West Lake Avenue/Midtown Area
Architectural Facade Design Guidelines
for
Residential Structures

"Combining Traditional Architecture with New Urbanism"

prepared for:
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Neptune, New Jersey

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I. Facade Design Guidelines Overview

A. Statement of Purpose

The Purpose of the **West Lake Avenue/Midtown Area - Architectural Facade 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 construction, and various exterior 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 **West Lake Avenue/Midtown Area** 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 **West Lake Avenue/Midtown Area** is subject to and **must comply** with the standards and intent of **West Lake Avenue/Midtown Area - Architectural Facade Design Guidelines for Residential Structures,** *hereafter referenced as* **The Design Guidelines.**

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

C. Area Boundaries

The midtown area of Neptune includes the area bound by Asbury Avenue to the North, Neptune Boulevard to the west, Corlies Avenue (Route 33) to the South, and Memorial Drive and the border with Asbury Park, to the East. West Lake Avenue is a corridor of focus within the Area as a result of the proposed and continued redevelopment efforts. West Lake Avenue is also centrally located within the district with the potential of once again becoming a neighborhood center or hub.

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 with the exception of the north/south State Highway Route 35 which diagonally bisects the area.

The map which follows is provided to assist with the understanding of the **West Lake Avenue/Midtown Area** and any specific block or site references.

D. Background and Historical Brief

Although primarily residential and family oriented, the Route 35 and Route 33/Corlies Avenue Corridors are extensively commercial while the West Lake Avenue Corridor is best defined as the core of the Neptune Township Midtown Area although limited commercial activity currently exists.

During he early part of the 1960's the Midtown Area, like found families living in a semi-segregated and predominately blue collar community with modest starter homes and apartments. Fathers worked, mothers cared for children, and finances permitting, there was a single family car. Walking to work, schools and businesses was common. Stores were accessible and predominantly on the main strip, the former Springwood Avenue, renamed West Lake Avenue or… "The Ave."

The establishments on "The Ave." consisted of restaurants, night clubs, churches, clothing, hardware, various stores, pharmacies, fish markets, pool halls, barber shops, and shoe shine parlors. Produce trucks set up shop on the street for neighborhood convenience.

The famous "Elk's Parade" always took place here. The renowned and now historic "Carver Hotel" was a usual stopover for many famous African-American celebrities such as Lena Horne, Cab Calloway, Joe Louis and others.

The Civil Right's Movement spawned various changes felt by all, however, on April 4, 1968, Dr. Martin Luther King was assassinated. Many urban neighborhoods of various size and location witnessed emotional rage, violence and destruction which followed the

news of Dr. King‘s death. Riots and urban devastation spread quickly from coast to coast. Various communities fell victim to flames and destruction as did many local dreams and hopes. Community pride was also a victim. Various sections of the Midtown Neptune and neighboring Asbury Park were not fortunate to escape this page in history.

For the next two decades, the once thriving Midtown sat virtually deserted and either extensively demolished, abandoned or let to fall into greater disrepair. Residents fled the community and relocated elsewhere. Businesses did not return. Years and years passed and a sense of apathy in this community seemed to set in.

Thirty years later the cycle of rebuilding and the excitement of the residents was resurrected. In 1997, a group of Midtown residents along with The Neptune Township Committee formed the Midtown Neighborhood Empowerment Council which was to join in partnership with The State of New Jersey to begin the process of Revitalization in Midtown Neptune Area.

(INSERTED MAP)

II. Architectural Facade Design Guidelines in Brief

It is advisable that residential property Owners and Architects become familiar with both existing or proposed structures within the **West Lake Avenue/Midtown Area** in order to select and design improvements appropriately.

Repair restoration, replication or reconstruction of original architectural materials and character is often desirable and is encouraged where existing structures are to be renovated or otherwise deemed architecturally or locally significant.

New construction should complement the existing scale and traditional architectural characteristics of the neighborhood, however, a new era of ***sustainable architecture*** and ***green building design*** should address the objectives of **"The New Urbanism"** in order to reinforce the new direction and future for the **West Lake Avenue/Midtown Area.**

A. Notable Area Architectural Assets

The most notable architectural asset of the **West Lake Avenue/Midtown Area** is the inherent diversity in traditional architectural residential styles. The neighborhood location is enhanced by the proximity to the NJ Transit Railroad Station, the Route 35 and the Corlies Avenue Commercial Corridor and the Jersey Shore University Medical Center in addition to short walking distances to schools.

B. Notable Area Architectural Concerns

The most notable architectural concerns within the district are best described as previously unguided residential 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 or character of the neighborhood. Another item of concern focuses on the various vacant lots and neighborhood voids which are left unattended, underutilized or undeveloped.

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 **additions or dormers** which significantly alter and disfigure traditional architectural forms and roof lines;
-Inappropriate and architecturally **inconsistent style selection of entry porch columns** to a specific dwelling design or style;

Proposed improvements must 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.***

In proposed improvements to existing homes which have retained overall original character, avoid demolition of restorable architectural facades and architectural features such as roof gables, porch detail and ornamental window or door trim. Where architectural

elements and ornament are removed or visibly missing, accurate reproduction and replication is encouraged. Layering or covering of original sidings and facings when revealed to be sound is generally discouraged.

New construction of single-family homes should repeat and emulate the design styles and themes appropriate to the **West Lake Avenue/Midtown Area** architectural design styles as identified and described in this handbook. New construction of multi-family structures and mixed-use residential/commercial buildings should ***incorporate the various sustainable architecture and green building design criteria identified.***

C. Quick Reference to Acceptable/Unacceptable Facade Treatments

The Design Guidelines, which follow, are intended to assist in the determination of preferred architectural treatments within the **West Lake Avenue/Midtown Area.**

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 **West Lake Avenue/Midtown Area** 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.

3. If possible, exterior wall materials should be ***repaired, restored or reconstructed,*** in that order, rather than being simply covered or 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. In the event, modern day materials such as vinyl siding is proposed, the application should be seamless to the extent feasible. Therefore, to avoid lapped siding and gaps, one should utilize long span horizontal clap board.

4. All new architectural treatments applied to existing structures should also ***reflect*** the ***form and intent*** of the original design. For example, asphalt roof shingle should be applied at roofs, not as an exterior wall siding material.

5. In cases of new construction, dwelling form, selection of materials and detailing shall be ***consistent with architectural style types*** identified in this handbook, complement the **West Lake Avenue/Midtown Area,** and/or ***incorporate the various sustainable architecture and green building design criteria identified.***

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.

In general, acceptable and allowable facade treatments include:

-Sustainable architectural composition and green building design components to the extent which is practical on existing and single-family dwellings and to the maximum potential on proposed new construction.
-Use of horizontal vinyl, wood or cement board siding, cement or synthetic stucco, wood or vinyl shakes, brick masonry, split face block walls;
-Additions with roof lines repeating design of existing or neighboring dwellings;
-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, synthetic composite, metal or vinyl clad windows and doors consistent with scale and style of dwelling design; casement, double-hung, circular, transom, awning, bay window and appropriately scaled picture window types appropriate to the architectural style of the dwelling;
-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 first floor porches that are uncovered;
-Introduction of decks 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 railing or other railing that is solid wall rather than open spindle type on earlier traditional architecturally designed dwellings;
-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;
-Use of short span horizontal vinyl siding sheets or panel segments;
-Use of wrought ornamental iron or cast aluminum ornamental grillwork as columns;
-Designs allowing visibility of unfinished concrete block;
-Application of T-111 wood siding panels;
-Positioning of TV Dishes on the front facades of dwellings;
-Barrier-free ramps when constructed of unfinished pressure treated lumber, or when positioned directly in front of a dwelling.
-Windows or doors inconsistent with scale and style of dwelling design;
-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 **West Lake Avenue/Midtown Area.**

III. Architectural Styles

Architectural styles within the **West Lake Avenue/Midtown Area** include:

1. Craftsman
2. Queen Anne
3. American Foursquare
4. Cape Cod
5. Dutch Colonial

6. Colonial Revival
7. Minimal Traditional
8. New Urbanism Single-family
9. New Urbanism Multi-family & Mixed-use

Replication of earlier architectural periods and styles is acceptable and renovation of sound and good existing examples of these residential types is always encouraged. However, new designs may be either inspired by or combine traditional elements so as to construct an updated version of that architectural type. This allows greatest latitude for the home owner or professional designer. All new construction should incorporate the principles of **"The New Urbanism"** within the described area's boundaries.

West Lake Avenue/Midtown Area has evolved as a neighborhood of traditional architectural forms and is strong in the sense of neighborhood expressed through human scale and traditional form. This is important to the community and should be observed in all design considerations.

New construction should strive to incorporate sustainable architectural design through selection of materials with extended longevity and integrate green building design components to the maximum potential on proposed new construction.

Unacceptable architectural styles for this area in future permit applications include Mobile Homes, Log Cabins, Garage Apartment Dwellings and Pre-fabricated or Modular Structures lacking architectural merit and compliance with the intent of this handbook, once adopted as an appendage to the Zoning Ordinance.

Residential use structures will be determined to be unacceptable in cases where designs lack architecturally defined entrances, appropriately scaled window patterns and rhythms, introduce architectural styles which do not contribute to the overall design intent or neighborhood aesthetic scale and sense due to material selection, color, form, mass, fencing or other criteria identified by the **Zoning Board**. As always, compliance with all local zoning requirements is mandatory in all cases.

IV. Residential Architectural Design Guidelines

All proposed architectural improvements within the **West Lake Avenue/Midtown Area** 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, Setbacks and Neighborhood Context

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. There are two positioning options within the area. First is the traditional central location of a dwelling which is most often determined by Zoning setback requirements. The second is a more urban approach - in keeping with the principles of **"The New Urbanism" -** where select new single-family, multi-family and mixed-use dwelling structures are situated closest to the sidewalk property line and adjacent to public pedestrian walkways and sidewalks.

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. Building Height, Form and Mass

In brief, the three-dimensional form, height and mass of a any residential building or structure either undergoing repair, 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 top floor or roof top additions.

4. Avoid enclosure of any front porches and covered entries.

5. Avoid designs which are inconsistent with the characteristics, form and scale of the immediate neighborhood in which the dwelling structure either exists or is proposed.

6. Avoid demolition of restorable or significant architectural facades and/or original architectural forms such as architecturally enhanced entries, roof gables, featured windows or trim.

The **West Lake Avenue/Midtown Area** 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, all proposed work is subject to Zoning review and any and all amendments to the current Ordinance.

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. Roof Types

Roofs consistent with the American Foursquare, Queen Anne, Craftsman, Cape Cod, Dutch Colonial and Colonial Revival roof designs are most common to many of the existing residential buildings. Various gables and roof dormers are also often featured in these designs.

New designs are not limited to historic forms but designers are encouraged incorporate various traditional forms and features in the architectural geometry to avoid undefined flat roof or architecturally uninteresting roof lines.

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

1. Retain and restore existing or traditional roof lines, shapes and form which are consistent with the architectural styles listed above.

2. Repeat and replicate existing elements of the original design where additions or alterations are proposed.

   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 standing seam metal, 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 unscreened mechanical HVAC devices on roofs in a manner visible to public view from the street.

5. Avoid removal or alteration of original roof overhangs, dormers, gables, soffits, eyelids, cupolas and towers integrated into the original design of the structure unless requiring reconstruction.

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

D. Door Types

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

2. Avoid use of doors featuring modern or garish glazing patterns and application of sliding glass doors on dwelling fronts.

3. 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.

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

E. Window Types

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 **West Lake Avenue/Midtown Area** is the double-hung window. 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 disproportionate to the style, form, mass and scale of the dwelling are not acceptable. Casement Windows are permitted but are not be suitable to all facade design styles. Casement, picture window and awning type windows are most suitable to new construction designs.

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.

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 windows if replacement is not possible. If replacement is either elected or required, the replacement should duplicate the original design and be consistent with the time period of the dwellings architectural style. 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. Retain or replicate the glazing configuration(s) at existing dwellings as per the original or otherwise determined to be architecturally appropriate.

5. Avoid incorporation of windows which are inappropriate to the particular architectural design or style.

6. Avoid clip on muntins, window grilles or grids. True divided light or simulated divided light window pane assemblies are acceptable. Non-ornamental glass is generally preferred.

7. Windows may be manufactured in either wood, metal or other synthetic casting and may be clad in either metal or vinyl as an Owner’s choice.

8. Avoid unfinished aluminum windows, frames, trim and hardware. Such use or application is generally unacceptable.

9. Skylights and sliding glass doors, hinged double leaf or traditional French Wood

Doors, are all acceptable solutions where, architecturally appropriate.

10. 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.

11. 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, where architecturally appropriate, may be formed of aluminum or vinyl or other synthetic material or be painted wood.. All shutters should be of a width of at least one inch thick regardless of material type.

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

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.

In brief, applications of new 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 board siding. 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 prefers 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. 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 work which obscures, removes or otherwise encases existing cornices, decorative brackets, ornamental overhangs, fascia or soffits.

7. Address re-pointing of all existing masonry joints where mortar has deteriorated

or fallen away.

8. Re-set or replace removed architecturally significant trim and moldings from the existing building or structure upon completion of siding repair or replacement.

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

10. Avoid application of painted or stained T-111 vertical grooved plywood panels which is not acceptable.

In summary, replication or reconstruction of original materials and ornamentation is most desirable where repair is not possible. 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. Porches, Balconies and Decks

Porches, balconies and decks may be masonry, synthetic/simulated wood plank, fiberglass or be painted or stained wood plank.

In summary, porch and balcony floor decking treatments at all residential buildings undergoing repair, restoration, renovation, alteration, addition, maintenance or proposed as new, may:

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

2. Utilize fiberglass deck applications when visible from sidewalk level,

3. Utilize Green Roof Building Design and associated technologies in Townhouse and Multi-family or Mixed-use Residential structures,

4. Avoid applications of outdoor carpet and unfinished pressure treated lumber,

Designs for all new porches, balconies and decks should always be proportionate to the size and scale of the dwelling or structure.

H. Columns, Railings, Chimneys and Trim Details

The use of classic elements such as decorative tower elements, covered balconies, gable details and traditional column patterns and other similar features should be incorporated

into all proposed multi-family and mixed-use structures.

Incorporation of various architectural details, common to the original style or period at existing buildings, is always encouraged.

The use of classic elements such as decorative tower elements, covered balconies, gable details, chimneys and flues and other features, should be retained, restored or replaced in all existing structures.

Column, railing and other detailing solutions for existing dwellings or structures should:

1. Retain, repair or replicate architectural elements already found on the dwelling and/or determined to be original to the structure.

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

   Utilize painted wood, vinyl coated railing systems or synthetic polymer type railings.

   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, if applicable, 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.

3. Avoid use of outdoor carpet on all porches and balconies. 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.

   Where appropriate, pre-cast or poured in place concrete may be used in multi-family and mixed-use residential projects.

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

5. Avoid use of any porch post with a dimension less than 4 inches or a cross section

dimension of under 4” x 4” inches .

Columns may be of masonry, wood, fiberglass or synthetic polymer (square, turned, tapered or round). Designs should be appropriate to the architectural style of the structure.

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

Hand and guard railings of galvanized metal, painted metal, synthetic polymer or fiberglass, or powder coated cast aluminum may also be utilized.

Property Owners and Architects should become familiar with both existing or proposed structures within the **West Lake Avenue/Midtown Area** 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. Powder coat color finishes, antique finishes and most natural metal finishes are generally preferred. Polished brass is a poor choice in that the proximity to ocean salt air promotes pitting and discoloration of such finishes.

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

J. 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. Fixed in place metal awnings, pergolas and trellises may be designed so as to be integrated into the overall design. Awnings may 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. 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.

Tattered and discolored awnings should be replaced or simply removed.

K. Skylights

Skylights are unrestricted, 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 also permitted.

Consideration should be given to the application of skylights on existing dwellings. Traditional home styles should not be defaced with the introduction of skylights which are foreign to the original architectural intent, form or style.

L. Satellite Dishes, Solar Panels, Antenna Towers

Satellite dishes may detract from the traditional characteristics of the **West Lake Avenue/Midtown Area** when insensitively positioned on building fronts. Solar panels present less of an intrusion and are often more adaptable to screening and integration into roofscapes.

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

1. Avoid placement of TV Satellite Dishes and all other visually offensive mechanical HVAC devices on roofs in an unscreened manner.

2. Avoid placement of TV Satellite Dishes on front facades or other positions so as to

detract from the architectural character of the structure.

M. Roof Top Construction Opportunities

Roof top construction featuring sun decks, swimming pools, hot tubs are generally not in keeping with the more traditional single-family architectural styles identified within the **West Lake Avenue/Midtown Area.**

The introduction of any such feature, at such a dwelling, should be designed so as either not to be visible to public view or be treated so as to be sensitive to both the dwelling it serves and adjoining properties. Such care will contribute to the architectural aesthetic.

Roof top opportunities at Multi-family and Mixed-use Residential Building Types are not restricted from an architectural standpoint. Uses may incorporate Green Building technologies as an energy savings objective.

N. Window Air Conditioning and Condenser Units

Window mounted AC units are strongly 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.

O. Flags, Banners and Signage

Celebratory or seasonal flags and banners proposed for display at any residential building are generally not permanent to the structure are not restricted from a design perspective. 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 the **Zoning Officer**.

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

Within the **West Lake Avenue/Midtown Area**, use of solid front yard fencing is not permitted.

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 either solid or chain link but must not exceed 6' in height.

Chain link fencing in front yards is generally discouraged. Pipe railing of galvanized metal, painted metal, synthetic polymer or fiberglass, or powder coated cast aluminum may also be utilized.

Fiberglass or wood lattice panels are permitted screening methods at both fence conditions and crawl space locations below existing porches.

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

Multi-colored and patterned colors and the use of bright day-glow type non-earth tone colors is generally discouraged. Paint or paint staining of existing fencing is acceptable. Picket type fencing is acceptable when used in single-family dwelling applications.

Picket fences at traditional single-family dwelling settings 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 comply with the Construction Code, which indicates that the gap between vertical spindles should not exceed four inches in dimension.

Q. Architectural Landscape Treatments

Grass strips between the curb and sidewalk area as well as grass lawns, to the extent feasible, 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 is discouraged.

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.

R. Color

The choice of color is one of the most important decisions generated by a property Owner. Definitive color schemes are not a set as an absolute rule. Collaboration with design professionals and referencing paint manufacturer's catalogs will assist in making appropriate color selections. As a general guide, building color should either accurately reflect its original intent. Color selections for new construction should complement neighboring structures whenever possible. New construction projects have greater latitude with color, while buildings of an earlier period should consider the following.

Residential 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. Unfortunately, very few such dwellings remain today.

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.

Later 20th Century dwelling color selections primarily responded to product color availability and concerns for maintenance free exteriors. Simulated stucco, brick face, aluminum and vinyl siding materials were limited in color choice until recent years. Sustainable masonry, pre-cast, new hard coat stucco and other facings are now available and preferred. Cement based clap board and improved seamless and true dimensional vinyl siding systems offer greater color choices since the start of the new millennium.

Exterior siding, fascia, roofing and window and trim colors which are specifically discouraged include ***"boutique colors"*** which include, for example, bright pink, turquoise, magenta, orange, lime, lavender and purple. Therefore, paint schemes featuring bright lemon yellow, electric blue, fire engine red, any multiple or extreme 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. 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.

Natural materials, such as brick or stone, should appear natural. Existing painted stone or brick face may be gray, brick red, white, or other earth tone color. Removal of applied paint and restoration to a natural finish is preferred.

Wood siding, shingles and trim should be painted to correct era color schemes as described above. 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.

V. Illustrations of Architectural Styles and Treatments

The purpose of this section is to provide a quick visual guide and reference which describes both various existing architectural styles commonly found within the **West Lake Avenue/Midtown Area** and prototypical design types.

Opportunities for design and construction of both new single-family, multi-family and mixed-use project prototypes which embrace the principles of **"The New Urbanism".** Suggested design qualities are intended to assist developers, builders, architects and planners in the architectural conceptualization of future projects.

New designs should incorporate traditional architectural form but such incorporation is not required. More importantly, all new construction should designed to attain maximum sustainability as a fundamental principle of **"The New Urbanism".**

West Lake Avenue/Midtown Area - Facade Design Guidelines

A. Existing Architectural Styles and Proposed Design Prototypes

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

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.

Existing residential architectural styles and design prototypes within the **West Lake Avenue/Midtown Area** include:

1. ***Craftsman***
2. ***Queen Anne***
3. ***American Foursquare***
4. ***Cape Cod***
5. ***Dutch Colonial***
6. ***Colonial Revival***
7. ***Minimal Traditional***
8. ***New Urbanism Single-Family Dwellings***
9. ***New Urbanism Multi-family & Mixed-use Dwellings***

In brief, the **West Lake Avenue/Midtown Area** hosts a variety of dwellings of a wide

range in architectural styles. Notable are the many traditional modestly sized homes and an assortment of structures serving both the senior and affordable housing markets.

While some single-family dwellings have been severely altered over time, there are as many homes which retain much of the original character. Retention of that architectural character may be preserved through renovation efforts but any proposed work should be performed within the recommendations as set forth by **The Design Guidelines.**

A great number of dwellings within the area are either Craftsman, American Foursquare, or variants of the American or Dutch Colonial Revival Styles. The oldest homes are best described as basic Queen Anne designs, which in many cases have lost much of their original charm or have been neglected over time. Newer post World War II homes are more common and include a variety of Cape Cod Cottages and Minimal Traditional - Stock Plan Builder dwelling types which usually have a Colonial Architectural Style.

Craftsman Style

The Craftsman Style originated on the west coast where at the turn of the century. Many builders and developers were eager to adopt the innovative design details of low pitched gable roofs with overhanging eaves, exposed rafters, wide porches supported by decorative pyramidal stone and decorative wood columns which rose from the ground upward, and emphasized the use of wood frame construction and crafted workmanship of various integrated and built-in features on the dwelling interior. Soon the entire nation witnessed the replication of this style. Kit homes were sold and erected. America romanticized this new architectural form which still remains relevant to this day. Neptune and the Jersey Shore area retains many fine examples of the original Craftsman Cottage designs. Craftsman Style designs are commonly found throughout the **West Lake Avenue/Midtown Area.**

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 soon after, throughout many Jersey Shore communities. Examples of Basic Queen Anne architecture still remain, although most have fallen into a condition of disrepair or have been significantly altered. Exteriors blended a variety of materials,

shapes, forms and textures. Mixtures of narrow width horizontal wood clapboard siding and patterned shingle designs, brick and exposed split face stone foundations, wood scrollwork and other architectural trim 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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American Foursquare

The American Foursquare is recognized as a post-Victorian architectural style which was extremely popular from 1900 through 1925 in and around Neptune Township. It marked a return to symmetry and simplicity of residential designs while offering convenience of indoor plumbing, central heating, closets and more. The American Foursquare 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 Foursquare in **West Lake Avenue/Midtown Area** 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.

American Foursquare 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 well suited 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.

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 Foursquare, Dutch Colonial with classic design influences. Features usually included 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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Colonial Revival

The Colonial Revival Style is a variation of the American Foursquare but is essentially a revival of early Colonial American architecture. Colonial styles may be best described as either 1 ½-story to 2-story construction.

Specific architectural features include a central hallway and entrance, clapboard or shingle siding (although brick was also common to this style), classic tapered columns, equally

spaced and balanced double-hung windows, doorways with sidelights and application of window shutters. Roofs were usually moderately pitched with gable ends. Attic dormers can also be found but are not as common within this area. Many such dwellings were constructed during the 1960's and 1970's as builder's homes because of the ease in construction and affordability… architectural aesthetic was secondary. Exterior facade embellishments focused on distinctive entry doors, front of dwelling shutter applications and upgrades to siding, introduction of brick veneers and occasional covered entries.

Colonial Revival Details

Minimal Traditional

Common to the **West Lake Avenue/Midtown Area** are the popular and basic Builder type dwellings also known as “Minimal Traditional” style or “Developer Spec Homes”.

Essentially the **“Minimal Traditional Style”** includes Ranch, Split-level, Bi-level and basic 2-story Colonial dwellings. Designs were either a simple gable or hip roof structure with a rectangular or occasional “L-shaped” floor plate. Attached garages were common. Two and three bedroom configurations with street front facing living room with a large picture window were typical.

Exterior treatments varied between shingle and clapboard and sometimes featured an upgraded front of dwelling face material. The front facing was different from that found on the rear and sides. The change of facing treatment was a cost saving measure but also served as a selling feature.

New Urbanism-Single-family Dwellings

The primary principle in **"The New Urbanism"** is pedestrian accessibility within the neighborhood and relationship of the dwellings to neighboring structures. Smaller lots, affordable housing space, walk-ability to schools, convenience shopping and transportation are key to this neighborhood design concept in addition to the sustainability and quality of architecture.

Key in the traditional single-family home design are entrance doors, covered entries, front porches, exterior lighting, front stair or stoop and front of dwelling architectural material treatments which are familiar to the neighborhood and provide a sense of identity.

The smaller sized lot and dwelling keeps the American Dream of home ownership alive. In many ways, such designs are similar to town homes or townhouses, but are simply detached smaller, more efficient homes which are strategically positioned on independent

lots. Proximity to front sidewalks permits reasonably sized backyards while creating an urban sense to the streetscape.

New Urbanism Single-family Dwellings

New Urbanism Single-family Dwellings

Front entrance door and entry stairs best define identity. Traditional well designed entryways may be simple, however, traditional references which include raised panel doors, traditional trim and porch treatments distinguish each dwelling and contribute to the neighborhood wealth through architectural interest. This type of treatment may also be extended to the entire all street front facades or other building sides which are prominently viewed from the street. The inclusion of traditional shutters, window crossheads or crown moldings, dormers and exterior lamping. The introduction of a covered entry or porch and fencing with small front yard gardens are also integral to the architectural facade design.

New Urbanism
Multi-family & Mixed-use Dwellings

Various examples of both Multi-family and Mixed-use structures within the **West Lake Avenue/Midtown Area** already address the basic objectives of **"The New Urbanism"** which range from senior housing to above store rental units. **"The New Urbanism"** embraces various design principles (detailed in the Appendices) which collectively contribute to **"Sustainable Architecture"** through the selection of building materials and systems with extended life span and **"Green Building Design"** which focuses on and includes environmentally friendly and sensitive solutions in the design itself. New construction should incorporate use of masonry, stucco and other durable materials, address shading of glass, maximize natural daylight, capture natural breezes, integrate passive and active solar design, incorporate various energy saving systems, fixtures and appliances, and introduce green roofs to the extent feasible. While traditional architectural forms and features may be woven into the design solution, adherence to the principles of **"The New Urbanism"** is more critical to the final product. The incorporation of sustainable design in conjunction with **"The New Urbanism"** will determine the final design and ultimately the defined **"Style".**

New Urbanism
Multi-family & Mixed-use Dwellings

New Urbanism
Multi-family & Mixed-use Dwellings

New Urbanism
Multi-family & Mixed-use Dwellings

New Urbanism
Multi-family & Mixed-use Dwellings

VI. Glossary of Terms and Definitions

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.

“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.

"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.

“green building” - the design of a structure so as to be environmentally friendly by using energy saving devices, incorporating energy-efficient design principals, introducing roof top vegetation, solar panels, recycled materials, materials with minimal embodied energy ratings and similar earth conscious and natural resource conserving techniques.

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

“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.

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

“new urbanism” - the practice of architectural design where objectives focus on giving more people more choices about where and how they want to live, while providing solutions to global warming, climate change and energy consumption. The principles of

new urbanism include walk-ability, street grid and pedestrian way connectivity, mixed-uses and diversity, variety of housing within proximity of price range, quality of architecture and urban design, discernable neighborhood centers and significant public spaces, increased density, smart transportation, sustainability, and quality of life.

“permit” - includes any required Township approval for exterior work to any structure or property within the Township 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 which involves exterior changes to the structure or property on which it is located.

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

"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.

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

“sustainable architecture” - when architectural designs are formulated and specified with materials and systems which will provide the building or structure with the greatest period of longevity and service.

"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. New Urbanism in Architectural Design

The principles of New Urbanism may be applied to projects at a full range of scales ranging from a single-family dwelling to an entire neighborhood or community. New

urbanism is actually not all that new. The new urban design movement popularity evolved and significantly increased in the 1980s and early 1990s.

The goal of new urbanism is to reform all aspects of real estate development and urban planning including urban retrofits, suburban infill and redevelopment.

New urbanist neighborhoods are walk-able, and are designed to contain a diverse range of housing and jobs. New urbanists support regional planning for open space, appropriate architecture and planning, and the balanced development of jobs and housing. They believe these strategies are the best way to reduce the time people spend in traffic, to increase the supply of affordable housing, and to rein in urban sprawl. Many other issues, such as historic preservation, safe streets, green building, and sustainable architecture. Because new urbanist designs include many of the features such as mixed use and emphasis on walk ability, which characterized urban areas in the pre-automobile age, the movement is sometimes also known as ***Traditional Neighborhood Design***.

B. Background

Through the first quarter of the 20th century, land throughout the nation was developed in the form of compact, mixed-use neighborhoods. The pattern began to change with the emergence of modern architecture and zoning and ascension of the automobile. After World War II, a new system of development was implemented nationwide, replacing neighborhoods with a rigorous separation of uses that has become known as conventional suburban development, or sprawl. The majority of US citizens now live in suburban communities built in the last 60 years.

Although conventional suburban development has been popular, it carries a significant price. Lacking a town center or pedestrian scale, conventional suburban development spreads out to consume large areas of countryside even as population grows relatively slowly. Automobile use per capita has soared, because a motor vehicle is required for the great majority of household and commuter trips.

Those who cannot drive are significantly restricted in their mobility. The working class citizens spend a large portion of their incomes on automobile expenses. Meanwhile, the American landscape is often dominated by strip malls, auto-oriented civic and commercial buildings, and subdivisions without much individuality or character.

C. Old and New Urbanism

The new urbanism trend goes by other names, including ***Neo-Traditional Design, Transit-Oriented Development, and Traditional Neighborhood Development.*** Borrowing from urban design concepts throughout history, new urbanism does not, and cannot merely replicate old communities. New houses within neighborhoods, for example, must provide modern living spaces and amenities that consumers demand and that competing suburban tract homes offer. Stores and businesses must have sufficient parking, modern floor plans, and connections to automobile and pedestrian traffic, and/or transit systems.

With proper design, large office, light industrial, and even "big box" retail buildings can be situated in a walk able new urbanist neighborhood. Parking lots, the most prominent feature of conventional commercial districts, are accommodated to the side, the rear or basement of new urban businesses. The size of lots are reduced through shared parking, on-street parking, and shifts to other modes of transportation.

That blending of old and new is the basis of the adjective neo-traditional, a term that carries a lot of baggage, especially with modernists, who see it as an architectural "style." However, it is more of an urban design approach that borrows from the past while adapting to the present and future. The very fact that new urbanists must meet the demands of the marketplace keeps them grounded in reality. Successful new urbanism performs a difficult balancing act by maintaining the integrity of a walk able, human-scale neighborhood while offering modern residential and commercial "product" to compete with conventional suburban development. New urbanists who cannot compete with conventional development or find a niche that is poorly served by the real estate industry are doomed to failure.

The difficulty of that balancing act is one reason why many developers choose to build hybrids, instead of adopting all of the principles of new urbanism. Some new urbanists think that hybrids pose a serious threat to the movement, because they usually borrow the label and language of the new urbanism. Other new urbanists believe that hybrids represent a positive step forward from conventional suburban development.

D. Trends

The new urbanism is a reaction to sprawl. A growing movement of architects, planners, and developers, new urbanism is based on principles of planning and architecture that work together to create human-scale, walk able communities. New urbanists take a wide variety of approaches. Some new urbanists work exclusively on infill projects, others focus on transit-oriented development, still others are attempting to integrate neo-traditional design through traditional neighborhood development while many are working in all of these categories. New urbanism includes traditional architects and those with modernist sensibilities. All, however, believe in the power and ability of traditional neighborhoods to restore functional, sustainable communities.

E. Principles of New Urbanism in Design

1. Walk ability

-Achievement of the primary objective where most basic destinations are within a 10-minute walk of home and work;
-Pedestrian friendly street design which features buildings positioned close to street; integration of varied entrance doorways, porches, windows and doors; tree-lined streets; on street parking; screened or rear of building parking lots; recessed garages or otherwise located in the rear; and…
a variety of traffic calming devices or pavement treatment on the streets;

2. Connectivity

-Interconnection of the street grid network disperses traffic and eases walking distances;
-Definition of a hierarchy of narrow streets, boulevards, and pedestrian alleys;
-Design and enhancement of high quality pedestrian network and public realm makes walking pleasurable;

3. Mixed-Use and Diversity

-Provision of a mix of shops, offices, apartments and residences;
-Integration of mixed-use building types within neighborhoods;
-Retention and expansion in the diversity of resident ages, income levels, cultures;

4. Mixed Housing

-Provision of a range of types, sizes and prices within proximity of each other;

5. Quality Architecture and Urban Design

-Emphasis on architectural and landscape aesthetics, human comfort which creates a sense of place;
-Introduction of designated and design civic uses and sites within community;
-Reinforcement of human scale architecture and visually appealing surroundings which nourish the human spirit;

6. Traditional Neighborhood Structure

-Definition of discernable center and edge of neighborhood enclaves and clusters;
-Definition of discernable public space at the center of neighborhood enclaves and clusters;
-Emphasis on the importance of quality public and open space designed as civic art form;
-Integration of a range of uses and densities within 10-minute walk;

-Placement of highest densities at neighborhood or village center or public commons while progressively situating less dense housing towards the neighborhood or community edge will attain many of the basic principles of the New Urban Design objectives;

7. Increased Density

-Placement of buildings, residences, shops, and services closer together for ease of walking and so as to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live;
-Application of a full range of densities within the community;

8. Smart Transportation

-Encouragement of a variety of and shared transportation options which allow adjoining neighborhoods to be serviced together;
-Design of pedestrian-friendly pathways and walks which will encourages a greater use of bicycles and walking as a common daily mode of transportation;

9. Sustainability

-Minimization of the environmental impact of proposed construction or new development and its future operations;
-Incorporation of various eco-friendly technologies;
-Integration of energy saving and energy efficient systems;
-Design of structures in a manner which mandates the lesser use of finite fuels;
-Design of structures using materials which will provide greatest longevity, least required repair, and limited energy consuming maintenance;

10. Quality of Life

-Design of architecture and streetscape aesthetics, including that of building facades, to cumulatively achieve and offer a high quality of life and create public spaces and places and neighborhoods that enrich, uplift, and inspire the human spirit;

VIII. Credits

American Shelter - Lester Walker

A Field Guide to American Houses - Virginia & Lee McAlester

Architectural Details from New England homes - Stanley Shuler

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

The Elements of Style - Stephen Calloway & Elizabeth Cromley

The New Urbanism - Robert Steuteville, editor and publisher

Various Images from the Nelessen Architectural Library - Anthony Nelessen, Associates

Visual Dictionary of American Domestic Architecture - Rachel Carley

West Lake Avenue Architectural Guidelines for Commercial Buildings - Mark A. Pavliv