

HISTORIC PRESERVATION COMMISSION AGENDA

REGULAR MEETING

Virtual Meeting (via Zoom)

February 23, 2021

7:00 p.m.

ROLL CALL

MEMBERS: Janice Allen
Sherlock Bender
Stephen Harlan
Laly Espinoza Kuga
Scott Lamperti
Steve McIntyre
Katherine Miller
Peter Beckman, Alternate

NOTICE: Pursuant to the Executive Order of New Jersey Governor Murphy requiring social distancing due to Covid-19, this meeting excludes public attendance. The entire meeting proceedings, including opportunity for public comment will be made available live, in real time via the "Zoom" system at Join Zoom Meeting via the following Link:

<https://us02web.zoom.us/j/81850909867?pwd=NlFjQW9VbEpuU3NDTy93cjVsYlJtZz09>

Meeting ID: 818 5090 9867

Passcode: 232241

You may also dial-in as follows:

1-929-205-6099 US (New York)

STATEMENT OF COMPLIANCE

OATH OF OFFICE TO HPC MEMBER-ELECT:

PETER BECKMAN

APPROVAL OF MEETING MINUTES

Regular Meeting of December 15, 2020

Regular Meeting of January 26, 2021

Roll Call

APPLICATIONS

01-02-23-2021

104 Sycamore Avenue, Donald and Julia Starcke

- Garage
- Gravel Driveway
- Sidewalk crossing driveway
- Driveway apron

02-12-02-2020

96 Mercer Avenue, Carlos Alarcon

- Sidewalk and Roof repair

NEW BUSINESS

1. Appointment of Architectural Review Committee members
2. Discussion of the Historic District Design Guidelines Outline

PUBLIC COMMENT

General public comments shall be limited to five minutes for each individual.

ADJOURNMENT

HISTORIC ARCHITECTURAL DESIGN GUIDELINES



WASHINGTON PARK HISTORIC DISTRICT
BOROUGH OF NORTH PLAINFIELD, NEW JERSEY



HISTORIC ARCHITECTURAL DESIGN GUIDELINES WASHINGTON PARK HISTORIC DISTRICT

Prepared For:

Borough of North Plainfield
Historic Preservation Commission



Prepared By:

Barton Ross & Partners, LLC

&

E2 Project Management, LLC

December 2020

**Insert the Resolution from the Governing Body
Accepting/Endorsing Guidelines here**



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ACKNOWLEDGEMENTS

Thanks are due to the Borough of North Plainfield residents who provided their time to participate in the public meetings and planning process. Particular thanks are due to do the Historic Preservation Commission members, staff, and other North Plainfield residents for their contributions to this document. Thanks are also extended to Mr. Barton Ross and Mr. Scott Bauman of Barton Ross & Partners, LLC and Mr. Scott Wieczorek and Mr. Joseph Schuchman of E2 Project Management, LLC for their work on this project.

Special thanks are also given to:

Mayor Michael Giordano, Jr.

2020 North Plainfield Borough Council

Aimee Corzo
Lawrence La Ronde
Everett Merrill
Keiona R. Miller
Wendy Schaefer
Douglas M. Singleterry
Frank "Skip" Stabile, III, Council President



2020 Historic Preservation Commission

Janice Allen
Sherlock Bender
Laly Espinoza Kuga
Scott Lamperti
Steven McIntyre
Katherine Miller, Chairperson
Wendy Schaefer
Alternate No. 1: vacancy
Alternate No 2: vacancy



SPONSORED BY

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CHAPTER 1. INTRODUCTION

Washington Park Historic District A Guiding Principle

The Washington Park Historic District in North Plainfield, New Jersey, contains a well-preserved collection of distinguished suburban houses representing a wide variety of late Victorian American house styles set along winding, tree-shaded streets (see Figure 1). Its eclectic housing stock survives in a state of preservation dating from the 1868-1917 period, reflecting middle-class aspirations of the post-Civil War period. This diversity is edged and harmonized with mature street trees, lush landscaping, and bluestone pavers along uniform sidewalks—all set on picturesque winding streets, are the features that give Washington Park its special identity as a wealthy railroad suburb of particular architectural interest. Washington Park remains a cohesive suburban neighborhood that embodies the interplay of picturesque architecture and pastoral design typical of the late 19th-century prosperity in the state.

The houses are 2-1/2 story, frame or stuccoed brick, with wooden trim applied to porches, gables, and window frames. There are 213 properties within the National Register/State Register Historic District which was successfully nominated to the New Jersey and National Registers of Historic Places in 1988. An expanded locally designated his-



Figure 1—Location of the Washington Park Historic District

toric district encompasses 239 historic resources. The majority of these dwellings contribute to the district's character and appearance.

The historic district has a unique sense of place and an architectural legacy that links present and future residents with the past, providing residents with a distinctive quality of life; many of the buildings in the district reflect the stewardship and care of generations. This heritage is one which



Washington Park residents recognize as vital to protect, preserve, and enhance for future generations. The Washington Park Historic District includes not only individual structures, but also the community's distinctive architectural style as a whole, including the ways in which structures interact with one another through scale, proportion, building materials and the overall streetscape.

The protection and preservation of Washington Park's heritage is a guiding principle for borough residents and leaders. These actions not only recognize the importance of Washington Park's historic resources for the enhancement of its residents, but also the resulting economic benefits from increased property values and tax revenue.

Benefits of Historic Preservation

Historic preservation helps build and reinforce community character. Architectural design guidelines represent a framework for protecting Washington Park's unique story and overseeing future evolution of its historic resources. Design guidelines give assurance to property owners that their investments will be protected.

Historic Preservation Promotes Quality of Life. Through historic buildings and landscape, a community differentiates itself from any other place. The quality and condition of buildings and landscape reflects a community's self-image; well-maintained and unique historic neighborhoods make a place more inviting to visitors and improve life for its residents.

Historic Buildings Often Last Longer than New Ones. Often, buildings constructed before the 1960s have greater sustainability and are superior in materials and construction than those built in the past 50 years.

Historic Preservation Supports Taxpayers' Investments. North Plainfield has invested in infrastructure like sidewalks, lights, gutters and curbs, and roads and streets in Washington Park. Maintaining existing neighborhoods and committing to revitalizing historic neighborhoods is among local government's most effective acts of responsibility.

Historic Preservation Creates Jobs. Rehabilitation and revitalization projects create thousands of construction jobs annually, and historic preservation creates more jobs than new construction. Because labor is often local, the economic benefits of rehabilitation are more likely to stay within the community, benefitting workers and the lo-

cal businesses which they patronize. Historic Preservation Increases Property Values. Nationally, studies consistently illustrate that National Register and local historic district listing both benefit homeowners by increasing property values. Neighborhoods within National Register and locally designated historic districts tend to have higher property values than adjoining neighborhoods not designated as historic, even those with similar architecture and landscape.

Historic Preservation Benefits Property Owners. Design guidelines help to ensure that owners' investments in a historic area are protected from inappropriate new construction or remodeling. Because the value and character of each property is influenced by the actions of its neighbors, design review helps protect the overall value and character of a neighborhood by providing consistent and proven guidance for treatment of properties.

Creation and Purpose of the Design Guidelines

North Plainfield created the Washington Park Historic District (YEAR) in an effort to safeguard its historical and architectural legacy. The Guidelines are applicable to the historic district in its entirety including contributing and key buildings, new construction, and non-contributing buildings clarifying appropriate and inappropriate treatment of significant and contributing historic features.

The purpose of the Guidelines is to provide property owners, design professionals, contractors, and the North Plainfield Historic Preservation Commission with the information and resources to guide future decision-making and promote good steward-



ship of Washington Park's heritage.

This document serves as the basis for review, decision making and approvals of architectural elements within the District, including repairs, restorations, renovations, alterations, additions, and maintenance to existing historic building façades, as well as design parameters for all proposed new construction in order to retain the aesthetic integrity of the community.

The Guidelines assist in preserving, maintaining, and promoting the historic architectural integrity, craftsmanship, and heritage of the Washington Park Historic District, maintain neighborhood character and property values. The Guidelines assist property owners and their design and building professionals in their plans for rehabilitation and continued use of historic buildings.

The Guidelines address building scale and the relationship of building scale to its neighbors, as well as the relationship of the building to its porch, front yard, fence and sidewalk, and the relationship of this impact to the street. The Guidelines provide direction for the design of new buildings, considering the effect of new construction taken as a whole, not just the effect on the most immediate neighbors.

The Guidelines are incorporated into the local ordinances of North Plainfield and have been developed so that they conform to *The Secretary of the Interior's Guidelines of the Treatment of Historic Properties* and the *The Secretary of the Interior's Guidelines of Rehabilitation* (see Appendix B).

Policy and Regulatory Foundation

These Guidelines are intended to implement adopted borough policies and work within established regulations; key policy and regulatory documents are summarized below.

Master Plan. The Borough of North Plainfield's master plan was adopted on 1974, with five re-examination reports issued over next 40 years until 2014 when a new master plan was adopted. The 1974 master plan called for the preservation of open space and the protection of natural, cultural and historic resources. The 2010 re-examination report recommended a historic preservation element, and in the 2014 master plan, existing land use chapter refers to the Washington Park Historic District as a residential use.

Zoning Ordinance. North Plainfield Zoning Ordinance No. 19-1980 amends and supplements Article 12-122 "Historic District Residence Zones", which establishes the Historic Preservation Commission, and provides the regulatory framework for review for certificate of appropriateness and the designation of historic landmarks and historic districts. Article 122.4.5 designates the "Washington Park Historic District" as an historic district. Article 12-122.7 provides uniform standards and criteria for the regulation of historic landmarks and historic dis-

tricts for use by the Historic Preservation Commission. Projects subject to design review with the Guidelines must also meet requirements for the applicable zoning district and building form; if conformance with zoning regulations would have an adverse impact on the historic character of a property, owners may apply for an administrative zoning variance.

State and National Registers of Historic Places. The Washington Park Historic District was successfully nominated to the New Jersey and National Registers of Historic Places in 1988.

Building Code. North Plainfield's building code provides minimum construction, electrical, fire, maintenance and other Guidelines. All construction projects must meet the building code, although special exceptions may be available for historic properties.

Jurisdiction and Exemptions

Any proposed exterior work to be performed on an existing or proposed single family, two family, multi-family residential, religious or recreational structure within the Washington Park Historic District is subject to and must comply with the Guidelines. The Guidelines shall only be applicable to any portion of the structure that fronts on the street. Side and rear facades of structures that do not front on a street shall not be subject to the Guidelines.

All renovations, alterations, reconstructions and new construction projects require the applicant to check with the Zoning and Construction Departments for permits which may be required. If a building or other borough permit is required, the applicant

will be directed to apply to the Historic Preservation Commission as well. If a building permit is not required, but the work affects the exterior appearance of the property, review by the Historic Preservation Commission may still be necessary.

Historic Preservation Commission

Listing in the National or State Register is an honorary designation and provides only limited protection of historic resources. In order to more fully preserve and maintain properties in the Washington Park Historic District, a local historic overlay district and the Historic Preservation Commission (HPC) were established by the governing body.

Protecting the physical and cultural assets of the Washington Park Historic District has significant economic benefits to North Plainfield, Somerset County, and the State of New Jersey. The members of the HPC acknowledge that the property owners and residents within the District are fellow

stewards of Washington Park's architectural and cultural history.

The HPC is established by the Zoning Ordinance. It is the responsibility and duty of the members of the HPC to identify and protect the overall character of Washington Park. The HPC conducts design review within the Washington Park Historic District. Among its responsibilities, the HPC provides advice to the Planning and Zoning Board on applications for development. New construction, as well as the additions or alterations to the exterior of structures in the Historic District, require a Certificate of Appropriateness from the HPC.

See Appendix C for the full duties and responsibilities the HPC.

See Appendix D for the Certificate of Appropriateness process.

CHAPTER 2. CERTIFICATE OF APPROPRIATENESS

Preservation Values

Preservation practice is based on making the least invasive repairs, modifications and other changes necessary for preservation and reuse of a historic structure and its character-defining features. The Guidelines are intended to assist in the determination of appropriate architectural treatments within the District. Every effort within the Guidelines is to maintain and protect the historic character of the District. This historic character includes a structure's architectural features, the historic materials used to create it, its spatial delineation or volume, and its setting and landscape features. The following core preservation values provide the basis for the Guidelines:



- ◆ **Protection.** Keeping historic buildings in use and protecting them from deterioration;
- ◆ **Rehabilitation.** Updating historic structures to accommodate modern living and repair deteriorated features;
- ◆ **Authenticity.** Retaining historic character, features and materials;
- ◆ **Continuity.** Keeping significant places that convey the community's history over time;
- ◆ **Community Identity.** Providing a unique sense of place; and
- ◆ **Stewardship.** Caring for distinguished historic structures and passing them on to future generations.

The following considerations are made when determining historic significance of a resource:

- ◆ **Historic Architectural Periods and Styles.** Architectural styles found in the District include the Gothic Revival, Italianate, Second Empire, Victorian Gothic, Stick Style, Queen Anne, Shingle Style, Colonial Revival, American Foursquare, Tudor Revival and Bungalow. See Appendix E for full descriptions of each style.
- ◆ **Historic Significance Classifications.** Residential structures may be categorized

by historic significance in three major classifications:

- ◇ **Key-** Constructed during the historic district's period of significance and possesses distinct architectural and/or historical significance; acts as a landmark within the architectural matrix of the district.
- ◇ **Contributing-** Constructed during the historic district's period of significance and possesses architectural and/or historical significance as well as design and setting integrity.
- ◇ **Non-Contributing-** Constructed after the historic district's period of significance and not compatible in size, scale, or materials with the historic district nor does it contribute to the cohesiveness of the district's streetscapes.

- ◆ Concept of Integrity. Underlying these Guidelines is the concept of integrity. This means that a building can be recognized as belonging to its particular time and place in the district's history. Elements of integrity may include the building's overall mass, form and materials, architectural details such as porches, brackets, dormers, windows and doors, and the relationship of the building to its surroundings and landscape. Loss of integrity means that a building no longer reflects its original time and place as a result of many changes that have been made. In making design review decisions, the HPC carefully evaluates the effect proposed additions and other major alterations will have to assure that building's and the district's integrity is maintained. Approval is given

to those projects that retain and enhance the characteristics that give a building its sense of time and place, or integrity.



Preferred Sequence of Treatment

The Guidelines follow the preferred sequence of improvements in the The Secretary of the Interior's Guidelines for the Treatment of Historic Properties. The treatment options below are listed in order of preference:

- ◆ Preserve. If a historic feature is intact and in good condition, preserve it with regular maintenance to sustain the integrity of the structure.
- ◆ Repair. If a historic feature is deteriorated or damaged, repair it to its original condition.
- ◆ Replace. If it is not feasible to repair a historic feature, then replace it in-kind (materials, detail and finish). Replace only that portion which is beyond repair.
- ◆ Reconstruct. If all or part of a historic feature is missing, reconstruct it from appropriate evidence, such as historical



photographs, or features on similar adjacent properties.

- ◆ Add Compatible Features. If a new feature (one that did not exist previously) or an addition is necessary, its design should minimize the impact on a historic structure. It is also important to distinguish new features on a historic structure from original historic elements, and avoid adding features to primary building facades.

Alternative Materials for Rehabilitation and New Construction

An alternative material is a material which differs from that used to create the original. Where a historic feature is entirely missing, or damaged beyond repair, a visually identical and physically compatible alternative material may be considered by the HPC for contributing and key structures, and will be considered for non-contributing structures. Alternative materials may also be appropriate in the construction of new primary or ancillary buildings or additions. When reviewing the appropriateness of alternative materials the HPC will consider the following:

- ◆ Potential impact to architectural character and historical significance;
- ◆ Durability;
- ◆ Appearance;
- ◆ Location;
- ◆ Sustainability;
- ◆ Cost; and,
- ◆ Interaction with historic building materials.

When considering alternative materials, the HPC may review:

- ◆ Samples of the material;
- ◆ Product literature, including information on the expected lifespan, durability of the material, and long term life cycle costs;
 - ◆ Ability to replicate the visual and aesthetic characteristics of the historic material;
 - ◆ The level of detail, significance, and characteristics of the feature being replaced;
 - ◆ Ability to expand and contract with historic materials; and,
 - ◆ Where economic hardship is a consideration, the cost of the alternative material relative to the original material.

22-122.10 ACTIONS REQUIRING A CERTIFICATE OF APPROPRIATENESS

A. A Certificate of Appropriateness issued by the Historic Preservation Commission shall be required before a permit is issued for any of the following, or, in the event no other type of permit is otherwise required, before work can commence on any of the following within a historic district:

1. Demolition of any building, landmark, place or structure.
2. Relocation of any building, landmark or structure.
3. Material change in the exterior appearance of any building or structure by addition, reconstruction, demolition, alteration or maintenance whether or not a building permit is required. A Certificate of Appropriateness is not required, where a building permit is not required, if the work being performed is an exact duplicate of the existing facade and will not result in a change to the exterior of the property or structure.
4. Any addition to or new construction of a principal or accessory building or structure. This section shall apply to the noncontributing properties and structures in the Historic District.
5. Changes to existing walls and fences or construction of new walls and fences, whether or not a building permit is required. Repair or exact replacement of existing walls and fences do not require a Certificate of Appropriateness.
 - (a) The wall or fence affected shall be the area along the front lot line and returning to the front setback line on each side. Should the property be on a corner, the wall or fence affected shall be along the

front and side streets and returning to the respective setback lines.

6. Changes to sidewalks or construction of new sidewalks, whether or not a building permit is required. This subsection shall apply to the noncontributing properties and structures in the Historic District.

(a) Existing bluestone slate and curbing shall be replaced in kind. Synthetic surface-treated concrete resembling bluestone slate may be used, subject to the approval of the Historic Preservation Commission.

(b) Existing concrete sidewalks may be replaced with ordinary concrete unless fifty (50%) percent or more of the sidewalk is being replaced, in which case it shall be replaced with bluestone slate and curbing. Synthetic surface-treated concrete resembling bluestone slate may be used, subject to the approval of the Historic Preservation Commission.

(c) All new construction must use bluestone slate and curbing. Synthetic surface-treated concrete resembling bluestone slate may be used, subject to the approval of the Historic Preservation Commission.

B. A Certificate of Appropriateness pursuant to subsection 22-122.10a. is not required for material changes to existing properties or structures classified as noncontributing properties or structures in the District Nomination, except as otherwise specified herein, unless and until ownership of such noncontributing properties or structures are transferred after the effective date of this section, from which time forward they shall then be required to conform to all provisions of this section.

C. A Certificate of Appropriateness is not required for changes to the interior of structures, whether any such work requires a building permit or is done under the term "ordinary repairs" where a building permit is not required.

D. Existing conditions on existing properties and structures shall not be subject to the conditions of subsection 22-122.10 retroactively for so long as said conditions continue without change. Only when material changes are sought by the property owner, and only then, shall the material changes be subject to this subsection.

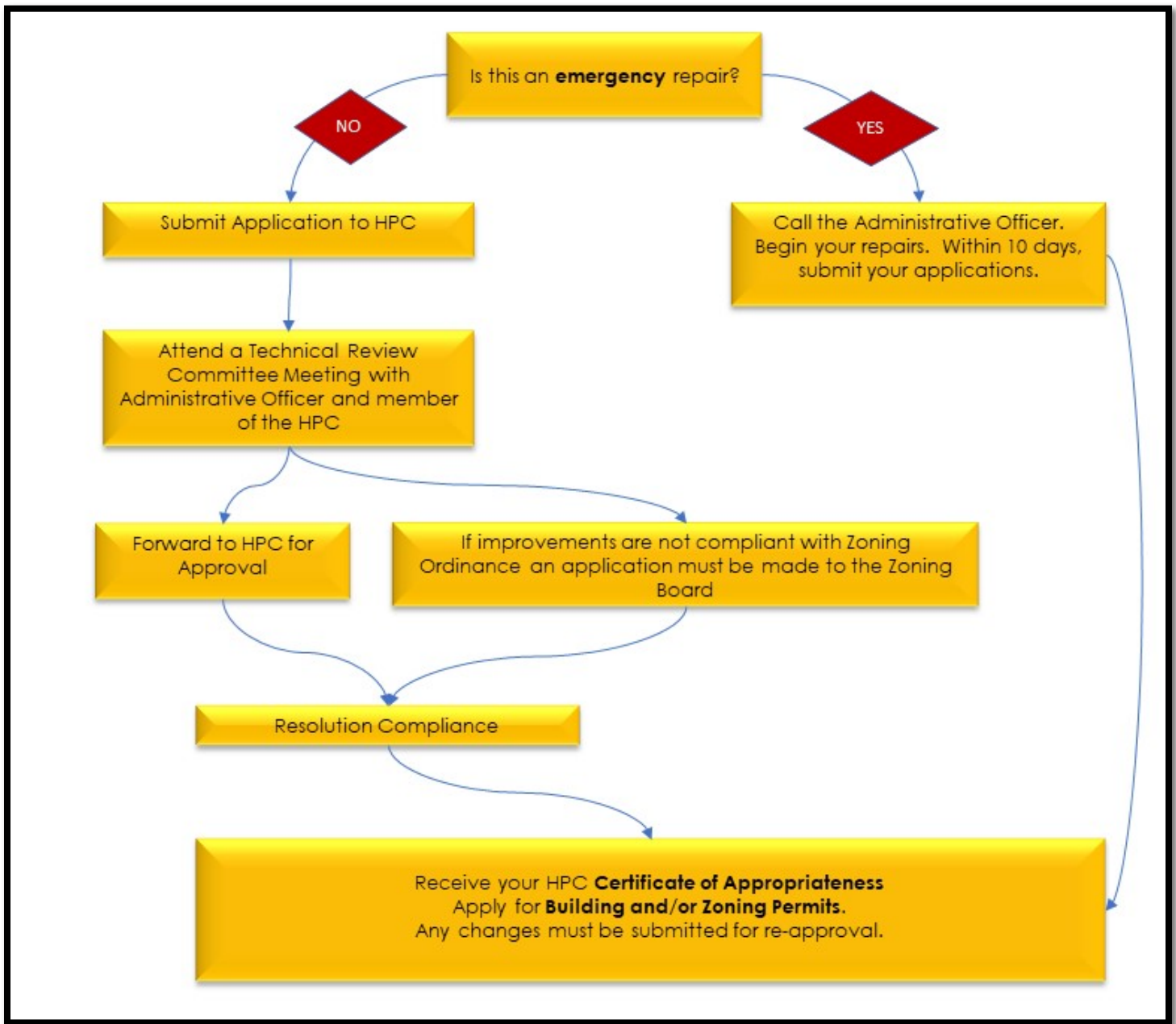
E. All permits or actions requiring a Certificate of Appropriateness for historic sites or property in historic districts shall be referred to the Historic Preservation Commission for a written report on the application of the zoning ordinance provisions concerning historic preservation to any of those aspects of the change proposed which aspects were not determined by approval of an application for development by a municipal agency. The Historic Preservation Commission shall submit its report to the Construction Code Official. The Historic Preservation Commission shall report to the Construction Code Official within forty-five (45) days of his referral of the application to the Historic Preservation Commission.

If within the forty-five (45) day period the Historic Preservation Commission recommends to the Construction Code Official against the issuance of a permit or recommends conditions to the permit to be issued, the Construction Code Official shall deny issuance of the permit or include the conditions in the permit, as the case may be. Failure to report within the forty-five (45) day period shall be deemed to constitute a

report in favor of issuance of the permit and without the recommendation of conditions to the permit.

In the event an application for development is referred to the Historic Preservation Commission by either the Planning Board or the Board of Adjustment pursuant to subsection 22-122.27, the Construction Code Official shall not also refer the matter to the Commission; it being the intent of this Section that the Historic Review Commission shall complete its review of all relevant aspects of each application within forty-five (45) days of initial referral of the application to it. This Section shall not be construed to preclude either the Planning Board or the Board of Adjustment from seeking and obtaining additional information from the Commission on an application after the Commission has submitted its report on that application. (Ord. #679-R-88-19, S1; Ord. #99-11, S1; Ord. #99-15, S1).

The steps that are required to obtain a CA are outlined in the following chart:



CHAPTER 3. A BRIEF HISTORY OF WASHINGTON PARK

Origins of Washington Park

Washington Park's modest origins reach back to the late seventeenth century with Dutch settlers exploring the region's vast hilly expanses in search of valuable ores. However, despite these early Dutch influences, emigres from the British Isles arrived soon thereafter with one of the more notable land purchases belonging to Philip Cox, who in 1727 purchased nearly 200 acres "betwixt the first and second mountain called the Blue Hills." Despite this influx of settlement, however, the area remained largely undeveloped and lightly populated as illustrated in John Hills' 1781 *A Map, Somerset County* which shows the vicinity of Washington Park as an undeveloped region along the periphery of the county (see Figure 2).

Though colloquially recognized as "Blue Hills," formal incorporation of this area into its own municipal body until 1806 when an Act of the Legislature of the State of New Jersey formed Warren Township by setting aside portions of both Bridgewater and Bernards Townships. According to Gordon's 1834 Gazetteer of the State of New Jersey, Warren's hills contained rich veins of copper ore as well as occasional finds of gold ore which fortune-seekers worked since the late eighteenth century. Other early indus-

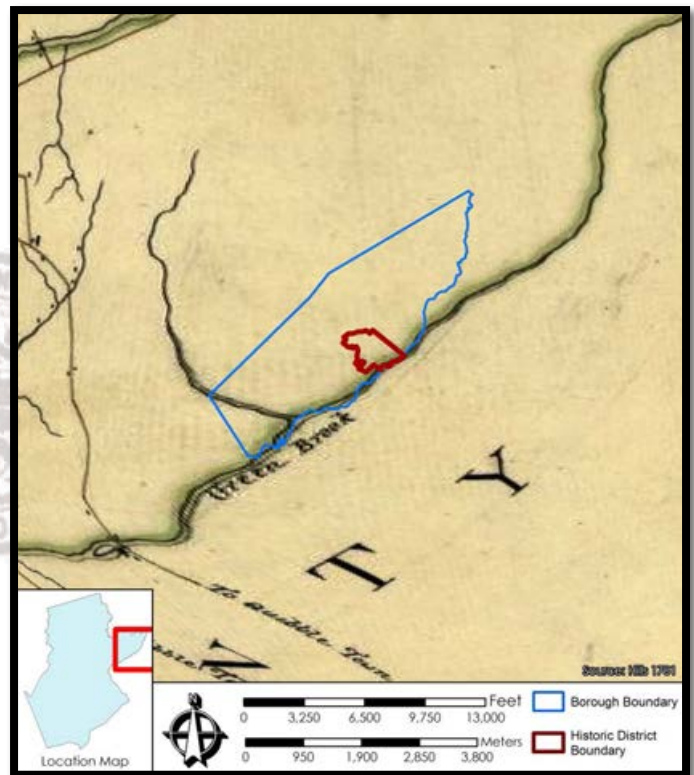


Figure 2 John Hills' 1781 Map of Somerset County, New Jersey.

tries during the first half of the nineteenth century included saw mills, fulling mills, grist mills, and distilleries. Of course, these industries were in addition to the primary industry of the early nineteenth century—agriculture.

In 1833 Thomas Gordon produced *A Map of the State of New Jersey* to accompany his famous *Gazetteer* (see Figure 3). This map depicts the region around the Wash-

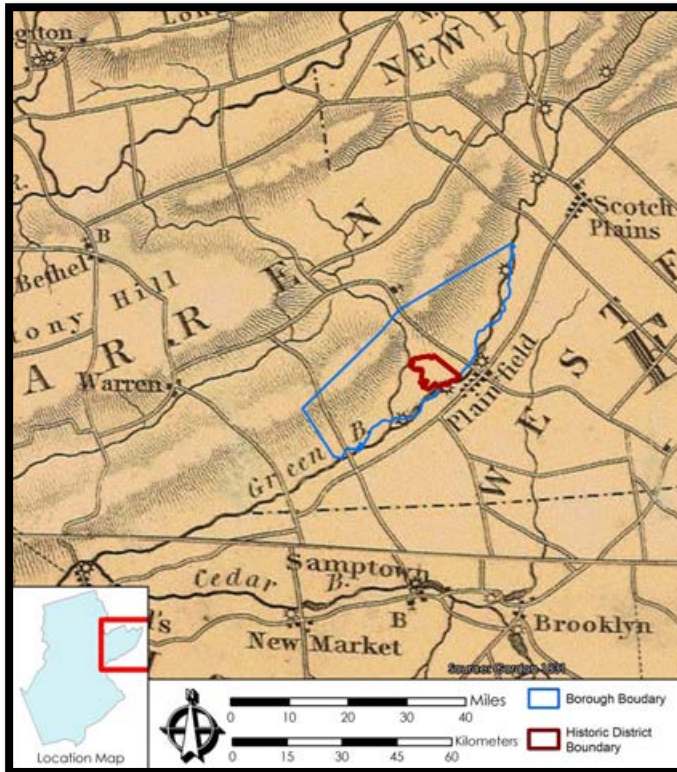


Figure 3 Thomas Gordon's 1833 Map of the State of New Jersey Showing the Location of North Plainfield and the Washington Park Historic District

Cadmus and Nelson families. Joseph Nelson, according to the 1850 Census farmed a significant tract of land with a value listed at that time at \$5,000. His neighbor Andrew A. Cadmus owned a similar sized parcel while his neighbor to the other side of his property, Benjamin Stelle, Jr. owned a much more sizeable property valued at \$16,000. By 1860, Benjamin Stelle died and Nelson retired with a sizeable personal holdings to a home in nearby Plainfield. The Cadmus family, however, still owned and farmed much of the surrounding land, as illustrated on Meyer's 1862 Map of Union County, New Jersey.

ington Park Historic District as a relatively undeveloped area sitting at the foot of a gap in the First Mountain and lying between Stony Brook to the north and Green Brook to the south. The town of Plainfield is shown a short distance to the southeast and minor residential development is visible along what is now Watchung Avenue to the east. In general, however, this area seemed to have remained relatively untouched prior to the mid-nineteenth century, the supposition being that it consisted largely of sparsely settled farm land.

The 1850 Map of Somerset County, New Jersey by Otley, Van Derveer, and Keily shows several of the landowners situated in and around the Washington Park Historic District vicinity (see Figure 4). Neighboring landowners were listed as members of the



Figure 4 Otley, VanDerVeer, and Keily's 1850 Map of Somerset County, New Jersey Showing the Location of North Plainfield and the Washington Park Historic District.

Planning a Community

In 1868, a group of nine investors hired John W. Soper, an engineer and surveyor, to draw up a plat map for a proposed subdivision (see Figure 5). At the top of the names signed onto the plan was that of William White—an English immigrant, brick and stone mason and builder of homes who had developed an extensive fortune and reputation for real estate speculation and development. White purchased a size-

opment plan included William McCutchen—a wealthy fire insurance agent, Charles W. McCutchen—son of William McCutchen and a Commission Agent, Julia Peck, John Tappan—vice-president of an Insurance Company in New York, William DeKlyn—a New York City real estate broker, and Reverend Edmund Embury—a wealthy Episcopal priest. In essence, multiple fire insurance representatives, a real estate broker, a knowledgeable real estate attorney, and an experienced builder formed the

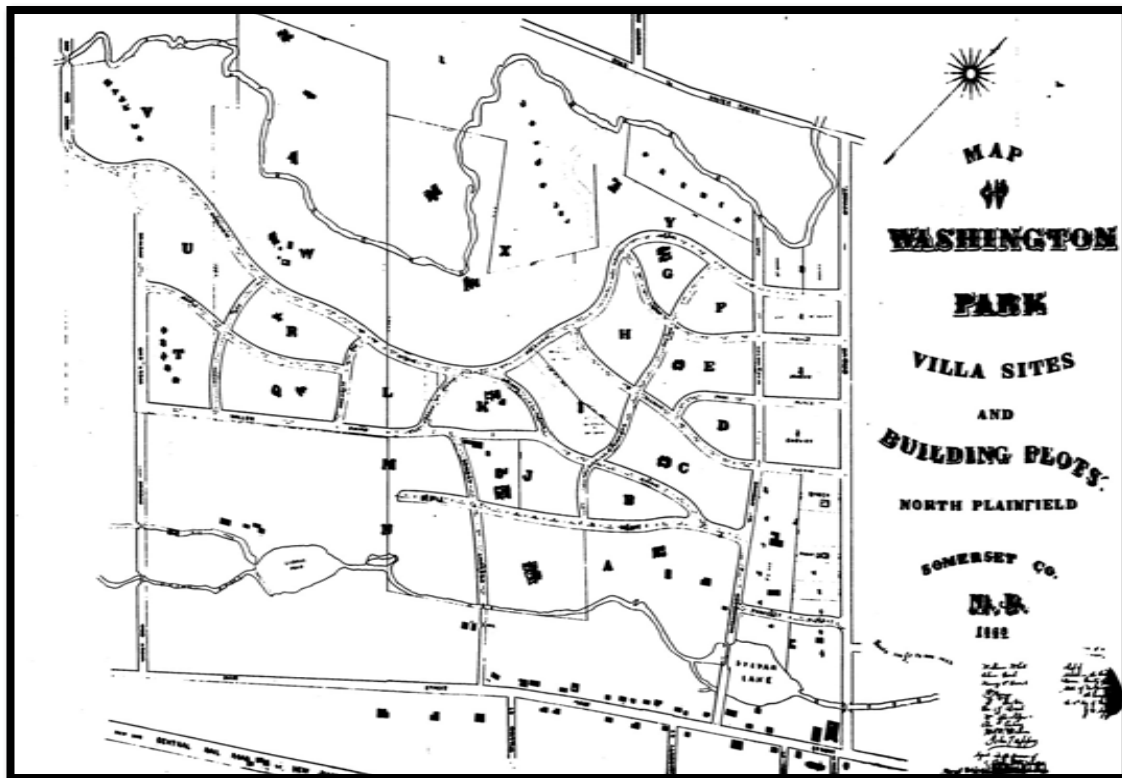


Figure 5 1868 Map of Washington Park Villa Sites and Building Plots, North Plainfield, Somerset Co, NJ.

able land holding within what is now Washington Park sometime prior to 1868 and along with William J. Roome, a New York Attorney and fellow real estate developer, established a partnership to develop Washington Park. Other signatories to the devel-

core of the Washington Park development team.

Most interesting about this proposed development is that long before the widespread adoption and use of zoning laws and restrictions, the group established a system of

standards to be used in designing and building homes within Washington Park. Filed with the County Clerk, the compact imposed specific restrictions on the approximately 300-acre development site which included the following: no land use other than residential, uniform building setbacks from the property line, every house would have a minimum construction cost of \$5,000, and prohibitions against “nuisances” such as slaughterhouses, tanneries, glue factories, and such similar trappings of an urban mixed-use landscape. The compact even set out a fine schedule for violators of these guidelines. These rules aimed to attract a very specific clientele.

While covenants such as this were common in England, they rarely saw use in the United States. Similar design and property constraints were used by Llewellyn Haskell in 1857 with the establishment of Llewellyn Park, and later again in 1877 by Stuart Hartshorn in the construction of Short Hills which places Washington Park as an early example in an emerging trend of planned communities with controlled design parameters.

While Roome and White (as their New York City partnership was filed) held the role of primary investors in the venture, they were not alone. In addition to the other early land owners mentioned above, early parcels also belonged to Isaac Gaston, a merchant, banker, and miller, and John D. Holmes, a city surveyor.

The New Jersey State Legislature established the formal boundaries of North Plainfield Township in 1872 by setting aside a portion of Warren Township. The new township included all the area that is now known as North Plainfield Borough, Green

Brook Township, and Watchung Borough. For the first time in its history, the area assumed a much closer approximation of its current self.

Despite the other interested parties, however, the lion's share of the development fell within lands controlled by White, Roome, and John Tappan. In fact, numerous deeds within the historic district lead back to plat maps bearing one of these names. Undoubtedly, with these men known as experienced real estate developers, promotional efforts focused on developing Washington Park. Indeed, F.W. Beers' 1873 *Atlas of Somerset County* sheet for Warren Township shows the winding streets of Washington Park juxtaposed against the surrounding grid plan so common with nineteenth century residential and suburban development (see Figure 6). A prominent detail to note on this map is the proximity of the develop

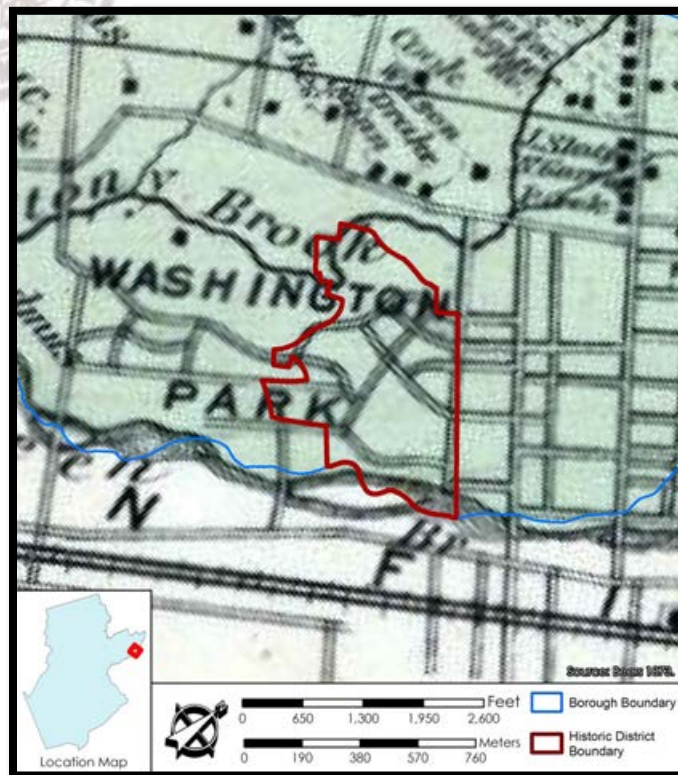


Figure 6 Beers' 1873 *Atlas of Somerset County, New Jersey* Showing the Location of the Washington Park Historic District.

ment both to and from the Central Railroad of New Jersey tracks which lay just south of Green Brook in the City of Plainfield. Close enough for a way to commute into the City, but far enough as to not be bothered by the nuisance of the locomotives and rumbling train cars.

Contemporaneous with the Beers' depiction of Washington Park, the development gained mention in a promotional publication called Homes on the Central Railroad of New Jersey for New York Businessmen (see Figure 7). This publication describes Washington Park as follows:

"Just over Green Brook, which passes close to Front Street, and divides Union from Somers-

set County, our walk brings us in full view of the mountain again, the slopes of which already indicate that they are to be soon occupied by stately villas. A stone-paved roadway from the city [Plainfield] to the mountain is, in fact, being already constructed. About a mile distant are the picturesque Wetumpka Falls. Now we turn down Grove Street, and see before us square after square filled with tasteful dwellings, all of them fitted up as conveniently as city houses. The Washington Park Grounds, comprising about three hundred acres, and imperatively restricted against nuisances, are located just beyond, and driving through the serpentine roadways, one knows not whether most to admire the scenery of valley and mountain beyond, or the taste displayed in the buildings and grounds before him. Yet three years ago this was all open farm."

A woodcut from this publication also depicts an idealized vision of the bucolic nature of Plainfield and North Plainfield as seen from the vicinity of Fanwood (Scotch Plains) in the 1870s (see Figure 8) while another illustrates the splendor and high-style of the local architecture (see Figure 9). The booklet even offered advertisements for local realtors who could assist in purchasing a lot or home (Figure 10).

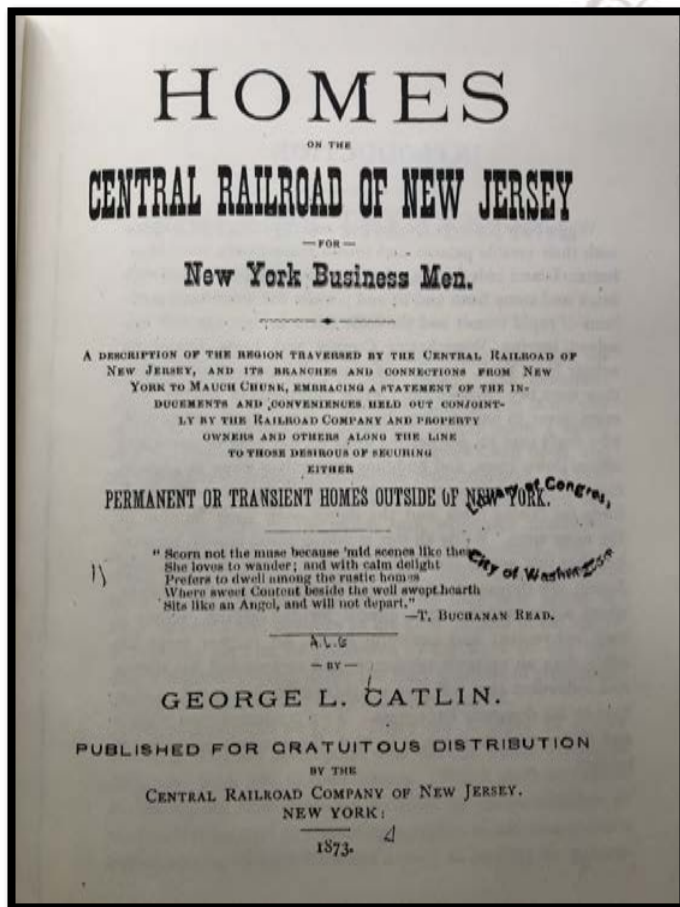


Figure 7 Cover to *Homes of the Central Railroad of New Jersey* Advertising Brochure.

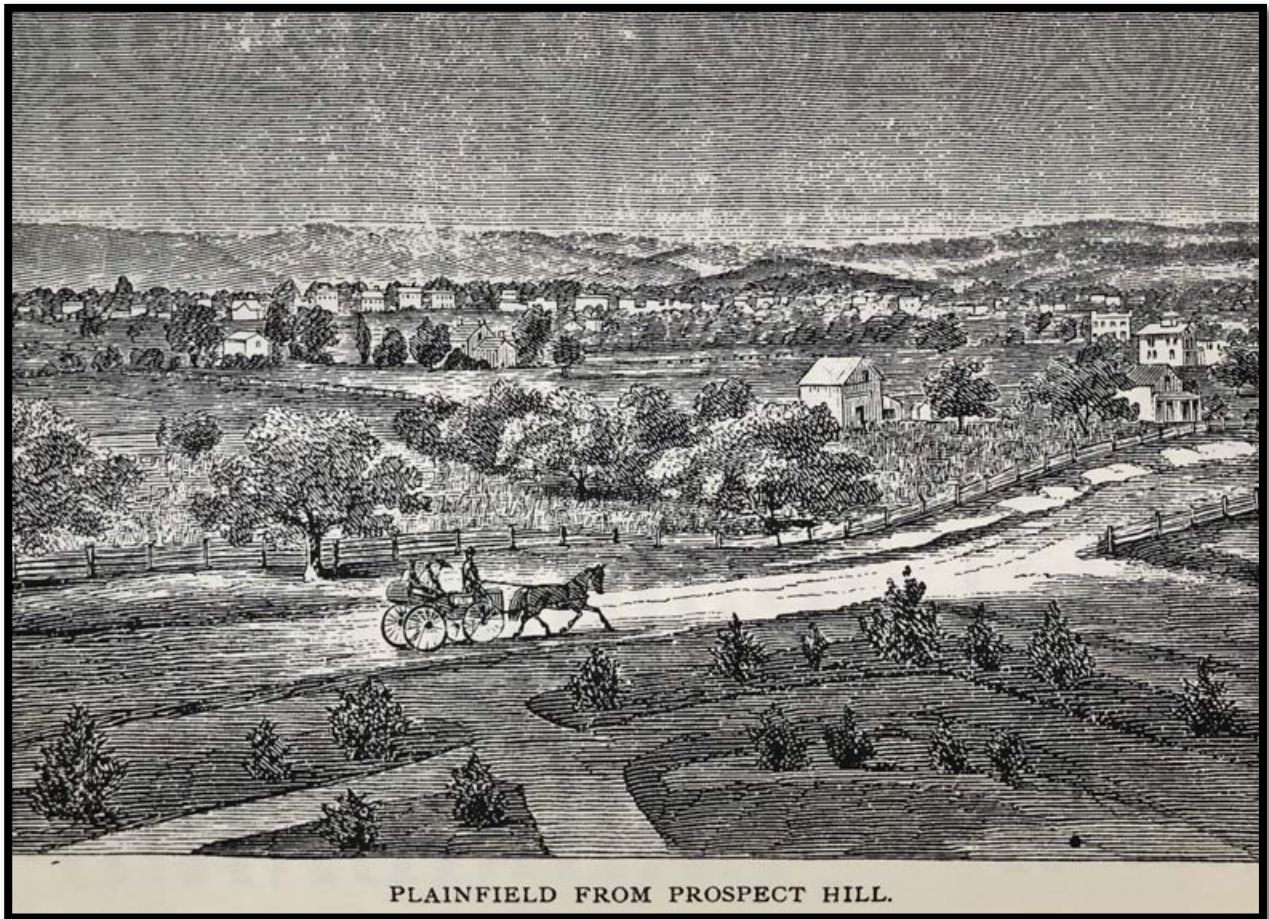


Figure 8 Woodcut from *Homes of the Central Railroad of New Jersey* Advertising Brochure Showing Plainfield ca. 1873.

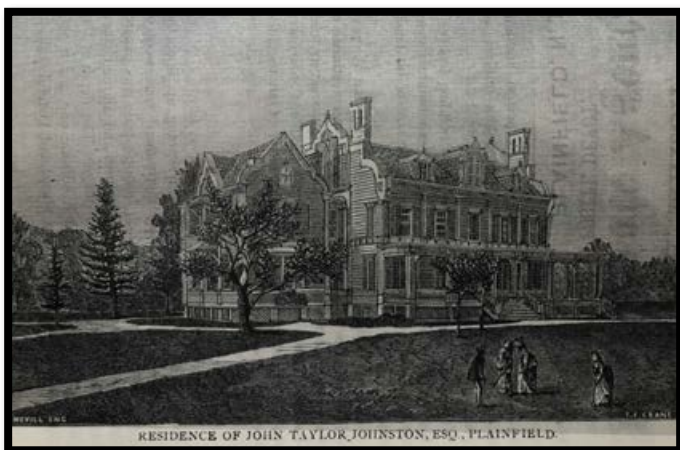


Figure 9 Woodcut from *Homes of the Central Railroad of New Jersey* Advertising Brochure Showing Taylor Residence, Plainfield.



Figure 10 Real Estate Advertisement from *Homes of the Central Railroad of New Jersey* Advertising Brochure.

As mentioned earlier, with the covenants designed to attract the well-to-do and dissemination about the development in well-regarded publications, Washington Park sought to become a haven for the commuting New York entrepreneurs and elite. However, as depicted in Bailey's 1874 *Bird's Eye View of Plainfield, New Jersey* (see Figure 11), only 19 total homes occupied the subdivided lots while the remaining lands appeared to belong largely to Roome and White.

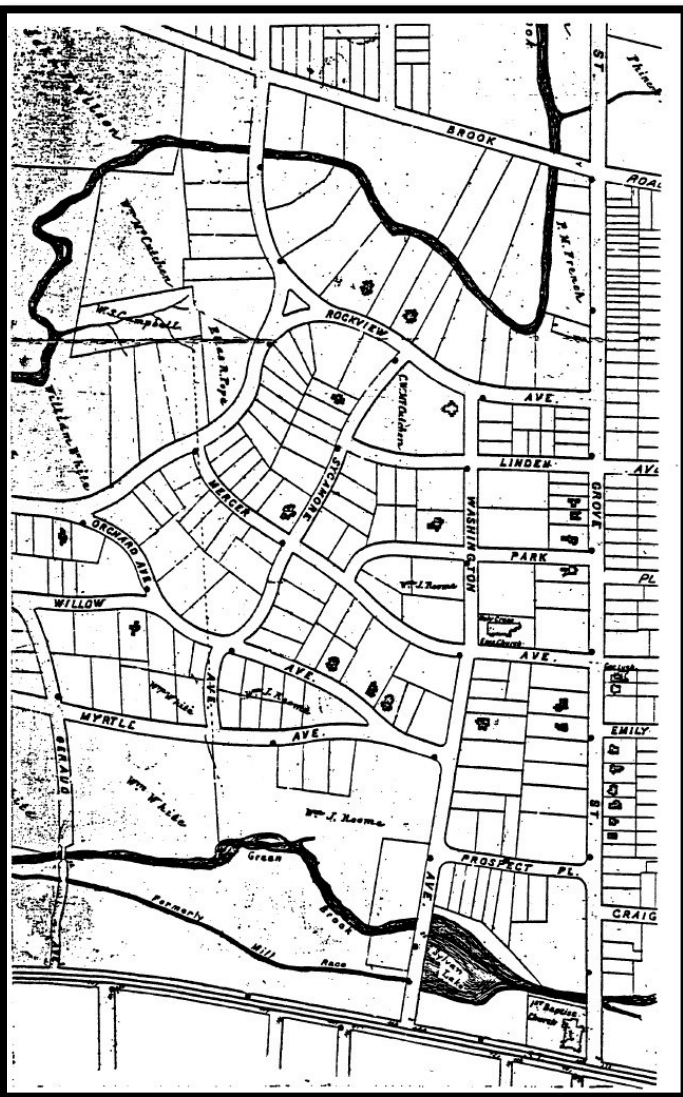


Figure 11 Excerpt from Bailey's 1874 *Bird's Eye View of Plainfield, New Jersey* Showing the Washington Park Historic District.

According to Wilson's New York City Co-Partnership Directory for the year 1876, Roome and White dissolved their partnership. Roome died two years later and bequeathed all his remaining property to his wife who through the estate continued to sell and develop parcels. By 1882, Robinson's Atlas of Union County, which depicted portions of North Plainfield, revealed that at least 63 of the lots within the Washington Park Historic District had been improved. Property owners included many New York City merchants, brokers, and bankers who took full advantage of the park-like splendor and available railroad access to the city. Some of the owners included Alex E. Faber—partner in G.W. Faber tobacco importers, W.C. Conrad, jewelry manufacturer DeWitt Brokaw—merchant George Dupee and his wife Josephine, Ella J. Truslow, John M. Bettman—a partner in the furniture retailer Cozzens and Company, Theodore Ellis—a New York merchant, and Benjamin Odio—a Cuba-born importer and merchant. An 1890s photograph of Rockview Avenue shows one of the homes (now 7 Rockview Avenue), and highlights not only the continuity of the home designs in the neighborhood, but also the degree to which the neighborhood remained undeveloped (see Figure 12).

In 1885 the borough of North Plainfield split from North Plainfield Township. Later divisions included the partitioning of Watchung Borough in 1926 and a name change to Green Brook Township in 1932.

Infilling of Washington Park boomed during the final decade of the nineteenth century as maps indicated about 89 residences in 1892, 114 residences in 1894, and by 1910 only 16 lots remained undeveloped within



Figure 12 Historic Photograph of the Residence at 7 Rockview Avenue, Washington Park Historic District, North Plainfield, New Jersey.

the limits of the current Washington Park Historic District (see Figures 13 through 16). In 1891, under the vision and drive of Foster Milliken—inventor and heir to the steel manufacturing fortune of Milliken Brothers of Staten Island (see Figure 17), New York, a group of Washington Park residents banded together to establish a club house for the community (see Figures 18 and 19). Located on lands formerly belonging to William J. Roome's old homestead, the Charles H. Smith-designed colonial-inspired building sat on a terrace overlooking Green Brook. Its interior contained rooms for billiards, bowling, cards, committee meetings, and even to hold charity receptions sponsored by Washington Park residents. The club's decorated grounds also included tennis courts. The "Park Club" for-

mally organized in 1892 and the club house officially opened for use in 1894. An August 1894 article in the *New York Times* lauded the club house as one of the "prettiest club buildings in the country," while going on to explain that contrary to the trends of other social clubs of the time, the Park Club openly included both men and women in their membership.

William White passed away in 1893 and his interest in the development transferred to his estate. That same year, the United States suffered one of the worst financial calamities in its history. Insecurity about the ability of banks to convert notes to gold drove many depositors to prematurely withdraw their funds leading to significant runs on banks. In response, many banks sus-

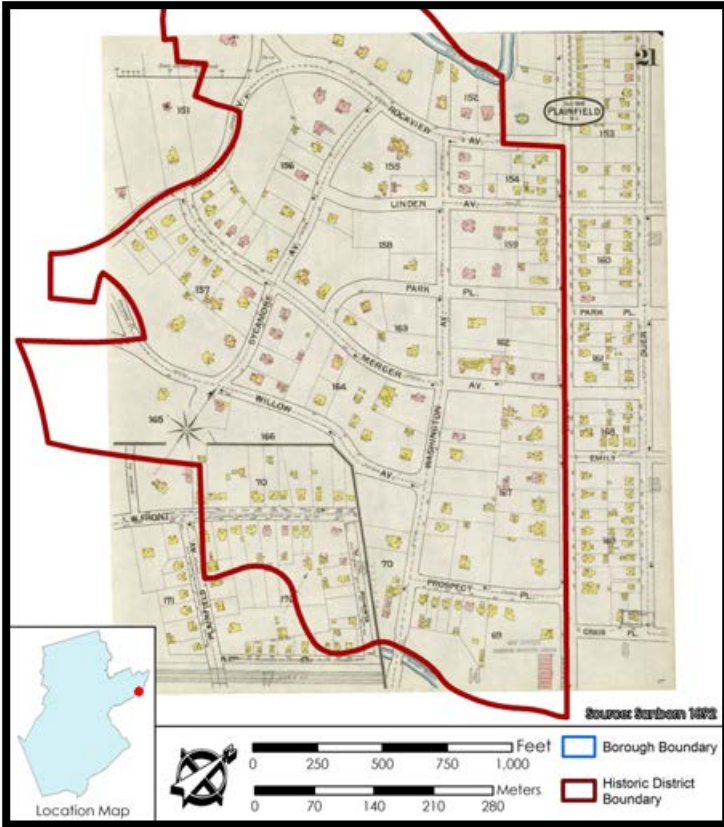


Figure 13 1892 Sanborn Map Showing the Washington Park Historic District.

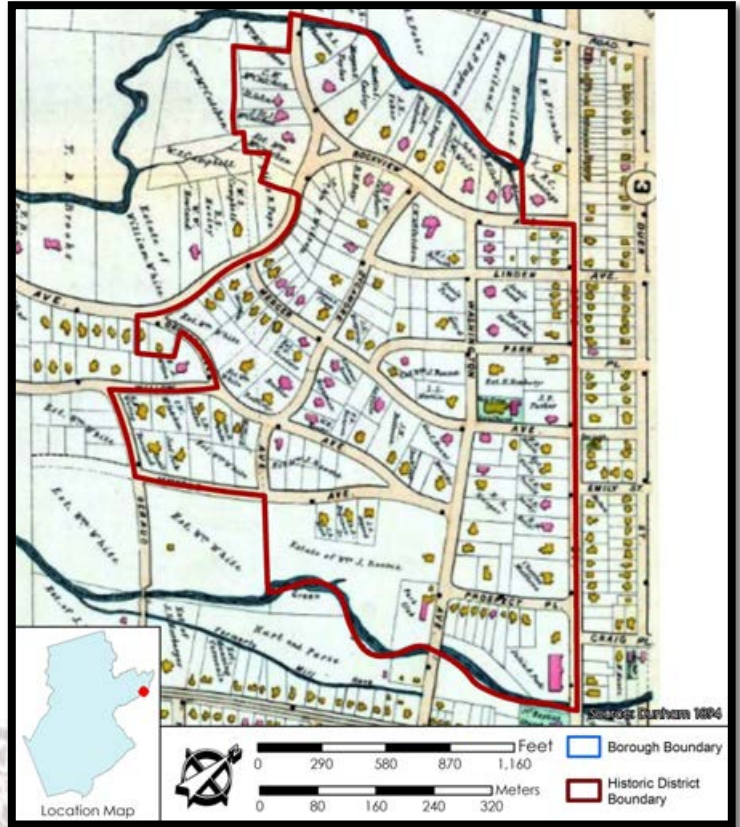


Figure 14 1894 Dunham Map Showing the Washington Park Historic District.

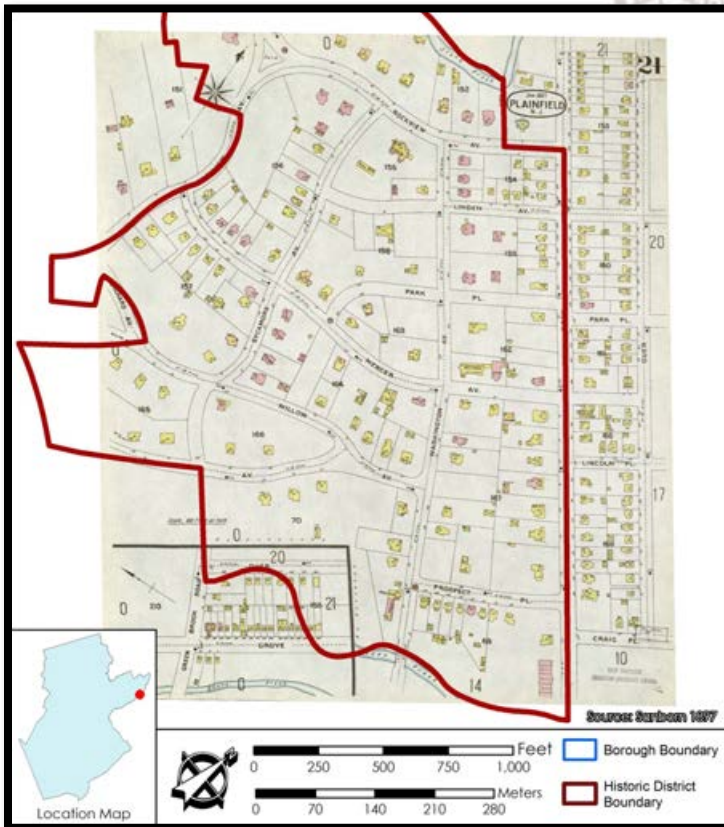


Figure 15 1897 Sanborn Map Showing the Washington Park Historic District.

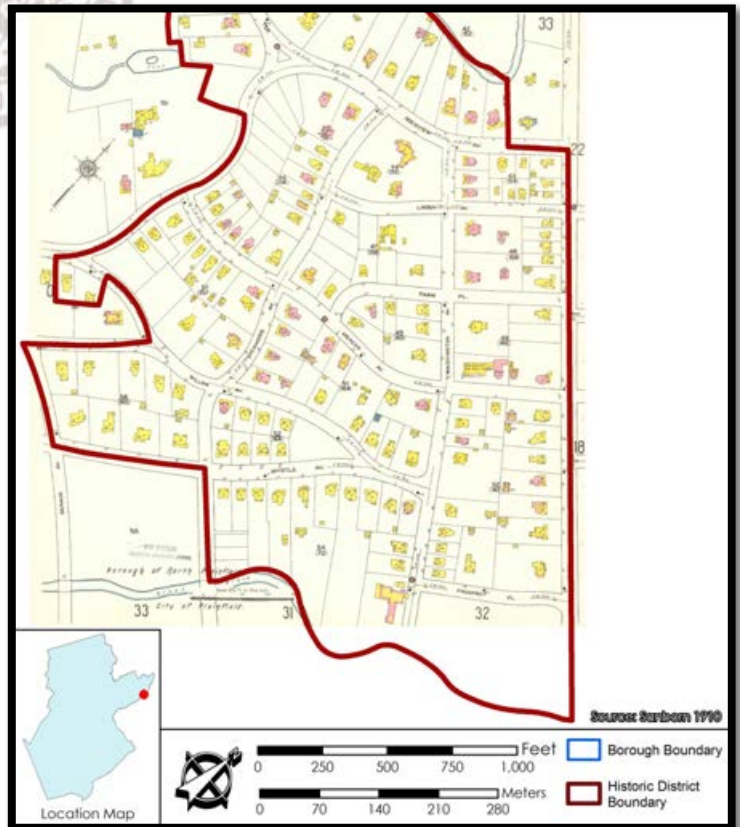


Figure 16 1910 Sanborn Map Showing the Washington Park Historic District.



Figure 17 Photograph of Foster Milliken, Promoter of the Washington Park Club House.



Figure 18 Early Twentieth Century Postcard of the Park Club.

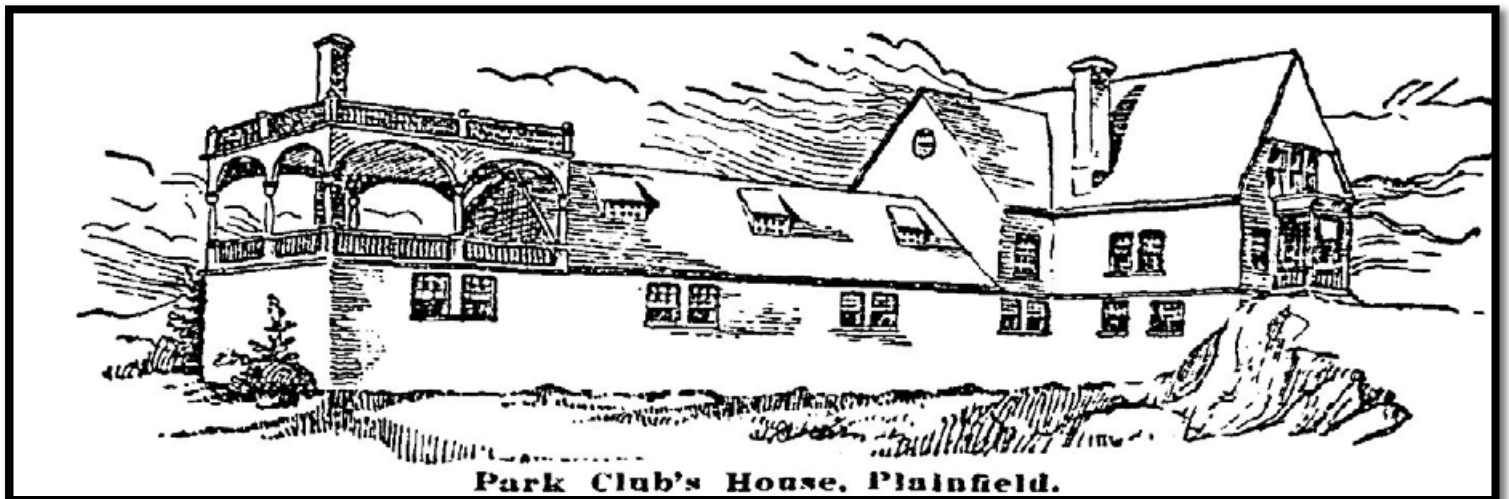


Figure 19 New York Times Woodcut of the Park Club.

pendent operations and offloaded assets to honor their commitments while manufacturing and retail companies lacked the necessary capital and credit to keep afloat. Recognized by the moniker "Great Depression," the Panic of 1893 held that title until the depression of the 1930s.

In stark contrast to the financial uncertainty felt throughout the country, the residents of Washington Park retained their affluence. As mentioned above, building continued within the community as more well-to-do migrated from the nearby cities of Newark, New York, and Jersey City out to suburban splendor. Yet, the wealth and splendor of the community could not completely shelter it from the effects of hard times. An article published in May of 1893 details an account of "Tramps" who lived on the outskirts of North Plainfield who "terrorized" Washington Park by going door to door in search of food, clothing, and money. According to the account, a group of the "Tramps" went so far as to threaten homeowners at gunpoint and even forced residents out of their homes while they looted. One home,

in particular, belonged to one of the North Plainfield borough's council members and while the incident passed without personal harm being done, it did spur conversations about establishing a mutual protection organization within the Washington Park neighborhood.

The emergence of the twentieth century brought with it a new decade of financial troubles, political challenges, and social ills. A regional financial panic in 1903 preceded a nation-wide panic in 1907 which finally prompted the U.S. Federal Reserve as a means of stabilizing the national banking system. In the aftermath, many New Jerseyans felt the damaging effects of unemployment, bankruptcy, and financial ruin. Some new construction in and around Plainfield and North Plainfield during this period seemed to not only borrow from the popular and emerging architectural trends of the times, but also underscored the region's prosperity in the face of America's financial uncertainty (see Figures XX and XX).

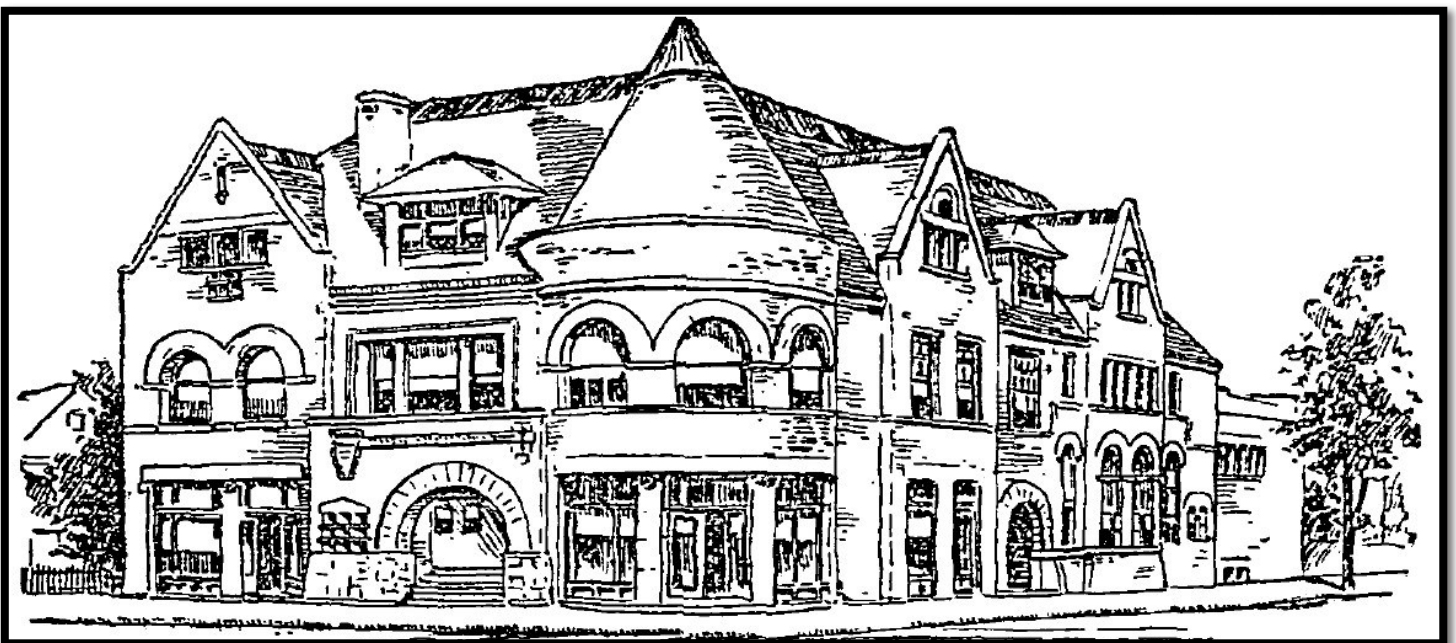


Figure 20 *New York Times* Woodcut of the YMCA Building in North Plainfield.

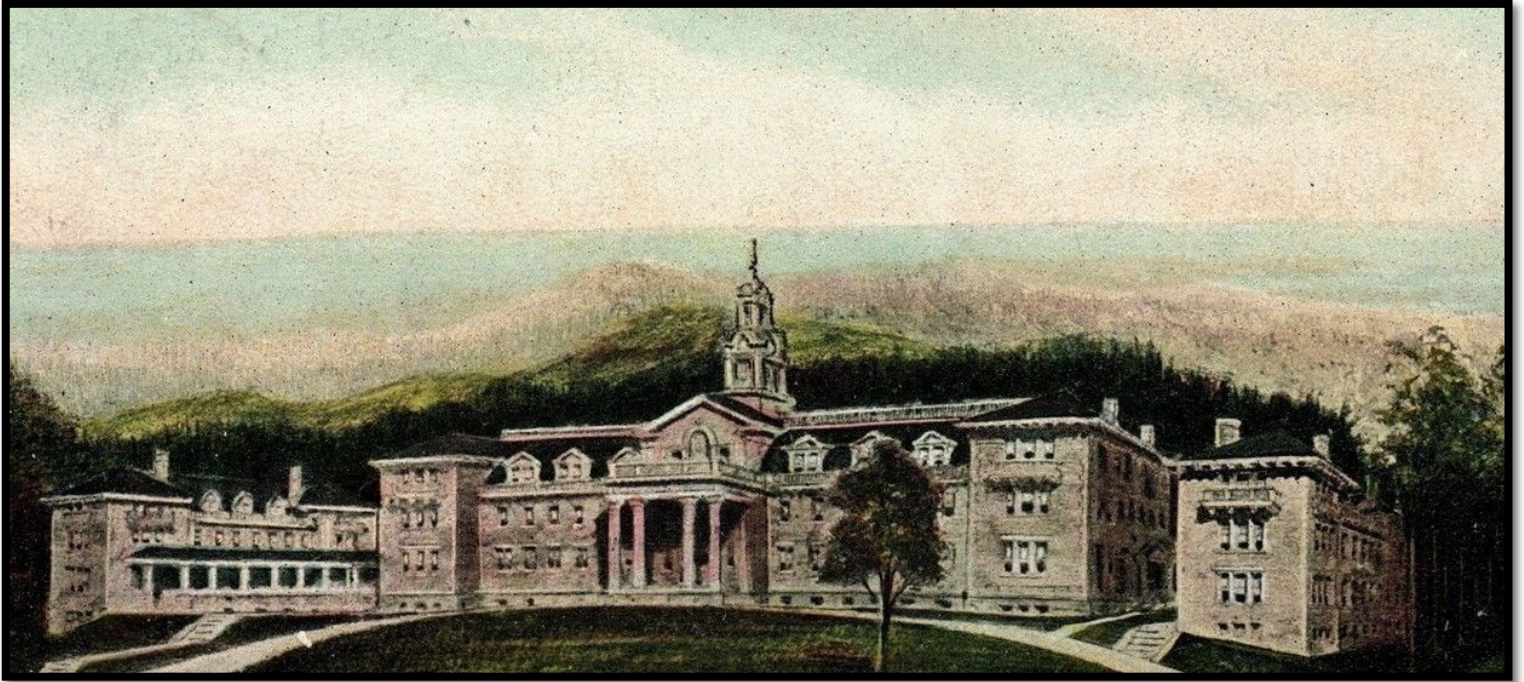


Figure 21 Postcard Illustration of Mount Saint Mary's College, North Plainfield, New Jersey.

In the political arena, attempts were made to annex the Borough of North Plainfield away from Somerset County as part of the City of Plainfield. Opponents to this plan cited the political aims of New Jersey State Senators seeking re-election and the establishment of a water-resource monopoly on behalf of another State Senator who owned a water company as the underlying drive for the maneuver. In 1914, the residents of North Plainfield borough voted to annex the township to the City of Plainfield. That same year, the borough was reinstated thereby undoing the annexation. In spite of it all, the Washington Park Historic District retained its status and affluence as illustrated by photographs and postcards of the area from the time (see Figures 22 through 25).

Within a few short years, the world descended into chaos on multiple fronts. From war to drought to financial depression, America felt the harsh effects of numerous

global and local challenges. During this same time, the proliferation of the automobile and macadamized roads coupled with Washington Parks' relatively close proximity to New York City amplified its prominence as a residential destination for the affluent commuter. Historic photographs and aerial images for Washington Park reveal that the area remained sparsely developed and maintained the historic character of its mid- to late-nineteenth century construction. Meanwhile, however, within the surrounding Borough of North Plainfield, Sear, Roebuck & Company began a major promotional drive to build homes. The catalog-based houses could be purchased and built on a buyer's lot for as little as \$7,000. Also during this era came the subdivision of some of the larger estate properties into multiple building lots. In fact, many of the farms depicted on historic aerial images from the 1930s were converted into building developments.



Figure 22 Early 20th Century Postcard of the Washington Park Historic District along Willow Avenue



Figure 23 Early 20th Century Postcard of the Washington Park Historic District.



Figure 24 Historic View of Grove Street from Mercer Street.



Figure 25 Historic View of Residence at 361 Grove Street.

Planned Developments and Affordable Housing

The rapid expansion of the American economy during the Roaring Twenties came to a harsh and bitter end on October 24, 1929 as millions of investors dumped shares of their stocks. Over the next few days of Wall Street trading, the market plummeted to unprecedented lows. Lenders, short on cash and now unable to cash in on their investments, called for repayment of loans. The lack of cash-in-hand meant retailers couldn't sell and manufacturers needed to slow production. With low demand for goods, manufacturers laid off excess workers while cutting the wages of those who remained on the payroll and as many as 6 million people found themselves without work by 1931.

The Great Depression impacted everything in America from farming, to building, to stock investment, to banking, to shipping. Every market or industry in the country felt its effects. Not even Washington Park, whose bucolic streets weathered other earlier financial storms with little adverse effect, could escape the fallout. Between 1930 and 1945 only six new dwellings were built within the Washington Park Historic District and only after Roosevelt's various government programs had been implemented. By contrast, the period from 1946 to 1960 following both World War II and the Korean War and spurred by government-backed GI loans, 17 new dwellings appeared in Washington Park. This expansion of new homes, however, seemed the last major push for available, open land as in the following period from 1961 to 1975 only six more dwellings emerged in the few remain-

ing buildable lots. The final three single-family building lots disappeared in 1981.

Zoning changes in the 1980s allowed for multi-family construction within Washington Park's final few parcels. In 1988, lands formerly of the William J. Roome Estate became home to 29 condominiums. Another former Roome Estate parcel subdivided for condominiums in 1999. To-date, only a few non-residential properties exist within the district: The Park Club building, the Episcopal Church, and Yeshiva Tiferes Boruch. While the subsequent development of North Plainfield incorporated newer architectural styles and construction techniques, Washington Park's bucolic streets remain a reflection of a world long past.

Architecture and Landscape

The 1899 bird's eye map shows the real design achievement of Washington Park. Juxtaposed against the gridded plans of North Plainfield and Dunellen—towns laid out with monotonous regularity—Washington Park's curvilinear layout stands in sharp contrast. Cradled between the Stony and Green Brooks, the Park takes inspiration from na-



Figure 26 Ca. 1970s view of 36 Myrtle Showing Modern Landscape and Public Safety features (e.g. sidewalks, crosswalks, etc...).

ture, rather than imposing artificial order.

Nearly ignoring the most popular design styles of the Early Romantic Revival—Italianate and Gothic Revival—the first significant surge of construction in Washington Park produced about a dozen Second Empire style houses, most built before 1874. While during this same phases, there only existed three Italianate houses between 1868 and 1873 with six more built through the 1890s exhibiting eclectic ornamentation putting them beyond the mainstream of the pure midcentury Italianate types.

Typical early examples include wooden houses with restrained Franco-Italianate detailing while a 25-year building boom started in the 1880s that accounted for more than half of the significant structures in Washington Park.

Houses set in picturesque winding streets, are the features that give Washington Park its special identity as a railroad suburb of more than ordinary interest. Plainfield, North Plainfield, and other nearby towns had pleasant residential neighborhoods, but Washington Park was an entity apart, where complete absence of commercial and industrial development, coupled with Romantic landscape design, created a suburban ideal that survives, in large part, today.



Figure 27 Ca. 1950s view of Blue Star Diner, North Plainfield. Such establishments became a staple of the car-centric suburbs across America.



Figure 28 Ca. 1917 view of 101 Rockview Avenue Published in the *Plainfield Courier News* Showing Modern Landscape and Public Safety features (e.g. sidewalks, crosswalks, etc...).



Figure 29 Ca. 1917 view of 176 Rockview Avenue Published in the *Plainfield Courier News* Showing Modern Landscape and Public Safety features (e.g. sidewalks, crosswalks, etc...).

CHAPTER 4. THE ARCHITECTURE OF WASHINGTON PARK



CHAPTER 5. GUIDELINES FOR HISTORIC MATERIALS

Overview

The proportion, shape, location, pattern, and size of exterior materials contribute significantly to the historic character of a building and help convey its style and period. Proper maintenance of exterior materials is key to preservation; repair should occur promptly when deterioration is observed. In cases where materials are beyond repair, replace them with materials matching the original as closely as possible.

Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary. The use of epoxies for wood repair and special masonry repair components may be appropriate. The use of alternative materials may be considered in some circumstances.

Guidelines

DO

Repair in-kind architectural features with materials, form, scale, and design which match the original.

Replace architectural materials which match the original as closely as possible in form, scale, and design.

DO NOT

Remove or alter original architectural materials from the building.

Add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.

Cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials. Perhaps include a comment: these synthetic materials not only negatively impact the historic character of the structure and streetscape but may also result in deterioration of the material which is to be covered.



Appropriate Treatment

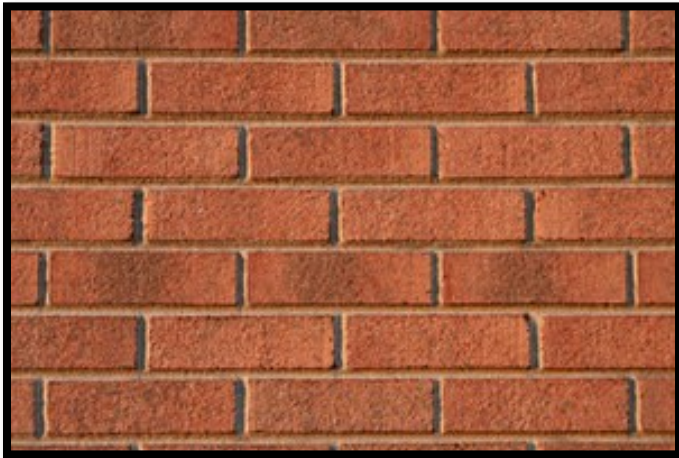
The siding applied in this example is wood clapboard similar to the original treatment. The window trim delineates the window from the wall surface. Corner posts are decorated with stylistically-appropriate Corinthian Capitals. The overall appearance is in keeping with the Romantic-inspired aesthetic originally intend-



Inappropriate Treatment

The siding applied in this example is asbestos single with no applied corner posts. The window trim is sunken beneath the plane of the siding. Gone are the Romantic-inspired design elements now replaced with mid-twentieth century geometric design.

Historic Materials
Brickwork & Masonry



Brick has been an historical material for constructing chimneys and brick foundation piers. Stucco applied over brick also occurs. Masonry is used on cornices, pediments, lintels, sills, and decorative features as well as for wall surfaces. Color, texture, mortar joints, and patterns of the masonry define the overall character of a building.

Policy and Justification

The key to historic brick preservation is to keep out water and to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. The use of hard mortars like Portland cement may result in the inability of brick to expand and contract during hot and cold weather which can cause the brick to crack and break.. Low pressure water cleaning and the use of soft mortar mixes are best for brick buildings. Do not paint previously unpainted masonry.

Guidelines

DO

Repair and repoint masonry walls and features using the historic brick and an appropriate mortar mix. The use of hand tools to repair masonry is preferable than the use of electric power tools. Clean masonry walls or features with detergent cleaners and using water pressure not exceeding 600 pounds per square inch.

Remove paint from masonry walls and features with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining occurs.

Replace missing bricks with bricks to match as closely as possible. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

DO NOT

Use abrasive cleaners or sandblasting.

Cover masonry with silicone-based water sealants.

Paint masonry that has never been painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Painting previously sandblasted brick or brick in poor condition to provide a sealing coat may be considered.

Apply stucco to brickwork unless stucco was a historic application that has become deteriorated.



Appropriate Treatment

The siding applied in this example is wood clapboard similar to the original treatment. The window trim delineates the window from the wall surface. Corner posts are decorated with stylistically-appropriate Corinthian Capitals. The overall appearance is in keeping with the Romantic-inspired aesthetic originally intend-



Inappropriate Treatment

The siding applied in this example is asbestos single with no applied corner posts. The window trim is sunken beneath the plane of the siding. Gone are the Romantic-inspired design elements now replaced with mid-twentieth century geometric design.

Historic Materials
Concrete and Stucco



Stucco is a type of exterior plaster historically used on brick buildings to seal masonry and sometimes scored to resemble stone. During the early twentieth century, stucco was also placed over wood or metal lath as an exterior wall surface. The use of concrete block became popular after 1900 as a foundation and exterior wall material. Foundations of poured concrete were common during this period as well.

Policy and Justification

Original stucco and concrete surfaces should be repaired as needed and maintained. The original texture of the stucco and concrete should be replicated when repair or replacement is needed. The replacement of stucco with an Exterior Insulation Finishing System (EIFS) is not appropriate for historic dwellings since the material does not resemble stucco and is prone to water damage.

Guidelines

DO

Repair concrete walls and features using compatible materials and a stucco mix which is similar in strength, composition, texture, and color.

Clean stucco and concrete using the gentlest means possible such as low-pressure water wash and a soft bristle brush.

Remove paint from stucco and concrete with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the wall surfaces will occur.

Repair original rock-faced or textured concrete block with materials to match as closely as possible in dimensions, design, and texture.

Painting previously painted stucco and concrete walls and features may be appropriate.

DO NOT

Remove historic stucco surfaces from masonry walls unless more than 50 percent of the stucco has lost its bond with the masonry behind it.

Replace stucco with a surface of Exterior Insulation Finishing System (EIFS).



Appropriate Treatment

The siding applied in this example is wood clapboard similar to the original treatment. The window trim delineates the window from the wall surface. Corner posts are decorated with stylistically-appropriate Corinthian Capitals. The overall appearance is in keeping with the Romantic-inspired aesthetic originally intend-



Inappropriate Treatment

The siding applied in this example is asbestos single with no applied corner posts. The window trim is sunken beneath the plane of the siding. Gone are the Romantic-inspired design elements now replaced with mid-twentieth century geometric design.

Historic Materials

Siding



Washington Park's historic dwellings are distinguished by the variety of wood siding materials present. These materials are an essential component in defining a dwelling's architectural character. Many of the district's nineteenth century dwellings display clapboard, weatherboard, drop, and board and batten siding materials. Wood was also used to mill many of the historic district's architectural details and features such as porches, wall shingles and eave decoration.

Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. Should a determination be made that the exterior siding be replaced, the applicant will be permitted to replace the exterior siding in such locations as specifically approved by the HPC with materials to match the original as closely as possible.

In the event no historic record of existing siding is found to determine the original or historic siding style and form, the selection of siding will be determined by the HPC. In

arriving at the siding style, the Commission will review these Guidelines and consider similar structures in the district. Nothing will prevent the applicant from submitting evidence in support of a specific style of siding. The Commission reserves the right to conduct a site visit to inspect the exterior siding or any siding uncovered by the applicant prior to any determination.

For contributing buildings, alternative materials may be considered for non-visible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not "breathable" and may cause condensation and damage to the original siding beneath. Replacement of original wood siding with alternative materials may be considered if consistent with the Commission's overall approach to alternative materials.

Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If retaining asbestos shingles which are original to a dwelling, keep them stained or painted. If individual shingles are missing or cracked, matching new shingles of cement-wood material or fiberglass are appropriate for replacement or repair. Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

Guidelines

DO

Repair original wood siding, shingles, and details with in-kind materials rather than replace. Original materials should be replaced only if it can be demonstrated that the material is beyond repair.

Repair or replace non-historic siding materials with similar or compatible materials. Maintain wood siding through regular painting but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods.

Where asbestos shingles exist, the asbestos siding may be removed and disposed of by qualified professionals. Speak to the Construction Code Official or a qualified expert to ensure compliance will all state and local regulations relative to removal and disposal.



DO NOT

Conceal wood siding, shingles, and other exterior wood materials beneath artificial or synthetic sidings.

Apply materials such as vinyl or aluminum over original wood siding.

Remove paint from wood siding using sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint as their use may cause physical damage to the existing historic fabric.



Appropriate Treatment

The siding applied in this example is wood clapboard similar to the original treatment. The window trim delineates the window from the wall surface. Corner posts are decorated with stylistically-appropriate Corinthian Capitals. The overall appearance is in keeping with the Romantic-inspired aesthetic originally intend-

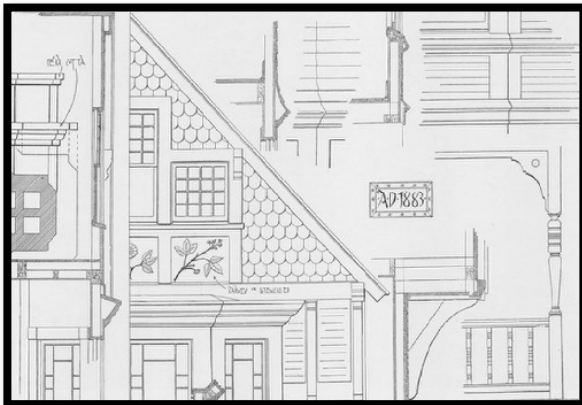


Inappropriate Treatment

The siding applied in this example is asbestos single with no applied corner posts. The window trim is sunken beneath the plane of the siding. Gone are the Romantic-inspired design elements now replaced with mid-twentieth century geometric design.

CHAPTER 6. GUIDELINES FOR HISTORIC BUILDINGS

Architectural Features



The proportion, shape, location, pattern, and size of architectural features and ornamentation contribute significantly to the historic character of a building and helps convey its style and period. Proper maintenance is key to preservation, and repair should occur promptly when deterioration is observed. In cases where materials are beyond repair, replace them with materials matching the original.

Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If his-

toric architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

Guidelines

DO

Repair in-kind architectural features with materials, form, scale, and design which match the original.

Replace architectural features which match the original as closely as possible in materials, form, scale, and design.

DO NOT

Remove or alter original architectural features or ornamentation from the dwelling.

Add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

Cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.



Appropriate Treatment

The turned posts, baluster, and scrollwork is maintained in accordance with the original design. Complementary paint colors are used to accentuate and add distinction.



Inappropriate Treatment

Original posts, balusters, and decorative elements have been removed and the canopy has been converted into an extra room inconsistent with its original design and use. In addition, the aluminum fascia and vinyl siding are not compatible materials.



Appropriate Treatment

The gable-end truss, brackets, and overhang are preserved and maintained as originally designed.



Inappropriate Treatment

The headers are aluminum-wrapped with a synthetic decorative column, and aluminum siding installed instead of a compatible soffit material.

Awnings



Canvas or fabric awnings were once common to provide shade for entrances, porches, and windows, especially on a sun-exposed elevation. Awnings declined in use after the mid-twentieth century when air conditioning units became widely available. Awnings are once again becoming popular to assist with energy conservation.

Policy and Justification

Awnings may be added on dwellings at traditional locations such as over windows and doors and attached to porches. The installation of awnings is appropriate as long as the awning is correctly sized to the opening and fabric or canvas materials are used. While metal awnings were popularly used in the mid-twentieth century these are not appropriate on primary or readily visible side elevations, especially for those resources which predate the mid-twentieth century. The installation of awnings should be with the least amount of anchor hardware possible to minimize damage to historic materials and be as reversible as possible. Awnings are historically appropriate for

the district and can add a design element to a dwelling as well as assist in energy conservation.

Guidelines

DO

Install awnings of appropriate materials, design, and dimensions with the least amount of anchor hardware possible and be readily reversible if removed.

Repair existing awnings with in-kind materials. Replace awnings with appropriate materials, design, and dimensions.

Use appropriate awning material such as canvas, vinyl-coated, or acrylic. Utilize awning colors to compliment the building.

Ensure that awnings fit the opening—rectangular window and door openings should have straight across shed type awnings, not bubble or curved forms. Awnings over windows with rounded or oval shapes should have curved awnings to match the opening.

DO NOT

Cover or conceal significant architectural details with awnings.



Appropriate Treatment

Canvas awnings are easily reversible, decorative, and leave visible the arched window surrounds.



Inappropriate Treatment

The sheet metal awning is more permanent, not visually sympathetic to the building's design, and obscures the door surround.

Chimneys



Chimneys often feature decorative brickwork or designs that contribute to a building's architectural character. On nineteenth century homes there may be decorative courses at the top of the chimney known as corbelling. Chimneys should be maintained and preserved in accordance with the appropriate brick and mortar guidelines.

Policy and Justification

Preserve and maintain historic chimneys, as they help convey the architectural style and period of the dwelling. Removal of an original chimney which is readily visible detracts from the overall historic feeling of the building and will not be approved. Small brick chimneys or flues on rear elevations or side elevations not visible may be considered for removal if necessary due to deteriorated condition or re-roofing. Removal of small metal flues and chimneys will be considered.

Repair damaged chimneys following the Guidelines for masonry. Rebuild a missing or deteriorated chimney using historical documentation, or in similar design to chimneys on dwellings of similar style and period. If

chimneys have been extensively re-pointed resulting in mismatched colors and textures, painting will be considered.

Guidelines

DO

Repoint and clean brick chimneys according to the masonry Design Guidelines.

DO NOT

Remove or alter original chimneys on primary façades or readily visible rooflines.

Remove chimneys above the roofline.

Cover brick chimneys with stucco unless the chimney was covered with stucco during its period of significance and requires re-application.

Use metal caps unless they fit right in the top of the chimney and are not readily visible. Chimneys should have clay, slate, brick, or stone caps.



Appropriate Treatment

The gable-end truss, brackets, and overhang are preserved and maintained as originally designed.



Inappropriate Treatment

The beams are aluminum-wrapped with a synthetic decorative column, and aluminum siding installed instead of a compatible soffit material.

Doors and Entrances



Doors and door surrounds are significant features in defining the style and character of a dwelling. Many doors have details such as transoms, sidelights, and/or decorative surrounds. The installation of security and/or storm doors to entrances may be desired for home protection or energy conservation. Storm doors are a modern approach to energy conservation and assist in reducing heating and cooling costs.

Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character.

The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. The installation of security doors on primary elevations may be appropriate if framework is minimal, are of full-view design and allow the visibility of the historic door

behind it. Security doors with extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations.

Storm doors are also appropriate on a front elevation if they are of full view design and allow the visibility of the historic door behind it. Storm doors should be of baked enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible. The addition of a new entrance should be sited at rear or side elevations that are not readily visible.

Guidelines

DO

Repair original doors and entrance elements with materials matching the existing. Repair and reuse original hardware as long as possible. Repair security or storm doors with materials matching the existing.

Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.

Where original doors have been removed, replace them with an appropriately styled door for the dwelling.

Screen doors should be appropriate to the style of the house and have minimal framing (i.e., full-view or two-panel) to allow the viewing of the original door behind it.

Only install a storm door on the primary façade entrance if it is a full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.

DO NOT

Remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing.

Replace existing door trim or surrounds with trim that represents a different house style or design.



Appropriate Treatment

The wood door and transom light are original and reflect the design-aesthetic initially intended. In addition, the elements have been well-maintained.



Inappropriate Treatment

The original front door has been removed and replaced with a modern fiberglass door exhibiting a decorative sidelight. The style of door and sidelight are not consistent with the initial design or historically appropriate.



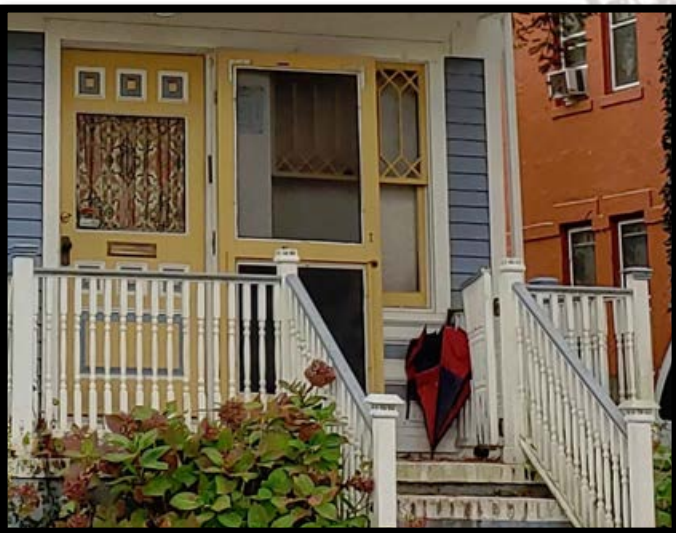
Appropriate Treatment

Screen door has a minimal frame and is made of a material that allows full view of the door behind.



Inappropriate Treatment

Screen door is largely solid and blocks view of the original four-light wooden door behind.



Appropriate Treatment

Original wood entry door. Screen door has a minimal frame and is made of a material that allows full view of the door behind. The door rails and stiles follow those of the original door and screen is painted the same color.



Inappropriate Treatment

The original entry door has been removed and replaced with a metal-clad entry door with modern fanlight design.



Appropriate Treatment

Entry door is original and well-maintained with appropriate matching sidelights.



Inappropriate Treatment

Both screen and entry doors are inappropriate for the design and age of the home. Screen doors are intrusive, of a different color from the entry, and distract attention away from the original entry door.

Foundations



Most dwellings in Washington Park have foundations of brick or brick piers. In some cases these foundations were of solid brick with vent openings while others had wood or brick lattice panels between piers. By the early twentieth century, foundation materials varied with poured concrete or concrete block widely used. The foundation materials and their designs are important components in the style and design of a dwelling.

Policy and Justification

The pattern, materials, and dimensions of original foundations contribute to the historic character of a building and help convey the style and period of the building. Proper maintenance is key to both property upkeep and preservation; repair should occur promptly when deterioration is observed. In cases where materials are beyond repair, replace them with material matching the original. Original foundations should not be concealed beneath added materials.

Foundations of brick piers should be left open or be filled in with traditional materi-

als, such as wood lattice framed panels or brick lattice panels. Frame lattice panels should be set back from the fronts of the piers. If brick lattice panels are used, the brick should be similar in color, texture and mortar joint profile as the original brick piers. Where wood lattice panels contact dirt at base, synthetic lattice materials may be considered.

Guidelines

DO

Repair masonry foundations with materials to match the original.

Replace masonry features with materials to match the original as closely as possible.

Repaint previously painted masonry foundations.

Repoint masonry with an appropriate mortar mix which closely resembles the original mortar composition.

Repair frame lattice panels between brick piers and replacement of lattice panels in keeping with traditional designs.

DO NOT

Conceal or enclose foundations with concrete block, plywood panels, corrugated metal, or wood shingles.

Paint or apply stucco to foundations, but these treatments may be considered if the brick and/or mortar is mismatched or inappropriately repaired.



Appropriate Treatment

The brick foundation piers are exposed and visible.



Appropriate Treatment

The brick foundation piers are exposed with wood lattice in-fill panels.



Inappropriate Treatment

Concrete block infills between the brick foundation piers and the whole foundation is covered with cement parging.

Gutters and Downspouts



Most of Washington Park's dwellings were built with various types of gutter and downspouts. Gutters were originally made from dense woods such as cedar or molded metal panels. More ornate homes had "box gutters" which are metal-lined wooden boxes built into the eaves of a house. By the late nineteenth century, wood and metal gutters became more widespread and half-round designs were widely used. Today, "K" crimped gutters are also widely available.

Policy and Justification

Gutters and downspouts are essential to protecting a home from the effects of rain and water. They collect and move water away from the building's foundation. While their presence is functional, they can have aesthetic value through material or color, such as copper installations that take on a green patina over time or examples intentionally matched to trim color of the dwelling.

Gutter repair or replacement is a critical aspect of proper maintenance. Original

boxed gutters should be preserved and maintained. Existing gutters should be regularly cleaned and maintained. Historic gutter design involved a half-round gutter with round pipe leaders made of copper, aluminum or galvanized metal, often painted to match the dwelling's trim. If new gutters are required, half-round designs are the most historically accurate. The use of modern K-type gutters and rectangular leaders or PVC pipe systems is strongly discouraged and will typically not be approved by the Commission.

Guidelines

DO

Repair existing gutters and downspouts. Preserve and repair box gutters original to a dwelling as needed with new materials to match as closely as possible.

When replacing existing gutters and downspouts or installing new gutters and downspouts, install with minimal hardware and damage to historic fabric.

Locate downspouts on dwellings at unobtrusive locations and concealed where possible behind porch columns and building corners.

Choose colors for gutters and downspouts that blend with the dwelling's main body or trim colors.

Use conductor heads where appropriate.

DO NOT

Install gutter strap above shingles; gutter strap belong installed underneath the shingle material.



Appropriate Treatment

The brick foundation piers are exposed and visible.



Appropriate Treatment

The brick foundation piers are exposed with wood lattice in-fill panels.



Inappropriate Treatment

Concrete block infills between the brick foundation piers and the whole foundation is covered with cement parging.