Bradley Park District
Architectural Design Guidelines
for
Residential Structures

prepared for:
The Township of Neptune
Neptune, New Jersey

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February 2005

Bradley Park Residential Structures -Facade Design Guidelines

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I. Facade Design Guidelines Overview

A. Statement of Purpose

The Purpose of the **Bradley Park District - Architectural Design Guidelines for Residential Structures** is to **assist** residential property owners and reviewing authorities with a single reference which addresses various facade design considerations and parameters for all proposed architectural improvements and facade treatments.

The Objectives of **The Design Guidelines** are to preserve the architectural integrity and craftsmanship, respect the architectural heritage and encourage architectural solutions that complement the Bradley Park District and to focus on significant elements of a building's exterior appearance so as to establish standards for preserving and enhancing those elements within the context of the neighborhood aesthetic.

The Design Guidelines are intended to serve as the basis for review by local authorities in all architectural facade design approval decision-making.

The Design Guidelines address repairs, restorations, renovations, alterations and additions to existing building facades, as well as design parameters for all proposed new construction within the district in order to maintain a neighborhood residential quality within the community.

The Design Guidelines, as outlined within this handbook provide architectural examples, details and standards which serve as a guide to residential building property owners in the implementation of all exterior facade improvements associated with all exterior repairs, restorations, renovations, additions or new construction, but do not address or regulate the Owner's or Occupant's selection of interior floor plan, finishes or materials.

The Design Guidelines include a variety of appropriate and acceptable building facade design treatments and suggestions which may be referenced during the design process.

B. Applicability - *Do these Guidelines apply to my project?*

All exterior work performed on any existing or proposed residential structure within the **Bradley Park District** is subject to and **must comply** with the standards and intent of **Bradley Park District Design Guidelines for Residential Structures,** *hereafter referenced as* **The Design Guidelines.**

Residential structures include all single and multi-family dwellings, cottages, condominiums, commercial buildings with upper floor(s), or shared residential uses and other residentially occupied building types.

C. District Boundaries

The Bradley Park District is a distinct neighborhood enclave within Neptune Township comprised of a diverse range of architectural style and traditional single-family forms.

The district is best described as a neighborhood with a well defined street grid with streets essentially oriented on an east/west and north/south pattern

The district is bound on the east by Memorial Drive and Corlies Avenue on the north. The district limits extend westward to Hamilton Avenue and to the municipal boundary at Sixth Avenue on the southern border.

The map which follows is provided to assist with the understanding of the Bradley Park District and any specific block references.

(INSERTED MAP)

II. Architectural Facade Design Guidelines in Brief

Residential property Owners and Architects should become familiar with both existing or proposed structures within the **Bradley Park District** in order to select and design improvements appropriately.

In all cases, Owners, Architects and other design and construction professionals should research the availability of historic photos or other references which may specifically contribute to the determination of proposed treatments and improvements. Restoration, replication or reconstruction of original materials and ornamentation is often desirable and is highly encouraged.

New construction should complement the existing scale and traditional architectural characteristics of the neighborhood.

A. Notable District Architectural Assets

The most notable architectural asset of the Bradley Park District is the inherent diversity in traditional architectural residential styles. The assemblage of dwellings creates a neighborhood enclave. The neighborhood location is enhanced by the immediate proximity to the NJ Transit Railroad Station, the Corlies Avenue Commercial Corridor and the Jersey Shore University Medical Center in addition to short walking distances to schools, beaches and a variety of shops and services while retaining a distinct quality of a well defined neighborhood..

B. Notable District Architectural Concerns

The most notable architectural concerns within the district are best described as unguided alterations which have muddled, obscured, removed or otherwise unintentionally miss-matched applications of exterior material choices and finishes, window selections and porch treatments with that of the overall style of the structure.

Specifically:

-Application of **too many different railing types** on any given dwelling;
-Use of **unfinished pressure treated lumber** on fronts of dwellings;
-Introduction of **inappropriately spaced or sized windows** and or glazing patterns;
-Inappropriate **enclosure of existing garage spaces** without changing the facade so as to adequately integrate alteration into existing architectural form, style and treatment;
-Inappropriate **added floor additions, dormers or "pop-ups"** which significantly alter and disfigure traditional or historic roof lines;
-Inappropriate and architecturally **inconsistent style selection of entry porch columns** to to a specific dwelling design or style;

Requests for Demolition will be heard on a case by case basis and merits of each request shall be considered. Applicants for demolition must be prepared to demonstrate to **Zoning** that the structure is either beyond repair or rehabilitation, is financially unfeasible to preserve and restore, has no significant architectural, cultural or historic site value, is unsafe and presents a public hazard, is currently in a state of imminent structural collapse,

presents other occupancy related life-safety concerns or is a physical danger or detriment to adjacent historic structures. Refer to Section 907 of the Neptune Township Ordinance for Requirements for Demolition.

Proposed improvements must also be in compliance with all aspects of the **Neptune Township Land Development Ordinance** and all Construction Codes as set forth by the State of New Jersey and enforced by the **Neptune Township Construction Code Enforcement Department** (Building Department) at the time completed construction documents are submitted for ***Construction Permit.***

Also avoid demolition of restorable architectural facades and original designs, layering or covering of original sidings and facings when revealed to be sound, removal of ornamental trim and details unless components are deteriorated, replicating details that are not in accordance with **The Design Guidelines** or pre-date the original building's date of construction. Where architectural elements and ornament are removed or missing, accurate reproduction and replication is encouraged.

New construction should repeat and emulate the design styles and themes appropriate to Bradley Park's architectural design styles as identified and described in this handbook.

All architectural solutions should be attentive to the treatments of covered porches, colonnades, peaked gables, towers, dormers, archways, recessed or covered entries, repetitive window openings, sash configurations, shutter designs, moldings and cornices, transoms and other decorative architectural elements and details.

C. Guidelines in Brief

The Design Guidelines, which follow, are intended to assist in the determination of preferred architectural treatments within the **Bradley Park District.**

In brief, **The Design Guidelines** set forth the following:

1. All proposed residential building repairs, maintenance and improvements to existing buildings or structures and all proposed renovations, alteration, addition and new construction within the **Bradley Park District** should be consistent with the style(s) of this community.

2. All proposed residential building improvements should complement the architecture of neighboring structures and businesses, especially where other improvements have already been implemented to ***preserve, repair, restore, or reconstruct*** historic facades, architectural ornamentation or other exterior elements.

3. All original exterior wall materials should be ***repaired, restored or reconstructed,*** in that order, rather than being replaced with alternate or modern day siding or surfacing materials. Where possible, probes to uncover original materials should be performed to ascertain the ***"restorability"*** of the original materials if they have been covered by layers of materials over the years.

4. All new architectural treatments applied to existing structures should ***reflect*** the ***form and intent*** of the original design.

5. In cases of new construction, dwelling form, selection of materials and detailing shall be ***consistent with traditional architectural neighborhood style types*** identified in this handbook.

A simplified listing of acceptable and allowable as well as unacceptable architectural facade treatments follows for quick reference.

Also Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides both acceptable and unacceptable examples architectural treatments.

D. Quick Reference to Acceptable/Unacceptable Facade Treatments

In general, acceptable and allowable facade treatments include:

-Use of horizontal vinyl, wood or cement board siding, cement or synthetic stucco, wood or vinyl shakes, brick masonry, split face block at foundation and retaining walls;
-Additions with roof lines repeating design of existing dwelling;

-Use of either wood or synthetic polymer trim boards and architectural ornamentation such as square, round, tapered and turned columns and newel posts, square or turned spindles and other appropriate ornamental details and realistically proportioned shutters;
-Use of either wood, metal or vinyl clad windows consistent with scale and style of dwelling design; generally 6/6; 6/1; 1/1; double-hung, oval, circular, transom, awning, bay window and appropriately scaled picture window types;
-Use of either fiberglass or wood lattice panels at porches;
-Compliance with the installation of front fences not exceeding 4' in height and a minimum of 50% opening; and installation of 6' high side and rear fencing which can be solid or chain link;

Unacceptable facade treatments include:

-Design of porches that are uncovered;
-Introduction of decks or balconies on front of dwellings;
-Enclosure of any existing porches;/
-Installation of more than one type of railing at any porch or existing balcony;
-Design of a porch or other railing that is solid wall rather than open spindle type;
-Installation of unfinished pressure treated deck railing (typically found on suburban sub-division rear yard decks) when such unfinished pressure treated deck and railing assemblies are placed on front porches or decks visible from street;
-Replacement of existing or installation of any new metal awnings or canopies;
-Use of wrought iron or cast aluminum ornamental columns
-Designs allowing visibility of unfinished concrete block;
-Application of T-111 wood siding panels;
-Positioning of TV Dishes and solar panels of front facades or in locations which are fully visible from the street;
-Barrier-free ramps when constructed of unfinished pressure treated lumber, or when positioned directly in front of a dwelling...unless no other alternative is available
-Windows or doors inconsistent with scale and style of dwelling design; oversized fixed glass picture in lieu of traditional window forms on street facing facades; large bow shape windows; jalousie windows; glass block windows
-Installation of chain link fences on front yards or installation of any style stockade fences, rural ranch type post and rail fences or other fencing designs deemed inappropriate to the character of the District;

III. Architectural Periods and Styles of Bradley Park

Architectural styles commonly found within the **Bradley Park District** include:

1. Craftsman

2. Queen Anne
3. American Four Square
4. Cape Cod
5. Dutch Colonial
6. Seaside Colonial/Colonial Revival
7. English Cottage

Replication of these architectural periods and styles are encouraged and renovation of sound and good existing examples of these residential types is always preferred. However, new designs may be either inspired by or appropriately combine elements in the creation of an updated version of that architectural type. This allows greatest latitude for the home Owner or professional designer.

Variations to the above listed styles as well as the "Minimal Traditional", "Ranch" and versions of the "Builder's Split Level and Bi-level" can be also be found within the District. The introduction of new such structures, although not specifically excluded, are generally not preferred. Bradley Park has evolved as a neighborhood of traditional architectural forms and is strong in the sense of neighborhood.

Unacceptable architectural styles for this District in future permit applications include Mobile Homes, Log Cabins, un-articulated or un-stylized Pre-fabricated or Modular Structures, Summer/Seasonal Bungalows, Garage Apartment Dwellings, Two-family Dwellings and architectural styles which generally do not contribute to the overall sense of community or neighborhood due to material selection, color, form, mass, fencing or lighting. Compliance with all local zoning requirements is mandatory in all cases.

IV. Residential Architectural Design Guidelines

All proposed architectural improvements within the **Bradley Park** are to be consistent with or complement the traditional architectural styles and neighborhood scale.

The following Design Guidelines are intended to assist in the architectural design for the

preservation, repair, restoration, rehabilitation, renovation, maintenance and new construction through simple suggestions and illustration.

A. Positioning, Coverage and Setbacks

Positioning, coverage and setbacks must be compliant with local zoning requirements. It is advisable that any proposed improvement or new construction be evaluated by your design professional or contractor prior to the commencement of any plans, detailed construction documents or the application for zoning approval and construction permit.

Designs are not restricted as to the location on the site when all setback distances are observed.

Coverage is determined by the footprint of the structure and all ancillary structures or impervious elements such as paved decks, pools, sheds, storage structures, detached garages or other items as determined by the Zoning Officer in Neptune Township.

B. Form, Height and Mass

Proposed renovations of residential buildings should ***recreate or reconstitute*** the original form, height and mass or *maintain* the characteristics of the current structure where form, height and mass are either historically or architecturally significant.

In brief, the three-dimensional form, height and mass of a any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or in the case of new construction, should:

1. Follow a pattern of site utilization similar to adjacent buildings while observing all setback regulations.

2. Proposed additions should extend from the rear or sides of the dwelling unless demonstrated to be beneficial to consistency in alignment with adjacent dwelling fronts and/or beneficial to the traditional neighborhood context of the streetscape or district.

3. Avoid the introduction of inappropriate second or third floor additions or **"Pop-ups".** Depending on construction type and fire sprinkler provisions, third floors are generally *not permitted*. **Habitable attics** *are permitted*, however, a "*habitable attic" is defined as a space where the ceiling height of not more than seven (7) feet and the square foot area of the "habitable attic" does not exceed one-third of the floor area on the level below."*
4. Avoid enclosure of any front porches and covered entries. Any such enclosure shall be determined unacceptable.

5. Avoid demolition of restorable architectural facades and original forms. Any such demolition is discouraged.

The Bradley Park section of Neptune Township prohibits single-family dwellings from being more than 2 1/2 stories in height. Zoning defines any area exceeding 5'-6" in height as a story, however, existing attics may be habitable where ceiling height does not exceed 7 feet and all such area doe not exceed an area equal to one third of the immediate floor area below.

Proposed new construction of single-family dwellings should not exceed a **mean roof height of 35 feet** where such mean roof height is defined as the average roof height measured from the bottom of the roof overhang eaves to the top of the roof ridge. Finials and chimneys are exempt.

Towers or cupolas are **not to exceed a dimension of 15 feet** from the proposed mean roof height. All proposed towers, turrets cupolas and steeples are subject to **Zoning** approval and will be reviewed on a case by case basis.

Multi-family dwellings are subject to zoning review where additions, assembly or joining of structures is proposed.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of historically appropriate architectural solutions.

C. Roofs Types

Roofs consistent with the American Four-Square, Queen Anne, Craftsman, Cape Cod, Dutch Colonial, Seaside Colonial and English Cottage roof designs are most common to many of the existing residential buildings.

Towers, various gables and dormers are also often featured in these designs. A variety of low and high profile hip roofs and high pitched gable roofs are common.

In brief, the roof type of a residential building or structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain and restore existing historic roof lines, shapes and form which are consistent with the architectural styles listed above. Decorative chimneys, weather vanes, and ornamental roof detail should be preserved.

2. Repeat and replicate existing elements of the original design where additions or alterations are proposed. **The design of all new gable roofs should observe proportions and roof pitch consistent with period prototypes.**

   The restoration or inclusion of new dormers, roof eyelids or other similar roof elements consistent with architectural ornamentation and style, is encouraged.

3. Utilize either formed copper, slate, wood shake or dimensional asphalt shingles on

all pitched roof surfaces. Roofing materials which emulate wood or slate shingles are also acceptable. The choice of material type in the application of rolled or built-up roofing on flat roofs is unrestricted.

4. Avoid placement of TV Satellite and other mechanical HVAC devices on roofs in a manner visible to public view.

5. Avoid removal or alteration of historic or original roof overhangs, dormers, gables, soffits, eyelids, cupolas and towers unless requiring reconstruction.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of acceptable architectural roof design solutions.

D. Doors

The size, shape and location of the door and its aesthetic relationship must be proportionate to the dwelling's scale.

Specifically, the door or doors, of a residential structure undergoing repair, restoration, renovation, alteration, addition or proposed as new, should:

1. Retain the original size and shape of the doorway, and preserve or reconstitute the design of transoms, fanlights, sidelights, related pilasters, hardware and trim. Double leaf doors are acceptable where application is appropriate.

2. Retain or replicate the panel and glazing configuration of the door design as per the original or otherwise determined to be appropriate.

3. Avoid all unfinished aluminum or anodized aluminum doors and windows which are unacceptable in any residential application.

4. Avoid use of doors featuring modern or garish glazing patterns and application of sliding glass doors on dwelling fronts. Doors with glazed center oval designs, beveled or leaded glass detail will be considered.

5. Complement the style of the dwelling design and be either be metal or vinyl clad, or have a wood veneer finish, or be solid core wood. Finish may be either a solid paint color or natural wood finish. Door trim and surrounds may be ornamented, grooved or be of simple design. Door trim and surrounds may be painted wood or be constructed with synthetic polymer type materials which replicate appropriate wood trim detail. All door surrounds should harmonize with exterior trim and window surrounds.

6. Avoid hollow metal doors without detail or architectural definition. Although true divided light door assemblies are always preferred, simulated divided light (SDL) door glazing pane assemblies are acceptable.

7. Avoid use of unfinished aluminum storm/screen doors. Acceptable storm/screen doors may be of any material. Factory paint finish is preferred. Insect screen inserts are acceptable in all cases. Screen door frames should follow the general design of the inner door. Color coordination of screen doors with window trim and sash is also preferred.

8. Consider Barrier-free accessibility requirements which may mandate the replacement of narrow original doors with a new door opening with a minimum width of 32 inches to 36 inches. Other needs may require the introduction of a ramp or other associated hardware or devices. In such cases, solutions should be sensitive to the character of the structure and minimize visual impact.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of acceptable architectural door solutions.

E. Windows

Windows express the identity of a building more than any single feature. Altering the window shape, pattern and rhythm may result in the loss of the building's architectural identity and cause aesthetic disfigurement.

The window, by definition, includes the window frame, sash, glazing, decorative glass, panes, sills, heads, moldings, exterior shutters and associated window hardware.

Most prominent in the district is the double-hung window. Double-hung windows are rectangular or low-profile arched top sash with combined sash configurations of either 6/6; 6/1; or 1/1 double-hung type. Other specialty window types found and permitted include oval, circular, transom, awning, bay window and appropriately scaled picture windows.

Jalousie or other architecturally inappropriate or unprecedented sash combinations such as 6/2 or 8/4, oversized bow or large fixed plate glazing designs are not acceptable. Casement Windows are permitted but are not be suitable to all facade design styles.

Please refer to the specific design style sections of this handbook.

All windows in areas of new construction or the introduction of new window locations in any new residential building or structure will require compliance with the recently adopted **2000 International Residential Code - New Jersey Edition** and other applicable sub codes. In accordance with these regulations, windows are required to be manufactured of impact resistant (triple plated) glazing and meet all requirements as set forth by that code. Specifically, window and door openings and use of impact resistant glass must be as per Section R613.0 of that code and comply with the Large Missile Test ASTM E 1996.

Simply, the use of impact resistant glass is now required for all residential construction within one mile of the oceanfront where new construction is proposed, or new window

locations are indicated in renovations of existing dwellings, or existing window openings are specified to be enlarged.

However, options to the use of impact resistant glass are available to the residential property owner. In lieu of compliance, windows may be protected from wind borne debris in accordance with Section R301.2.1.2. which allows for storage of pre-cut plywood panels and necessary fasteners on-site in the event of an anticipated storm. A list of required fasteners and spacing for the plywood option is provided in Table R301.2.1.2. of the **2000 International Residential Code - New Jersey Edition.** Windows with impact resistant glass may have historically unsuitable frames. Consultation with your design professional and/or Neptune Township Construction Code Official is recommended.

As to **The Design Guidelines** specifics, windows in residential buildings or structures undergoing repair, restoration, renovation, alteration, addition, maintenance or proposed as new, should:

1. Make reasonable effort to repair or restore original or historically significant windows and the associated components. If replacement is required, due to deterioration, the replacement should duplicate the original design and be consistent with the time period. In the event duplication is either technically or economically unfeasible, a simplified version is acceptable when window size and shape is of the same proportion or configuration. All windows should be appropriate to the character of the dwelling.

2. Retain original window locations in existing structures whenever possible.

3. Retain the original size and shape of all existing window frame and sash.

4. Preserve or reconstitute window transoms, associated hardware and trim.

5. Retain or replicate the glazing configuration(s) as per the original or otherwise determined to be architecturally appropriate. Introduction of art glass must be appropriate to the architectural period of the dwelling.

6. Avoid incorporation of windows which are inappropriate to the particular architectural design or style. Such windows may include contemporary casements, hopper, awning or jalousie type windows.

7. Avoid clip on muntins, window grilles or grids. True divided light window pane assemblies are always preferred. Simulated divided light window pane assemblies are acceptable.

8. Design and position new windows to reflect historic patterns or patterns which complement adjacent dwellings.

9. Fabricate all replacement or new windows in classic, traditional or historic proportions. Windows may be manufactured in either wood or metal and may be

be clad in either metal or vinyl as an Owner's choice.

10. Avoid unfinished or anodized finished aluminum windows, frames, trim and hardware. Such use or application is unacceptable.

11. Carefully consider appropriateness of window types and glazing patterns such as skylights and sliding glass doors. Hinged double leaf or traditional French Wood Doors, will be considered where application is architecturally appropriate.

12. Avoid unfinished aluminum storm/screen windows solutions. Acceptable storm/screen windows should follow the general design and disposition of the inner window sash. Storm/screen windows when used, should be either factory finished or be carefully field painted.

13. Avoid installation of window shutters which are either too short, long, wide or narrow. When applied, shutters do not need be functional but should give the appearance of being true functional shutters. Shutters may be attached to the window frame but should always be dimensioned so as to be just above the sill and below the lintel. Shutter width should be calculated so that, if closed, the two leaves would meet at the center line of the window.

    Shutters are preferred to be wood, however, may be formed of aluminum or vinyl or other synthetic material. All shutters should be of a width of at least one inch thick.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of acceptable architectural window treatments and solutions.

F. Exterior Sidings, Finishes, Facings and Materials

In general, the replacement, layering or covering of original wood siding materials with synthetic materials is discouraged but application of seamless horizontal vinyl siding and vinyl shakes as well as stone and masonry veneers, cement board siding, stucco and other synthetic hard coat simulated stucco finishes are acceptable.

Use of alternative, maintenance-free vinyl or other synthetic siding products presents several common questions.

Can I use vinyl siding ?
Can I clad over the existing siding?
Can I clad over window and door surrounds and other exterior trim?
What other materials will be considered acceptable?

In the event a vinyl or fiberglass or other similar polymer or synthetic material is used, by choice of the Owner, the product must comply with all aspects as detailed in **The Design Guidelines.**

In brief, horizontal vinyl siding boards should be seamless in application, to the extent feasible, and be of an appropriate narrow four to 6 inches in exposed face dimension. Siding may be either smooth faced in texture and finish or be stamped wood grain. Shingles may be perfect cut, split, fish scale or other appropriate style and configuration.

Covering an existing siding problem vinyl siding material simply hides the problem and may create new ones. Overlaying does not resolve issues of rot and infestation.

Removal of problem siding may actually expose well preserved and handsome details and siding worthy of preservation. Cladding also increases the depth or profile dimension of the siding which causes problems at points of window and door surrounds and trim. Cladding and overlaying with vinyl siding is generally discouraged.

However, where ***asbestos shingle*** exists, the asbestos siding may either be removed and disposed by qualified contractors or encapsulated by siding overlay. Proper disposal options and methods must be observed in all disposal activities.

Exterior materials used in new construction should be compatible with the architectural design style of the dwelling and the neighboring structures and be of either wood, masonry or other synthetic composition. Synthetic materials should correctly replicate the form, texture and finish of actual materials such as wood shingle or horizontal clap boards.

It is also important to note that cladding of existing window and door surrounds and trim with aluminum or vinyl is not recommended and is generally discouraged. Cladding obscures detail and creates unsightly corner joints.

As to other materials, the proposed use of antique red, brown or other similar used brick veneers, or appropriate stone facings is acceptable, however, use of glazed or otherwise multi-colored glazed brick masonry units is unacceptable. Piers and exposed foundations may be stucco on concrete block, brick masonry, or rough cut stone.

Specifically, the exterior wall treatment of all residential structures undergoing repair, restoration, renovation, alteration, addition, maintenance or proposed as new, should:

1. Repair and restore all existing wood siding, when feasible. Where siding has been layered or covered by aluminum or vinyl siding or other synthetic material, layers should be removed prior to any residing work. Where asbestos shingle exists, the Owner has the option to either have the material properly removed and disposed or encapsulated by covering with a new siding material.

2. Replicate and replace the existing form and dimensions of the siding, where

determined to be deteriorated or missing. Replacement wood siding materials should match the original. Replacement with synthetic material is acceptable where Owner is determined to use such material. To the extent possible, the proposed siding material should be of an appropriate width and dimension to the scale and original design of the dwelling. Acceptable synthetic materials include vinyl and cement fiber shingles or boards.

3. Retain proper clearance dimensions between sill boards, corner boards, cornices, crown moldings at windows and other trim. Layering of siding over existing material is not recommended. Profile of any new siding material should be within face of all door and window trim.

4. Retain, re-instate or incorporate appropriate corner board details in all siding and shingle applications.

5. Avoid covering or capping of window surrounds with aluminum.

6. Avoid any use of synthetic siding with simulated wood grain in either re-siding or new construction applications.

7. Avoid any work which obscures, removes or otherwise encases existing cornices, decorative brackets, ornamental overhangs, fascia or soffits.

8. Address re-pointing of all existing masonry joints where mortar has deteriorated or fallen away.

9. Re-set any removed architectural ornament from the existing building or structure upon completion of siding repair or replacement.

10. Avoid all use of exterior synthetic wall panels.

11. Avoid long spans of vinyl or wood clapboard siding.

12. Avoid application of painted or stained T-111 vertical grooved plywood panels.

In summary, restoration, replication or reconstruction of original materials and ornamentation is most desirable and is always encouraged. However the use and application of new synthetic materials is acceptable when such use or application is in keeping with traditional applications and in accordance with design practices of the architectural style selected.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of acceptable architectural treatments and applications.

G. Porch and Balcony Decks

First level decks may be masonry, synthetic/simulated wood plank or be painted or stained wood plank. Fiberglass, or other synthetic decking boards are acceptable, however, when used in rear yard applications only. Generally, porch floor decks were painted gray but may be stained or painted brown, green or other earth tone color.

Upper level decks may be either wood or fiberglass plank or sheet membrane to resolve water issues. Fiberglass plank use on balcony decks is permitted.

Porch and balcony floor decking treatments at all residential buildings undergoing repair, restoration, renovation, alteration, addition, maintenance or proposed as new, should:

1. Utilize painted or stained narrow tongue and groove wood decking to the extent feasible in all locations.

2. Avoid application of fiberglass deck applications when visible from sidewalk level.

3. Apply trim boards at the perimeter of fiberglass decks at upper levels to conceal fiberglass edge.

4. Avoid applications of painted concrete, outdoor carpet and ceramic tile.

5. Always be proportionate to the size and scale of the dwelling or structure.

H. Ornamentation, Columns, Railings, Chimneys and Trim Details

The use of classic elements such as decorative tower elements, gable details, chimneys and flues and other features, should be retained, restored or replaced. Incorporation of various architectural details, common to that style or period, is always encouraged.

Specifically, ornamentation, column, railing and other detailing solutions for either existing or proposed buildings or structures should:

1. Retain, restore or replicate historic architectural elements and ornament including decorative cornices, fascia brackets, porch railings featuring ornamental flat slat spindles or balusters, columns, covered porches, gables with gable ornament, towers, lattice porch panels, clay chimney pots and ornamental newel post caps.

2. Visibly express structural elements including piers, posts, columns and floor levels.

3. Avoid unfinished pressure treated wood railings that or wood spindles which measure as a nominal 2” x 4” in cross section dimension.

4. Utilize painted wood or polymer type railings. Vinyl coated railing systems are acceptable but do not have the authentic detailing of wood and polymer products. Wrought iron and cast aluminum systems are also acceptable, however, mixtures

of two or more acceptable railing types is not recommended and will be disallowed during the permitting process.

Railing spindles may be either turned or be 2" square (actual size allowed 1 1/2" x 1 1/2") and be spaced so as not to permit a space or gap between vertical spindles of more than four (4) inches, however, gaps between spindles of 2 to 3 inches may be more appropriate. Railing height be in compliance with Code.

Exemptions based upon historic conditions may be reviewed and certified by a licensed design professional. Safety and compliance with Code will always be considered. A 30" minimum high railing height is always required where a finished porch deck is 30" to 48" above grade.

5. Avoid use of fiberglass, outdoor carpet, poured concrete and modern pressure treated wood plank deck treatments on all porches and entries visible from the street and within general public view. Tongue and groove hardwood boards or simulated fiberglass type synthetic plank board may be used on outdoor first floor porch decks. Boards may be painted, stained or be varnished. Fiberglass may be used on upper level porches or balconies.

6. Avoid use concrete block, cast iron column designs or ornamental aluminum posts on porches and balconies.

7. Avoid use of any porch post with a dimension less than 4 inches or a cross section dimension of under 4" x 4" inches .

8. Utilize masonry, wood, fiberglass or polymer (square, turned, tapered or round) columns.

Many pre-molded synthetic architectural ornaments, columns, railings and trim details are readily available for replacement of deteriorated or missing components. Use of such products is acceptable.

Property Owners and Architects should become familiar with both existing or proposed structures within the **Bradley Park District** in order to design improvements appropriately.

Refer to Section **V. Illustrations of Architectural Styles and Treatments,** which provides examples of acceptable ornamentation, columns, railings and trim details treatments.

I. Exterior Lighting, Lamp Post and Yard Lighting

Exterior mounted lighting should be positioned so as not to impede passage by, or inflict harm to pedestrians nor create a visual barrier along the street. Wall mounted porch

lanterns and other ceiling surface mounted fixtures are generally acceptable.

Finishes on exterior lighting fixtures should complement the architectural color schemes selected and reflect accurate period color choices. Jaded copper, antique metal finishes and black are generally preferred color choices. Polished brass is a poor choice in that ocean salt air promotes pitting and discoloration of such finishes.

Individual lamp posts are permitted but must be reviewed by **Zoning** prior to installation.

Use of low voltage path lighting is permitted.

In brief, the exterior lighting of a any residential building or structure either undergoing repair, restoration, renovation, alteration, addition or proposed as new, should be:

1. Refurbished or replicated original lighting fixture types to the extent feasible.

2. Positioned so as not to impede passage, or inflict harm to pedestrians nor create a significant visual barrier or distraction along the street.

3. Be representative of the style and period on which such lighting is applied and be consistent with fixtures typically found on the style dwelling it serves.

Architects, lighting designers should become familiar with both existing or proposed structures within the **Bradley Park District** in order to design appropriate lighting.

J. Gutters

Originally many 19th Century buildings did not have roof drainage gutters and leaders. Steep roof slopes and extended overhangs kept water away from exterior walls and foundations.

In some instances, box gutters were integrated into the design in a manner so as to conceal the gutter into the structure's eaves. Where box gutters still exist today, it is preferable to retain them instead of installing hanging gutters.

It should be noted that hanging gutters may interfere with decorative brackets, fascias and eaves trim in some instances. Such visual conflicts should be avoided.

However, it is common practice to install or retrofit gutter and leader systems onto existing buildings and hanging gutters and leaders are almost always specified on small to medium sized new construction.

In brief, the gutter and leader types to be installed on any residential building or structure

undergoing repair, restoration, renovation, alteration, or addition or proposed should:

1. Be fabricated in a half-round gutter design with round pipe leaders where buildings are historically significant or were originally constructed before 1941, but gutters may be the standard K-type in all instances at the Owner's discretion.

2. Be fabricated of copper, factory painted and finished aluminum or galvanized metal and may be painted or finished to match the dwellings trim.

3. Avoid use of any PVC (poly vinyl chloride) pipe systems or solutions anywhere within the District.

K. Awnings

Awnings add color and vitality to the streetscape and add interest to a building in addition to providing shade and weather protection.

In brief, awnings for any residential building or structure should:

1. Be of a fabric type and manufactured of canvas or linen. Vinyl, aluminum and sheet plastic are not acceptable. Awnings may be designed so as to be placed over a single window or door, or may be designed so to span over the length of the distance between porch columns.

2. Complement the proposed building design or improvement and be consistent with colors complementing the structure without garish results. Striped awnings with up to three colors are permitted while solids are usually preferred.

3. Not incorporate logos or lettering on the proposed awning.

4. All awnings should be at least 7'-6" clear from sidewalk grade at their lowest point and not extend beyond 3'-0" from the building face or as otherwise mandated by Code.

5. Tattered and discolored awnings should be replaced or simply removed.

6. Avoid all pre-formed frame metal awnings that are non-operational.

L. Skylights

Skylights are permitted, however, placement must be respectful of the architectural style and be of an appropriate size and scale. Use of transoms, clerestories and stacked window assemblies are always permitted and usually preferred.

Consideration should be given to visual impact of such intrusions when viewed from neighboring locations.

In any event, use of skylights should be limited and discretely positioned.

M. Satellite Dishes, Solar Panels, Antenna Towers

Satellite dishes seriously detract from the characteristics of the District and traditional architectural aesthetics. Solar panels present a similar intrusion and usually constitutes an even larger visual problem as do roof top antennas.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction, maintenance or addition should:

1. Avoid placement of TV Satellite and all other visually offensive mechanical HVAC devices on roofs in a manner visible to public view.

2. Avoid placement on front facades or other positions so as to be fully visible from the street.

N. Roof Top Construction - Sun Decks, Pools and Hot Tubs

Roof top construction featuring sun decks, swimming pools, hot tubs are generally not in keeping with the more traditional architectural styles identified within the **Bradley Park District.** Therefore such features will be viewed contrary to the "Spirit" of the

architectural setting. Introduction of any such feature must fully demonstrate that such a feature would be designed so as not to be visible to public view or sensitive to both the dwelling it serves and adjoining properties.

An exception to roof top construction is the design of widow's walks.

Property Owners of all residential buildings, whether undergoing repair, restoration, renovation, alteration, new construction, maintenance or addition, should:

1. Avoid placement of roof top pools, hot tubs, recreational facilities, sports courts and all other design features on roofs inconsistent with the architectural style of the dwelling it serves. Any such introduction must be designed in a manner to not be visible to public view.

O. Air Conditioning and Condenser Units

Window mounted AC units are discouraged in all new construction. Existing structures utilizing window AC units should position units away from street and public view to the extent feasible.

Placement of mechanical HVAC devices such as Air Conditioning condensers on roofs or side yards in a manner visible to public view must be avoided to the extent feasible. Where such placement is necessary, units shall be adequately screened and/or positioned in rear yard or roof areas.

P. Flags, Banners and Signage

Celebratory or seasonal flags and banners proposed for display at any residential building are generally not permanent to the structure and may be displayed without specific approval. However, any permanent flag, banner or flag pole installation or application of signage other than the street address number, name of residence, or plaque must be reviewed by **Zoning**.

As to general specifications and guidelines, Owners desiring to display flags, banners and signage should:

1. Verify that such flags, banners and signage are permitted and comply with local zoning restrictions.

2. Verify that all such flags, banners and signage are securely attached to masonry or framed exterior surfaces but mechanical fastening should not irreversibly damage or destroy architecturally or possible historic materials or facings.

Flags should generally not extend beyond 60” from the building face. Banner heights and sizes may vary, but must comply with local zoning restrictions in all cases.

Q. Fencing and Gates

In Bradley Park, use of solid front yard fencing is not permitted. Historically, fencing of open wood pickets and slats and occasionally cast iron were used to define space.

Front fences may not exceed 4’ in height and must have a minimum of 50% opening. Side and rear fences are acceptable and could be solid or chain link but must not exceed 6’ in height.

Fiberglass or wood lattice panels are permitted screening methods at porches.

Use of any other historically appropriate fencing with a ***demonstrated precedent*** will be considered by **Zoning**.

Colors should be either dark green, black, gray, brown or white or unfinished metal. Multi-colored and patterned colors and the use of bright non-earth tone colors is not permitted. Paint or paint staining of existing fencing is acceptable. White picket fencing

is generally preferred.

Picket fences may be squared or pointed at top, should be secured to a horizontal top and bottom slat or rail, and should be spaced so as not to exceed a gap between vertical pickets equal to the width of the picket itself.

R. Architectural Landscape Treatments

Grass strips between the curb and sidewalk area as well as grass lawns in front yards is required by Ordinance. The introduction of concrete or masonry unit paved front yard patios is not acceptable, nor is the application of loose decorative mulch, stone or gravel. The introduction of trees, flowering plants and shrubs are encouraged. The increase in impervious surface is discouraged and should be avoided.

All proposed landscape treatments should be appropriate to the architecture, the district and be indigenous to the site. For example, the planting of palm trees or cactus species is inappropriate.

Pathways and driveways may be surfaced with concrete, natural slate (bluestone) slabs, brick, concrete or cut stone unit pavers, or be asphalt paved. Painting of natural stone elements is discouraged.

Retaining walls, where required should be either brick masonry or split face (rough chiseled face) type block. Masonry walls may be capped with brick masonry or limestone, sandstone or bluestone slabs. Use of railroad ties and modern ribbed face interlocking concrete blocks is discourged.

All architectural landscape elements including retaining walls, earth berms, planters, structures, ornamental castings, statues, light posts, fountains, water ponds, bollards, urns, benches, historic artifacts, flag poles, 3-dimensional art forms or any other element over ***18 inches*** in height from average property grade, will be subject to **Zoning** review and jurisdiction.

S. Color

The choice of color is one of the most important decisions generated by a property owner For purposes of this section, the selection of color applies to exterior finishes, awnings, doors, trim, architectural ornament, window and door frames.

Definitive color schemes are not a set as an absolute rule, however, paint manufacturer's, such as Benjamin Moore and Sherwin Williams, offer catalogs and reference sheets indicating appropriate historic color combinations. As a general guide, and whenever possible, building color should accurately reflect its original era.

Buildings of the late 1870's and 1880's usually featured soft or pale earth tone colors. For the most part, primary color choices included buff creams, light greens and gray. Window, door and trim was nearly always painted in darker shades of the main color choice.

Late in the 19th Century, colors were deeper and featured more browns, darker olive greens and reds and yellow ochre. Trim colors were more dramatic and utilized added tertiary trim colors to enhance detail.

Early 20th Century continued with past color schemes, but with the advent of Colonial Revival designs, white became increasingly popular.

Exterior siding, fascia, roofing and window and trim colors which are specifically discouraged include, what is often referred to as ***"boutique colors"*** including bright pink, turquoise, magenta, orange, lime, lavender and purple. Paint schemes featuring bright lemon yellow, electric blue, fire engine red, any combination of random colors, or the use of camouflage or striped patterns, and any color in the day-glow or glitter or reflective paint range or group are not acceptable.

Natural materials, such as brick or stone, should appear natural. Stone or brick face, if painted, may be painted gray, brick red or white in color. Wood siding, shingles and trim should be painted to historically correct color schemes or be allowed to weather gray.

Narrow tongue and groove hardwood boards on outdoor porch floors and balcony decks may be painted gray, be stained or be varnished.

Narrow tongue and groove hardwood boards in ceilings of outdoor porches and balconies may be painted sky blue, gray or white, be oiled or stained, or be varnished.

Upper level covered balcony floors may be fiberglass surfaced and painted gray but must receive an edge trim board to match color of porch framing.

Replacement of any single window or door frame must match the color of all existing windows and doors or require that all others are made to match the replacement unit.

Awnings should complement the proposed building color(s). Striped awnings with up to three colors are permitted while solids are usually preferred.

V. Illustrations of Architectural Styles and Treatments

The purpose of this section is to provide a quick visual guide and reference which highlights various historic details common to the architecture of the Victorian Era and acceptable within the established parameters of **The Design Guidelines** in the repair, restoration, renovation, reconstruction, alteration, addition and construction of residential structures within the **Bradley Park District.** Representative unacceptable treatments are also shown for purposes of reference.

Bradley Park Residential Structures -Facade Design Guidelines

A. Common Architectural Styles of Bradley Park

The following prototypes are provided a illustrations of the characteristic elements of each particular style to guide the design and home improvement planning process.

The illustrations are offered as a guide and reference to all home owners and their design and construction professionals prior to the preparation of construction plans, specifications and detailed architectural drawings.

Applicants should make every effort to avoid unacceptability of proposed improvements and designs by becoming familiar with The Design Guidelines and the sample prototypes and various details and standards presented in this document.

Sample prototypes which follow include:

1. ***Craftsman***
2. ***Queen Anne***
3. ***American Four Square***
4. ***Cape Cod***
5. ***Dutch Colonial***
6. ***Seaside Colonial/Colonial Revival***
7. ***English Cottage***

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Craftsman Style

Craftsman Details

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Queen Anne Style

The 1880's thru the early 1900's saw the emergence of Queen Anne architecture in Ocean Grove and spread into other areas within what is now Neptune Township, specifically Bradley Park. There are many examples of Queen Anne variants in Bradley Park. Exteriors blended a variety of materials, shapes, forms and textures featuring asymmetrical designs and massing with ornamental towers and turrets. Mixtures of narrow width horizontal wood clapboard siding and patterned shingle designs, brick and exposed split face stone foundations, wood scrollwork and other architectural ornament were common. Extensive use of brackets and decorative moldings and a variety of turned, tapered, turned and tooled porch columns and newel posts were typical of the Queen Anne Style. Queen Anne designs introduced a greater variety of window and door shapes and integrated complementary open air balconies and window bays. Roofs were multi-planed, multi-gabled with projecting eaves at attic gables creating covered and recessed porch areas. Roof cresting, finials and flared shingle added detail. The dominant characteristic was the application of architectural treatments which avoided any flat wall surfaces.

Queen Anne Details

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Queen Anne Details

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Queen Anne Details

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American Four Square

The American Four Square is recognized as a post-Victorian architectural style which was extremely popular from 1900 through 1925 in and around Bradley Park and Ocean Grove. It marked a return to symmetry and simplicity of residential designs which preceded the

Gothic, Stick, Eastlake and Queen Anne styles, while offering convenience of indoor plumbing, central heating, closets and more. The American Four Square is best characterized as a 2-tory box-like dwelling with a hip or pyramidal roof with a large front dormer in the attic space and at times on all sides. The front porch extends the full width of the structure with stout square or round Colonial style columns with simple equally and closely spaced square porch railing spindles. Most Four Squares in Bradley Park are of the Colonial Revival variety featuring large 1/1 single plate window sash designs frequently placed in pairs or even threes. Siding treatments were of either wood clapboard or shingle. Window and door openings as well as building corners were trimmed with flat boards Overhangs and eaves were well pronounced with occasional treatments featuring exposed rafter ends. As a result of their simplicity in craftsmanship, these homes have acquired historic significance of their own.

American Four Square Details

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Cape Cod Style

The Cape Cod Style, based upon a simple and efficient design premise, was popular in the 1920's as a small home design. The cottage like structure suited seasonal living but was

as commonly selected for year-round occupancy.

The post World War II housing boom saw a renewal of the Cape design in great volume. The attraction was its suitability to narrow lots, ability for future expansion with either side or rear porches or family type rooms, the adaptability to addition of an attached side garage (or a separate detached garage), and provision of three attic level bedrooms with the potential to either expand, combine rooms or raise rafters to achieve additional height at a later date. The design is as successful today as it was in its inception. A variant of the Cottage design but inspired by the Colonial Style, this design type can be either shingle, brick masonry or horizontal clap board clad.

Dormers and steeply pitched roof rafters with gable ends are always fundamental elements in the Cape Cod Style.

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Dutch Colonial Style

Design trends in the late 19th Century showed renewed interest in simpler forms and classic styles. The trend continued well into the first half of the Twentieth Century with Colonial Revival Styles including variations of the American Four Square, Dutch

Colonial, and expanded Bungalows with Colonial and Classical design influences. Features usually included classical tapered columns, Palladian windows, columns, base piers, doorways with sidelights, large 1/1 single plate window sash designs frequently placed in pairs or even threes.

The Dutch Colonial Style is best identified by its roofs which were usually pitched with gambrel style roof forms, (similar to traditional barn shaped roofs). Siding treatments were of either wood clapboard or shingle. Window and door openings as well as building corners were trimmed with flat boards Overhangs and eaves exposed rafter tails and attic sometimes spouted small dormers, louvered vents or attic windows for added ventilation.

Over time, renovations of some original structures were performed as a result of the Colonial Revival movement. Renovations at those structures replaced ornamental railings with square spindles and simpler door and window replacements.

Dutch Colonial Details

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Seaside Colonial Revival Style

The Colonial Revival has had the most significant impact on the overall architecture of Bradley Park. Design trends in the late 20th Century showed renewed interest in simpler forms and classic styles. The Colonial Revival Styles include variations of the American Four Square, Dutch Colonial, expanded Bungalows and minimal traditional dwellings. Colonial and Classical design influences are strong throughout the Bradley Park District.

Specific architectural features include classic tapered columns, Palladian windows, columns base piers, doorways with sidelights, large 1/1 single plate window sash designs frequently placed in pairs or even threes. Roofs were usually moderately pitched. Siding treatments were of either wood clapboard or shingle. Window and door openings as well as building corners were trimmed with flat boards Overhangs and eaves exposed rafter tails and attic sometimes spouted small dormers, louvered vents or attic windows for added ventilation. Renovations of some original structures were performed as a result of the Colonial Revival movement. Renovations at those structures replaced ornamental railings with square spindles and simpler door and window replacements. As a result of their craftsmanship, many of these modifications and additions have acquired historic significance of their own. Seaside Colonials incorporate extensive open air porches with balconies and wrap around porch designs

Seaside Colonial Revival Details

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English Cottage Style

The English Cottage Style is a traditional residential design form, compact is plan and scale but handsome in its simplicity. This home design type was most popular in the early 1920's but was continued as a single-family residential design favorite through 1941.

Material was often either brick masonry or stucco finished on the exterior with steep roof pitches dimensional roof shakes, shingles, slate or even tile.

Prominent in this design style are the many variants including added bay windows, dormers, arched entry ways, integration of shutters, heavy timber-like doors, application of flat timber trim boards, stone detailing, masonry chimneys with ornamental flue details, elaborate window sash grille work and various attic eyebrows, eyelids or other featured attic window details.

Bradley Park has an inventory of small Craftsman, expanded Bungalow and Cottage type dwellings, however the English Cottage is distinguished as a classic style separate from the others.

English Cottage Style

B. Other Appropriate Architectural Styles for Bradley Park

The Design Guidelines address specific architectural styles, however, variants are common and proposals for design types which are not defined as either **Craftsman, Queen Anne, American Four Square, Cape Cod, Dutch Colonial, Seaside Colonial/Colonial Revival, or English Cottage**, may still be acceptable and appropriate to the Bradley Park District.

Hybrids or composites which are inspired by several design styles or periods, such as an **American Four Square** with a **Dutch Colonial** gambrel roof design and other influences, or an **English Cottage** with **Seaside Colonial** or **Colonial Revival** treatments, or a traditional 2-story **Colonial** with **Craftsman Style** detailing are all valid and acceptable variations.

Other classic revival styles such as **Italian Renaissance Revival, Greek Revival, Georgian, Stick, Second Empire, Italian Villa, Neo-Classical, Early Colonial Revival, Spanish Colonial Revival, Neo-Victorian, American Vernacular** or **Shingle Style** may be considered appropriate within the district as styles for proposed new construction. Examples are shown in the Appendices which follow.

However, the introduction of over-sized single-family dwellings of any design style would be inappropriate. Such designs should be considered inconsistent with neighborhood scale and narrow lot architectural traditions.

Specifically, the excesses of the 1980's and 1990's are visible in the ever popular developer/builder's **Nouveau Traditional** designs, also known as the **"McMansion"** movement.

Other inappropriate architectural design styles for Bradley Park, include the previously listed **Mobile Homes, Log Cabins,** un-articulated or un-stylized **Pre-fabricated or Modular Structures (**which do not successfully replicate any of the acceptable architectural styles)**, Summer Bungalows, Garage Apartment** and **Two-family Dwellings.** Also included as inappropriate are residential design solutions which resemble the **International/Modern Style** or **Supermanerist Designs,** most **Builder's Shed Designs,** and the more adventurous **Post Modern** and **Deconstructionist Style Types**. Each of these architectural design styles is clearly foreign and conflicting with the heritage and composition of the Bradley Park neighborhood.

Although, these styles may are recognized as valid solutions elsewhere, they are not appropriate selections for the Bradley Park enclave. Examples are shown in the Appendices which follow.

VI. Glossary of Terms and Definitions

Bradley Park Residential Structures -Facade Design Guidelines

Glossary of Terms and Definitions

"addition" - an increase in the footprint area of a building or an increase in the average height of the highest roof surface or the number of stories of a building.

"alteration" - the rearrangement of any space by the construction of walls or partitions or by a change in ceiling height, the addition or elimination of any door or window, the extension or rearrangement of any system, the installation of any additional equipment or fixtures and any work which reduces the load bearing capacity of or which imposes additional loads on a primary structural component.

"balcony" - is and open air porch with direct access from the interior of the dwelling only; balconies are usually located on the upper levels of a dwelling, are rimmed with railing and may vary in size.

“baluster” - a equally spaced square or turned spindle, flat ornamental slat or series of vertical posts supporting the top rail of the balustrade rail or positioned between the top and bottom rails at porches, balconies or stair railings.

“balustrade” - a porch or balcony railing with a top, or a top and bottom, rail with spindles, ornamental slats or vertical posts positioned between the rails.

“barge board” - the decorative board attached to the projecting portion of a gable roof, also known as a verge board.

“bay” - the regular external division of a building marked by windows or other vertical elements, most often with three angled sides and positioned to be an external projecting feature, also known as a bay window.

“bracket” - a small curved or saw-cut or cast projecting element which supports a horizontal exterior trim member or roof overhang, window or door hood or canopy, or any exterior cornice detail.

“capital” - the top element of a column or pilaster.

“Certificate of Appropriateness” - is a document issued by the Historic

Preservation Commission approving any preservation, restoration, rehabilitation or alteration of property dealing with construction, demolition, additions, removals, repairs or introduction of any architectural feature for any existing structure or proposed new construction.

"change of use" - means a change from one Use to another Use in a building or tenancy or portion thereof.

“clad” - technique where existing materials are covered with new ones rather tan removing them;

“clap board” - is horizontal exterior siding which is lapped or layered.

“column” - a vertical pillar or shaft usually supporting a member above.

“construction permit” - the written approval and certificate which must be obtained from the Township Building Department after obtaining a Certificate of Appropriateness from the Historic Preservation Commission and before the start of construction.

“corner board” - the narrow or wide vertical board at the exterior corners of a frame building.

“cornice” - a projecting molding at the top of a building or wall.

“cupola” - a small roof tower, usually rising from the topmost center of the roof ridge or turret. Cupolas may have windows and have a variety of roof types including gables, conical roofs and square, hexagonal or octagonal bases.

"deck" - strictly refers to the structural element, plank or other surfacing material, placed upon the floor framing of a balcony or porch.

“demolition” - is the partial or total razing, dismantling or destruction of any building or structure, or of any other improvement within the Historic District.

“dentil” - small square blocks extending along the underside of a projecting cornice.

“Design Guidelines” - refers to the criteria as set forth by the Historic Preservation Commission and the Township of Neptune regarding the exterior architectural treatments and facades of any building or structure.

“dormer” - a small window with its own gable, shed, hip or arched roof projecting from a sloping roof.

“eaves” - the projecting overhang at the lower edge of a roof.

“eyelid” - the low profile arched element similar to the roof dormer featuring half round or low profile arched windows which function as historic skylights or clerestories.

“exterior alteration” - means any change in the exterior architectural features of a building or any other structure including repainting, additions, or the demolition of part of a building with the exception of repainting the exterior of the structure in the same color(s) for maintenance purposes.

“exterior architectural feature” - means any element of the exterior architectural style, design or general arrangement of a structure that is visible from the outside including, but not limited to, the style and placement of all windows, doors, gutters, garages, porches, railings, steps, stairs, lighting, roof type and color, building material, signage and decorative elements including landscaping, fences and features.

“facade” - the exterior face or elevation of a building visible to public view.

“fanlight” - an arched transom located over doors or windows comprised of glazing pieces seamed with wood grille work muntins positioned in a radial manner from the center base of the arched transom.

“finial” - the projecting ornamental element at the top of a gable, spire or pointed roof.

“frieze” - the middle portion of a wide flat board under a cornice detail which may be ornamented or paneled.

“gable roof” - a roof with a central high point or ridge which creates a slope to either side, also known as the triangular section of wall under the sloped roof lines.

“gambrel roof” - a roof with a central ridge and two angled roof segments on either side of the ridge, similar to a traditional barn roof, also known as a Dutch colonial roof.

“hip roof” - a roof with uniform slopes on all four sides extending from a cetral ridge line or point.

“historic integrity” - the authenticity of the property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic architectural period.

“historic landmark” - means historic building structure or site, or any property under the protection of landmark status within the designated Historic District.

“historic site” - is any real property, man-made structure, natural object or significant location which has been formally designated as being historic and exhibit or possess archaeological, cultural or architectural significance, or otherwise located within the

boundaries and limits of a formally designated Historic District.

“HVAC” - means heating, ventilation and air conditioning systems.

“lattice” - pattern produced by interlacing laths or slat like trim or other thin strips of wood or simulated wood material in a manner to screen the underside of porches or other areas to be shielded from public view.

“leaded glass window” - a window that is composed of pieces of glass that are held in place with lead strips; the glass may be clear, colored or stained; leaded glass windows are often referred to as “stained glass windows”.

“lintel” - the horizontal decorative beam or structural member positioned over a wall opening or span between columns.

“mansard roof” - a roof traditionally having a steep single or double slope on all four sides of a building’s footprint.

“modillion” - the horizontal block or bracket placed under the overhang of the cornice.

“mullion” - the vertical divider in a window.

“muntin” - the dividing strips between the glazed panes in a multi-paned window.

“pediment” - the triangular gable end of the roof; also any similar crowning element used over the doors or windows, usually triangular but may be arched or curved.

“permit” - includes any required Township approval for exterior work to any structure or property in the Historic District which exterior work is subject to public view. Permit shall include, but is not limited to a zoning permit, construction permit, a demolition permit, a permit to move, convert, relocate or remodel or change the use or type of occupancy of any structure or property in a historic district which involves exterior changes to the structure or property on which it is located.

“pinnacle” - the vertical rail with tooled and pointed ends positioned in the center of a gable ornament or at the ridge point of a gable roof with the pointed end usually extending into the gable area below the roof line.

“pilaster” - a shallow pillar attached to the wall resembling a classical column; also commonly used at door and window surrounds and trim.

“pop-ups” - refers to the introduction of additional floor levels by raising partial or total existing roof areas in order to increase new living space and thereby significantly altering the original scale, form and architectural character of the existing dwelling.

"porch" - is a spatially defined and covered open air area immediately adjacent to the structure which features columns, railing, floor decking, architectural ornamentation reflecting the architectural style and period of the dwelling. A porch essentially a one-story framed open air enclosure which is largely transparent and may vary in size. Porches are most commonly located on dwelling fronts but may be positioned on side, alley and rear elevation depending on lot configuration and architectural design.

"portico" - an entrance porch.

"preservation" - the act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the landscape features and vegetative cover of a site where integral to the visual experience of the building, property or site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

"PVC" - refers to poly vinyl chloride materials used in manufacture of piping, railings and some ornamental trim.

"reconstruction" - any project where the extent and nature of the work is such that the work area cannot be occupied while the work is in progress and where a new certificate of occupancy is required before the work area can be reoccupied. Reconstruction may include repair, renovation, alteration or any combination thereof. Reconstruction shall not include projects comprised only of floor finish replacement, painting or wallpapering, or the replacement of equipment or furnishings. Asbestos hazard abatement and lead hazard abatement projects shall not be classified as reconstruction solely because occupancy of the work area is not permitted.

"Rehab Code" - the regulatory Sub Code used in conjunction with the International Residential Code 2000/New Jersey Editions; the Rehab Code allows for various exceptions in requirements for improvements where structures are deemed either historic landmarks, historically significant or where structures are existing.

"rehabilitation" - the repair, renovation, alteration or reconstruction of any building or structure. Rehabilitation is the act or process of returning a property to the state of utility through repair or alteration which makes continued use and habitability possible while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

"renovation" - the removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation shall include the replacement of equipment or fixtures.

"repair" - the return to a good or sound condition of materials, systems and/or

components that are worn, deteriorated or broken using materials or components identical to or closely similar to the existing.

“restoration” - the act or process of accurately recovering the form and details of a property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work, details, ornamentation, finishes, features and trim.

“retaining wall” - a structure that is designed and constructed to stabilize two generally horizontal surfaces which are vertically displaced, and which shall be either a landscape retaining wall or structural retaining wall:

1. landscape retaining wall shall mean a retaining wall greater than eighteen (18) inches but less than four (4) feet in height, which does not support any site improvement within four (4) feet of the top of the wall.

2. structural retaining wall shall mean retaining wall greater than four (4) feet in height, or a retaining wall with any site improvement located within a distance from the top of the wall equal to the height of the retaining wall.

“sash” - the frame in which a glass window is set; a sash may be moveable, slide vertically or be fixed in place; often referenced as the top and bottom sash of a double hung window.

“sill” - the lower horizontal member of a door frame, window frame or wall.

“soffit” - the exposed underside of an extended overhead component of a building such as the undersurface of a roof overhang, arched opening, cornice or porch canopy.

“seaside vernacular” - refers to the indigenous architectural character of the Historic District as an ocean front community which features specific forms, shapes and other elements which harmonize with the seaside breezes, sun shading, summer season activities, and complement the dominant and pre-existing architectural historic styles.

“structure” - best described as a combination of materials constructed for use, occupancy or ornamentation whether installed on, above or below the surface of land.

"system" - means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building including any equipment, fixtures, connections, conduits, wires, pipes, ducts, as well as any associated sensors, controls, distribution or safety elements.

“T-111” - refers to texture one eleven manufactured wood sheathing which is fabricated with vertical grooved reveals that is intended for exterior application.

"technically infeasible" - means, in connection with accessibility requirements, a change that has little likelihood of being accomplished because the existing structural

conditions require the removal or alteration of a load bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

“transom” - a small window over a door or another window; a transom may be rectangular, fan-shaped, arched or elliptical, and may contain stained, leaded or otherwise ornamental period style glass.

“turned post” - a post which is ornamented by the carving of grooved detail in the mid section of porch columns or posts; groove detail may create narrow rings, wide bans or globe like forms, and usually feature combinations of each.

“turret” - an often small but dominant corner tower with either a conical roof or hexagonal or octagonal base form with steep angle roof sides culminating in a high central point.

"use" - means that portion of a building or tenancy which is devoted to a single Use Group or special Use or occupancy as defined in the building sub code or as established by the provisions of any other sub code for the purpose of specifying special requirements applicable to that portion of a building or tenancy.

"Use Group" - means the Use Group classification of the building sub code.

“visible from street” - refers to the ability to view any element or device from street level or a street grade location within a public street right-of-way.

VII. Appendices

A. Examples of Other Appropriate Design Styles for Bradley Park

A. Examples of Other Appropriate Design Styles for Bradley Park

B. Examples of Inappropriate Design Styles for Bradley Park

VIII. Credits

American Shelter - Lester Walker

Clues to American Architecture - Marilyn W. Klein and David P. Fogle

Designs for Street Fronts, Suburban Houses and Cottages - M.F. Cummings & C.C. Miller

Great American Houses and their Architectural Styles - Virginia & Lee McAlester

Visual Dictionary of American Domestic Architecture - Rachel Carley