compatible with the predominate materials used in the buildings to which it is visually related.
- (8) The roof shapes of a building being visually compatible with the buildings to which it is visually related.
- (9) Appurtenances of a building such as walls and open-type fencing forming cohesive walls of enclosure along a street to the extent necessary to maintain compatibility of the building with the buildings and places to which it is visually related.
- (10) The size of a building and the mass of a building in relation to open spaces, the windows, door openings, porches and balconies being visually compatible with the buildings and places to which it is visually related.
- (11) A building being visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

- (12) New buildings having the same relative placement on the lot as the older structures and the setback distance from the street being equal.
- (13) A structure's related exterior features such as lighting, fences, signs, sidewalks, driveways and parking areas shall be visually compatible with the features of those structures to which it is visually related.
- G. Financial assistance. If the cost of compliance with the requirements of this section increases the cost of the work to be done, the applicant may apply to the Borough of Beach Haven for financial assistance for such excess costs. Such financial assistance may be in the form of a grant, tax relief, or a no- or low-interest loan for all or part of such excess costs, on such terms as the Borough of Beach Haven may hereafter determine and adopt, and depending upon whatever funds the Borough of Beach Haven hereafter may make available for such a purpose.

§ 41-9. Effect of a certificate of appropriateness approval; denial, appeal.

- A. Effect. If a certificate of appropriateness has been issued for an application that requires approval of the Land Use Board, the certificate of appropriateness shall be a positive recommendation to the Land Use Board as to the historic preservation aspects of the matter.
- B. Appeal and right of judicial review. Denial of a certificate of appropriateness where one is sought to be issued to the Building Department or Zoning Officer may be appealed to the Land Use Board on the record made before the Historic Preservation Advisory Commission in the same manner as an appeal may be made from an adverse determination of the Zoning Officer as such appeal is provided for by ordinance and statute.
- C. Posting. The owner shall post the certificate of appropriateness in a conspicuous spot on the exterior of the designated property visible to the public during the entire process of work.
- D. Inspection. When a certificate of appropriateness has been issued, the Construction Official or his/her appointee shall, from time to time, inspect the work approved by such certificate and shall regularly report to the Advisory Commission the results of such inspections, listing all work inspected and reporting any work not in accordance with such certificate.
- E. Period of validity. A certificate of appropriateness shall be valid for a period of two years from the date of issue unless reasonable extensions are requested by the applicant or the Advisory Commission.
- F. Emergency procedures. When an historic landmark or an historic district resource requires immediate repair to preserve its continued habitability and/or health and safety of its occupants or others,

emergency repairs may be performed in accordance with applicable construction codes immediately upon approval of the Construction Official, who shall certify that a bona fide emergency exists, without first obtaining a certificate of appropriateness from the Advisory Commission. Where feasible, temporary measures to prevent further damage shall be used, provided these measures are reversible without damage to the building or structure. The property owner shall make application for a certificate of appropriateness from the Advisory Commission within 30 days of the commencement of emergency repairs.

G. Certificates of appropriateness for government actions:

- (1) It is recognized that the intent and purposes of this chapter would not be fully served if the municipality and other governmental agencies were to control the actions of others but fail to apply similar constraints to itself. The Borough of Beach Haven, when it plans to undertake any work on any municipally-owned historic landmark or on any municipally-owned property in an historic district, may submit such plans to the Historic Preservation Advisory Commission.
- (2) In circumstances where the Borough cannot require compliance, as in certain cases involving the county, the voluntary cooperation of such agencies in seeking a certificate of appropriateness and hereby authorizes the Advisory Commission to consider such requests and applications. This does not relieve the property owner from complying with the applicable state and federal regulations regarding historic preservation.

§ 41-10. Enforcement and penalties.

- A. Enforcement. It shall be the duty of all municipal officials reviewing all permit applications involving real property or improvements thereon to determine whether such application involves any activity which should also be the subject of an application for a certificate of appropriateness. If it should, the official shall inform both the Construction Official and the applicant, as well as the Historic Preservation Commission.
- B. Penalties.
- (1) Any person who shall undertake any activity which requires a certificate of appropriateness without having first obtained such certificate shall be deemed to be in violation of this chapter.
 - (2) Upon learning of the violation, the Zoning Officer shall serve upon the owner of the lot whereon the violation is occurring a notice describing the violation in detail and giving the owner 10 days to abate the violation by restoring the landmark or improvement to its status quo ante. Service shall be by personal service and sent by certified mail, return receipt requested, to the owner at his/her last

known address, as it appears on the Borough tax rolls. A copy of this notice shall be posted on the site of violation.

- (3) In the event that the violation is not abated within the ten-day period following mailing and/or posting on the site, the Zoning Officer shall cause a summons and complaint, returnable in the Beach Haven Municipal Court, to be issued and served pursuant to law, charging violation of this chapter. Each separate day the violation exists shall be deemed to be a new separate violation of this chapter,
- (4) Any person violating any of the provisions of this chapter shall be subject to the penalties provided in § 1-16 of the Code of the Borough of Beach Haven. Each day that a violation of this chapter continues shall be a separate chargeable offense.
- (5) In the event that any action which would permanently and/or adversely change the landmark or historic district, such as demolition or removal, is about to occur without a certificate of appropriateness having been issued, the Borough of Beach Haven may apply to the Superior Court of New Jersey for such injunctive relief as is necessary to prevent the destruction of any landmark.

§ 41-11. Preventive maintenance. [Amended 9-13-2010 by Ord. No. 2010-20]

- A. Recognizing the need for preventive maintenance to ensure the continued useful life of landmarks and structures in the Historic District, the Council of the Borough of Beach Haven hereby declares that code enforcement in relation to landmarks and structures in historic districts is a high Borough priority.
- B. In the event that any landmark or improvement in an historic district suffers deterioration to the point where, in the opinion of the Construction Official of the Borough of Beach Haven, the deterioration jeopardizes the continuing existence of the landmark or improvement, the Construction Official of the Borough of Beach Haven is hereby authorized to file an application with the Historic Preservation Advisory Commission, upon notice to the owner, to compel the owner to appear at the next meeting of the Commission to show cause why corrective action and repairs as recommended by the Commission should not be undertaken. Upon resolution duly adopted by that Commission the owner shall make the reasonable repairs requested by the Commission and, for a failure to do so, the Construction Code Official shall recommend to the Council of the Borough of Beach Haven that an action be commenced in the Superior Court of New Jersey Chancery Division seeking a mandatory injunction to compel the owner to take appropriate remedial action. Decision as to whether or not to commence such Chancery Division action shall be in the sole discretion of the Council of the Borough of Beach Haven.

§ 41-12. Designation by Advisory Commission of landmarks outside of the established Historic District. [Amended 9-13-2010 by Ord. No. 2010-20]

The Advisory Commission shall from time to time inventory other individual properties in the Borough of Beach Haven which may meet the criteria established for Historic District resources and historic landmarks. Upon the inventory of such structures, a list thereof shall be forwarded to the Council of the Borough of Beach Haven who shall, upon due consideration, determine whether or not such structures and landmarks and historic sites should be included as separate historic preservation districts and, if the Council shall so determine, appropriate ordinance enactment may be made by the Council.

§ 212-21. Permitted modifications and exceptions. [Amended 4-9-1990 by Ord. No. 90-9]

- A. Exception to area requirements. A single-family dwelling may be constructed in a district where permitted on any lot shown on a recorded subdivision plat or any lot of official record at the time of enactment of this chapter, the owner of which does not own any adjoining lot or adjacent land, provided that in the opinion of the Board of Adjustment the lot and proposed yard spaces satisfy as closely as possible the lot and yard requirements of this chapter for the district in which such lot is located. Where the owner of a substandard-size lot owns adjacent lots or parcels of land, such lots or parcels shall be considered as a single lot, and the area and yard space provisions of the chapter shall hold.
- B. Exceptions to yard widths.
- (1) Recognizing that there are trends in home planning and lot arrangement to secure the full benefit of sunlight, prevailing winds and other amenities which may necessitate, variation may be permitted in the case of isolated homes, groups of homes or neighborhood layouts, provided that the site plans thereof are first approved by the Planning Board.
- (2) Front yards.
- (a) Where a lot is situated between two lots, each of which is developed with a main building which has been so maintained since the enactment of this chapter, the minimum front yard requirement of such lot may be the average of the front yards of said existing buildings.
- (b) Where a lot adjoins one lot developed as described above and a vacant lot, the minimum front yard requirement of such lot may be the average of the front yard of existing building and the established front setback line.
- (3) Where in a given block there is a pronounced uniformity in the alignment of existing buildings in which the front yard depths are greater than required in this chapter, then any new building shall conform substantially to this established alignment.
- C. All multistory residential buildings, except for hotels and motels, shall contain a combined total habitable floor area equal to not more than 50% of the area of the lot on which such building is situated. The footprint of the building, inclusive of deck and garage, shall not exceed the maximum permitted lot coverage in

the zone wherein the building is located. **[Added 6-12-2000 by Ord. No. 2000-12]**

- D. Exceptions to the height limits. Chimneys may be erected up to two feet above the height limits provided in this chapter. **[Added 4-8-2002 by Ord. No. 2002-4]**
- E. Chimneys; setbacks. Chimneys and fireplaces extending or protruding no more than 24 inches from the dwelling and no greater than six feet in width along the dwelling shall be permitted to encroach within the side yard and rear yard setback of the applicable zone and shall be considered coverage. **[Added 4-8-2002 by Ord. No. 2002-4]**
- F. New construction and existing homes may exceed the thirty-five-percent lot coverage by a maximum of 264 additional square feet for the construction of a detached garage, provided that: **[Added 4-14-2003 by Ord. No. 2003-4; amended 4-13-2015 by Ord. No. 2015-3C]**
- (1) The proposed detached garage does not exceed 264 square feet (12 feet by 22 feet) and 15 feet in height;
 - (2) The proposed detached garage shall be located in the rear or side yard;
 - (3) The proposed detached garage complies with all other zoning requirements, including, but not limited to, setback requirements;
 - (4) The proposed detached garage may be equipped with electricity but may not be equipped with plumbing, which shall be prohibited;
 - (5) There is no existing garage detached or attached to, or planned to be detached or attached to, the main residential structure on the property;
 - (6) The ground floor of the main residential structure does not exceed base flood elevation plus two feet;
 - (7) The detached garage has appropriate driveway access; and
 - (8) Accessory buildings as permitted by this section shall be limited to one.
- G. Existing homes may exceed the thirty-five-percent lot coverage by an additional 21 square feet for the addition of a central air-conditioning compressor platform only. The compressor platform

must be located at the rear of the home abutting the main building. Corner lots may place the platform on the side abutting the main building. Any compressor platform must comply with all other zoning rules, including side and rear yard setback requirements. **[Added 12-8-2008 by Ord. No. 2008-16; amended 8-10-2009 by Ord. No. 2009-24]**

- H. Inclusion of oceanfront land conveyed to the Borough of Beach Haven in calculating percentage of lot coverage. Where the owner of oceanfront land has conveyed to the Borough of Beach Haven that portion of such owner's land lying between the oceanfront bulkhead line established by the Borough of Beach Haven and the mean high waterline of the Atlantic Ocean, such conveyed lands may still be included in calculating lot coverage on the retained portion of the lands when calculating lot coverage restrictions pursuant to the Zoning Ordinance of the Borough of Beach Haven provided such reservation of rights is contained in the deed of conveyance. **[Added 6-8-2009 by Ord. No. 2009-11]**
- I. When any building in the Borough of Beach Haven is raised or constructed to meet Federal Emergency Management Agency base flood elevation requirements, the building shall be allowed an additional 60 square feet to be utilized only for entryways and stairs, and such additional square feet shall not be considered lot coverage. Any such 60 square feet utilized for entry and stairs may intrude and encroach into required front, side and rear yards and shall not be considered in measuring the distance from front, side or rear lot lines in determining the depth of front, side or rear yards. **[Added 2-6-2013 by Ord. No. 2013-1C]**
- J. Electric meter platforms, projecting not more than four feet from the building exterior wall and no more than three feet wide and a maximum of 24 inches above grade, with two steps, shall not be considered lot coverage and may encroach into the front and side yard setbacks of the lot on which the platform is located. **[Added 7-14-2014 by Ord. No. 2014-8C]**

**BOROUGH OF BEACH HAVEN
COUNTY OF OCEAN**

ORDINANCE #2019-2C

AN ORDINANCE AMENDING AND SUPPLEMENTING Chapter 173, “Solid Waste,” of the Borough Code of the Borough of Beach Haven, County of Ocean, State of New Jersey, 2000” to regulated receptacles and establish fee for receptacles.

WHEREAS, the Borough wishes to implement automated garbage and recycling pick-up within the Borough of Beach Haven; and

WHEREAS, the Mayor and Council wish to establish fees and regulations for standardized receptacles for automated garbage and recycling pick-up.

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE BOROUGH OF BEACH HAVEN DO ORDAIN AS FOLLOWS:

SECTION I

Section §173-5 shall be repealed and adopted as follows:

§ 173-5. Receptacle specifications.

A. All solid waste, as defined herein, shall only be placed in collection containers provided by the Borough of Beach Haven.

(1) All solid waste shall be picked up at curbside on the dates set forth in the Beach Haven garbage and recycling schedule. Containers will be returned, by the Public Works Department, to the side of the house or at a location agreed upon by the homeowner and Public Works Superintendent/Supervisor.

(2) Curbside, as defined, must provide for unobstructed access.

(3) Containers shall not be collected from a corral.

(4) No trash corrals shall be located within the Borough right-of-way. Trash corrals shall only be permitted to the side of the house or at a location agreed upon in writing by the homeowner and Public Works Superintendent/Supervisor.

B. **Fees for receptacles.** One (1) solid waste container will be provided to each homeowner free of charge. Any additional cans requested by the homeowner can be purchased from the Borough of Beach Haven at the following rate:

95 Gallon = \$55.00

65 Gallon = \$50.00

C. Sufficient containers, as described in this section, shall be maintained for each building to accommodate solid waste and rubbish for a period of not less than seven (7) days.

D. Writing, marking or painting on the exterior of the receptacle in any manner is prohibited. Homeowners may write the house number or address on the underside of the lid only.

E. Lost or stolen containers will be replaced only after a police report is filed with the Beach Haven Police Department. The Borough reserves the right to charge for replacement containers.

SECTION II

Section §173-6(A) shall be repealed and adopted as follows:

A. Business and commercial establishments shall utilize collection containers provided by the Borough of Beach Haven only. Each residence shall be limited to a maximum of three (3) ninety-five (95) gallon containers. Any business or commercial establishment requiring more than three (3) containers or receptacles shall be required to contract with an outside vendor for trash and solid waste collection service. If an outside vendor is actively collecting solid waste for an establishment, collection of cans by the Borough shall not be offered.

SECTION III

Section §173-8(B)(1) and (4) shall be repealed and adopted as follows:

(1) Single-stream recycling shall include aluminum cans, ferrous containers, glass containers, paper, corrugated cardboard and plastic containers and must be placed curbside in collection containers provided by the Borough of Beach Haven. Recycling must be separate from other solid waste, and containers must be placed at the curb or such other designated area for collection at such times and dates as may be hereinafter established in the municipality's recycling regulations. The container for recyclable materials shall be clearly labeled, covered and placed at the curb or such other designated area for each collection. The use of plastic garbage bags or paper bags of all types is prohibited. Recyclables shall be loose inside the container.

(4) Brush and lawn clippings must be placed curbside on the designated day and are picked up weekly. Brush and lawn clippings can be placed in containers or presented in bundles perpendicular to the street with the stump side facing the street. Bags may be used without placing same in plastic or metal watertight covered receptacles when they are used to contain gardening debris of a completely biodegradable nature. Bags themselves must also be biodegradable.

SECTION IV

Section §173-8(C) shall be renumbered as 173-8(D) and a new 173-8(C) be adopted as follows:

C. Receptacle specifications.

1. All recyclable material, as defined herein, shall only be placed in collection containers provided by the Borough of Beach Haven.

(a) All recycling shall be picked up at curbside on the dates set forth in the Beach Haven garbage and recycling schedule. Containers will be returned, by the Public Works Department, to the side of the house or at a location agreed upon by the homeowner and Public Works Superintendent/Supervisor.

(b) Curbside, as defined, must provide for unobstructed access.

(c) Containers shall not be collected from a corral.

(d) No corrals shall be located within the Borough right-of-way. Corrals shall only be permitted to the side of the house or at a location agreed upon by the homeowner and Public Works Superintendent/Supervisor.

2. **Fees for receptacles.** One (1) recycling container will be provided to each homeowner free of charge. Any additional cans requested by the homeowner can be purchased from the Borough of Beach Haven at the following rate:

95 Gallon = \$55.00

65 Gallon = \$50.00

3. Sufficient containers, as described in this section, shall be maintained for each building to accommodate recycling for a period of not less than seven days.

D. Writing, marking or painting on the exterior of the receptacle in any manner is prohibited. Homeowners may write the house number or address on the underside of the lid only.

E. Lost or stolen containers will be replaced only after a police report is filed with the Beach Haven Police Department. The Borough reserves the right to charge for replacement containers.

SECTION V

New Section §173-8(D) subsection (2) shall be repealed and replaced as follows:

(2) In the event that any business generates more than three (3) ninety-five (95) gallon receptacles of commingled recyclables between regularly scheduled pickup periods, that business shall be required to supply and to use a dumpster for all commingled cans and bottles. Such businesses shall provide for private recycling services. The dumpster shall be clearly marked and labeled "For Commingled Cans and Bottles Only." Commercial establishments may also drop off commingled cans and bottles at the Beach Haven Recycling Center during working hours.

SECTION VI

Repealer. All Ordinances or parts of Ordinances inconsistent herewith are repealed to the extent of such inconsistency. The Clerk of the Borough is authorized to renumber and/or re-codify any sections affected by such repeal to the extent consistent with this Ordinance.

SECTION VII

Severability. If any word, phrase, clause, section or provision of this Ordinance shall be found by any Court of competent jurisdiction to be unenforceable, illegal or unconstitutional, such word, phrase, clause, section or provision shall be severable from the balance of the Ordinance and the remainder of the Ordinance shall remain in full force and effect.

SECTION VIII

Effective Date. This Ordinance shall take effect upon publication thereof after final passage according to law.

CERTIFICATION

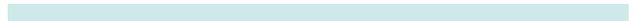
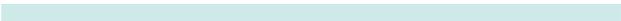
I, Sherry Mason, RMC, Municipal Clerk of the Borough of Beach Haven, do hereby certify that the foregoing Ordinance was duly adopted on final reading by the Municipal Council of the Borough of Beach Haven at a regular meeting held on the 11th day of February, 2019, a quorum being present and voting in the majority.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 11th day of February, 2019.

Sherry Mason, RMC, Municipal Clerk

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|-------------------------------|---------------------------------|
| <i>First Reading:</i> | <i>January 14, 2019</i> |
| <i>Publication:</i> | <i>January 24, 2019</i> |
| <i>Second Reading:</i> | <i>February 11, 2019</i> |
| <i>Publication:</i> | <i>February, 21, 2019</i> |
| <i>Effective</i> | <i>March 13, 2019</i> |

Appendix D:
NJ Division of Codes & Standards
BULLETIN 13-1A





Chris Christie
Governor

Kim Guadagno
Lt. Governor

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
PO Box 802
Trenton, New Jersey 08625-0802



Richard E. Constable III
Commissioner

BULLETIN NO.

13-1A

Date: **May 2013**

Subject: **Elevating existing houses**

Reference: **Chapter 3 of the one- and two-family dwelling subcode, N.J.A.C. 5:23-3.21**

In the aftermath of Superstorm Sandy, there have been a number of inquiries about elevating existing houses. The following is intended to offer guidance on some of the technical issues associated with elevating existing houses in flood hazard areas. This guidance is limited to existing houses with no increase in the habitable space. As always, new construction, even if it is to replace storm-damaged structures, must meet all of the applicable requirements of the adopted subcodes.

An elevation is an addition: Elevating an existing house is categorized as an addition under the rehabilitation subcode because it brings about an increase in the mean height of the highest roof of the structure. The addition itself must comply with the requirements for new construction. In the case of elevating an existing house, this would be the new foundation system, and associated work, including pilings.

Increase in height to greater than 35 feet: The rehab subcode prohibits an increase in height beyond that which would be permitted for new construction. Under the one- and two-family dwelling subcode, buildings of unprotected wood-framed (VB) construction are limited to two stories and 35 feet in height. Buildings with a mean roof height of greater than 35 feet or greater than two stories in height must be of VA construction or must have a fire sprinkler system. While these are reasonable requirements when applied to new construction, these requirements become punitive when applied to an existing house being elevated. (Note that “any unfinished flood-resistant enclosure that is useable solely for vehicle parking, building access, or limited storage” is not counted as a story. See Section R322.1.5 of the one- and two-family dwelling subcode.)

Clearly, the primary concern here is fire safety, specifically, the ability of the occupants to evacuate safely in the event of a fire. For this reason, a variation is appropriate for increases in height that bring the mean height of the highest roof surface to greater than 35 feet provided that (1) a smoke alarm system or a household fire alarm system is installed in accordance with the one- and two-family dwelling subcode Section R314; and (2) the dwelling unit is separated by a one hour, fire-rated assembly from

BULLETIN

any parking area or other area underneath the dwelling unit where motor vehicles or water craft or other gas-fired engines may be stored. (See FTO-13)

Wind load: An increase in height also necessitates consideration of any increased wind load.

- International Residential Code (IRC) Houses elevated up to a maximum of 42 feet - For houses constructed in compliance with any edition of the International Residential Code (or the International Building Code) with an elevation of the existing house that brings the mean height of the highest roof surface up to, but not above, 42 feet, no additional analysis of the existing building is required. The factors of safety incorporated into the structural requirements of the International Codes are sufficient.
- “Pre-IRC” Houses elevated up to a maximum of 42 feet– Roof Connections - There is some concern with the ability of roof connections to withstand uplift forces for houses constructed prior to adoption of the International Codes. This is because earlier national model codes allowed toe nailing and did not include the requirements for strapping found in the International Residential Code. Toe nails have low capacity to resist uplift forces; therefore, an engineering analysis should be required to demonstrate that the connections will resist the predicted wind forces.
- Houses elevated to greater than 42 feet - For all houses (whether built under the IRC or not) where the mean height of the highest roof surface resulting from elevating the existing house will be greater than 42 feet, an engineering analysis should be required to demonstrate that all of the connections (not limited to the roof) will resist the predicted wind forces.

