WASHINGTON TOWNSHIP, NJ HISTORIC PRESERVATION DESIGN GUIDELINES

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

43 SCHOOLEY'S MOUNTAIN ROAD
LONG VALLEY, NJ 07853

TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, NEW JERSEY
DESIGN GUIDELINES

FOR

German Valley Historic District
Middle Valley Historic District
Schooley's Mountain Historic District
And
Individually Listed Sites

Washington Township Historic Preservation Commission
43 Schooley's Mountain Road
Long Valley, NJ 07853
www.washtwpmorris.org

The Washington Township Historic Preservation Commission received a grant administered by the Morris County Heritage Commission for the Morris County Board of Chosen Freeholders

The grant was funded by the New Jersey Historical Commission, a division of the Department of State

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Note:
It should be noted that this document is the first edition, and is viewed as a Work in Progress, with future updates as necessary.

Acknowledgement:
The Commission extends special thanks to Don Ritz, Chair of the Hull Historic District Commission, of Hull, MA, for graciously giving us permission to adapt parts of their "Hull Historic District Design Guidelines" for this document. It is people like Don and his Commission who make our job easier with the free exchange of ideas and support.

1. INTRODUCTION

The purpose of the following guidelines is to help identify typical character defining historic features and provide direction in the maintenance, repair and replacement of these features for historic properties in Washington Township, Morris County, New Jersey. These guidelines apply to historic properties and features within the German Valley, Middle Valley and Schooley's Mountain Historic Districts, as well as individually listed properties in the township. The guidelines also provide guidance in the construction of new additions to existing historic buildings and new or infill construction within the district. These guidelines are the criteria by which the Washington Township Historic Preservation Commission will review applications to determine whether the proposed work is appropriate. The goal of the Guidelines is generally to follow the Secretary of the Interior's Standards for Rehabilitation. While these guidelines are intended to guide restoration, repair and new construction, simply following these guidelines does not relieve the property owner of the requirement of applying for a Certificate of Appropriateness when considering work at their property.

The Historic Preservation Commission also serves in an educational or advisory capacity for owners of historic buildings and resources that are not individually listed and are outside the boundary of the three historic districts.

2. A BRIEF HISTORY OF WASHINGTON TOWNSHIP

Washington Township is situated in the most western part of Morris County, New Jersey. German Protestants from Saxony, Germany first arrived to the area, which was originally known as German Valley in 1730. The township was incorporated on February 12, 1798, as one of the six townships in the county. The three main historic districts of Washington Township described in these guidelines are German Valley, Middle Valley, and Schooley's Mountain.

German Valley Historic District

German Valley sits to the southeast of Schooley's Mountain in Washington Township. The village is named after the German Protestants that first settled in the region during the early 18th century. These inhabitants primarily left their homeland as apart of an exodus of Germans who were in the pursuit of a new place where they could practice their religion without fear of persecution. They saw America, and places such as German Valley, as their promised land for a new life.

The German population in the village eventually grew in size over the next several centuries. German Valley was probably the largest German settlement in Morris County being settled in the second quarter of the 18th century. The inhabitants were mainly farmers and businessmen and their families who provided foodstuffs and products to those living in surrounding villages. Many inhabitants also worked in the mining and iron manufacturing businesses in the region. However, hard economic times eventually led the village to return an agricultural based economy after the collapse of the iron business in 1890, World War I, and the Great Depression. The war also forced a change in the village name to Long Valley in response to the national fervor against anything German.

Today Long Valley (nee German Valley) generally continues to project the character and integrity of a community dating back to the late 19th-early 20th century.

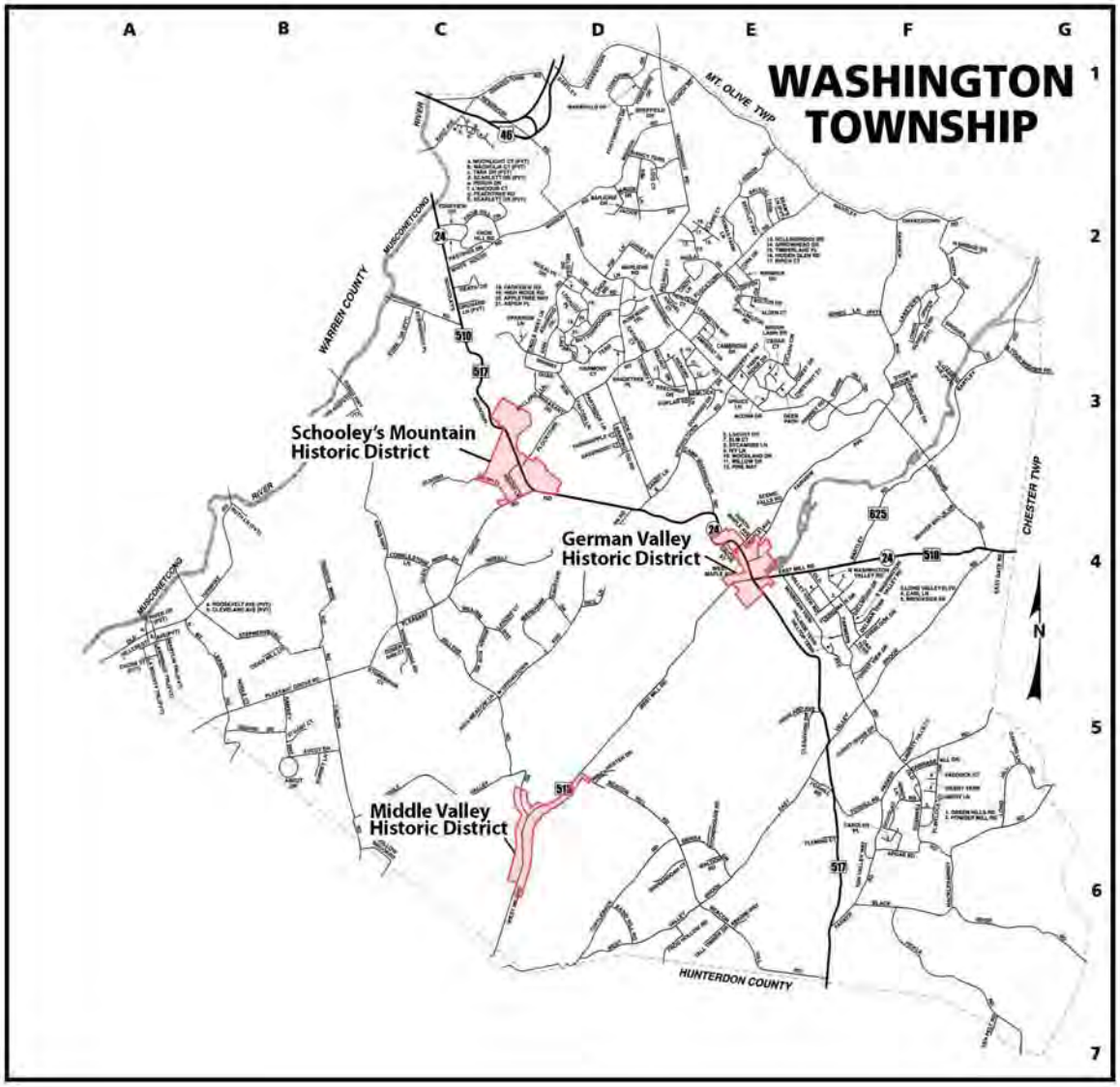
Middle Valley Historic District

Middle Valley is bounded by Fox Hill to the east, Schooley's Mountain to the west, Beacon Hill road to the north, and open farmland to the south. The valley was a part of the Budd Tract, which was a large property that was granted to John Budd by William Penn in the early 19th century. Prime agricultural soil found in the valley led the earliest settlers of the area to use the land as farmsteads. Over time, Middle Valley District population would grow in size leading to an increase in building stock. Today, 45 buildings with attendant outbuildings make up the district. All but three of these primary buildings served as dwellings to inhabitants in the valley. While some houses date from the mid-1700s, most of the residences were constructed between 1840 and 1890. Middle Valley Historic District reflects the history of the area as well as extant architectural remains of its period of significance of the mid-18th century to the early 20th century.

Schooley's Mountain Historic District

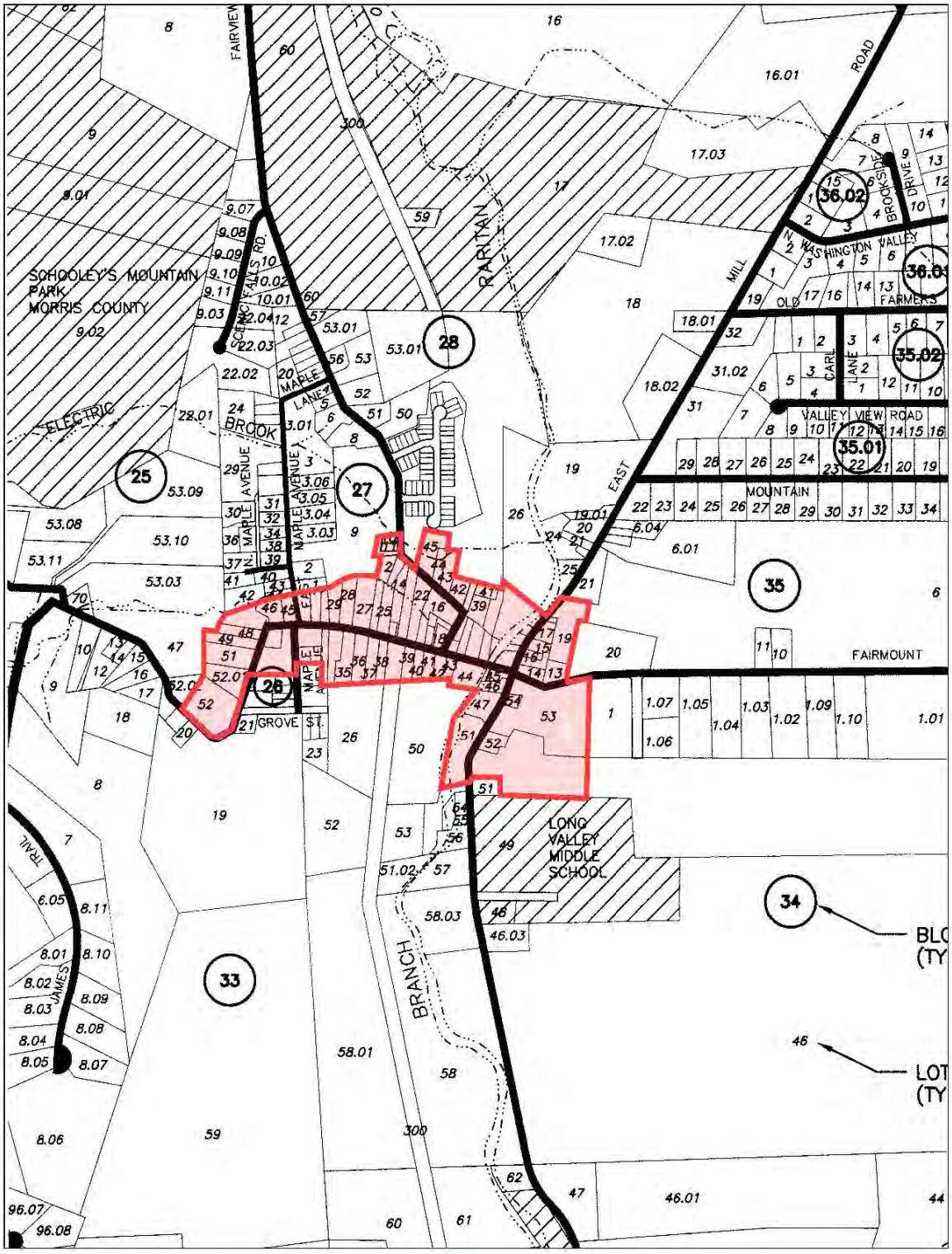
Schooley's Mountain Historic District, which is situated directly east of Middle Valley, rises above the Raritan River that sits at the base of the mountain. Named after Thomas Scholey, a descendant of an early Quaker family from Pennsylvania, who purchased 350 acres in the area in 1714, this mountain served as a source of vital natural resources in the area between 17th - 20th centuries. The primary significance of the district is due to the existence of a mineral spring that fed into the Musconetcong River. The Leni Lenape Indians of the area believed that the water contained healing powers. This mineral spring combined with the clean air and picturesque surroundings made Schooley's Mountain one of the earliest summer resort destinations in the country and led to the development of several hotels and boarding houses on the mountain.

Two stone quarries produced trap rock that was used in applications such as the curbing and cobble stones that could be found in New York City during the 18th - and- 19th centuries. In the nineteenth century another major contributing factor to the wealth of Washington Township was the development of iron mines located in the area of Schooley's Mountain.



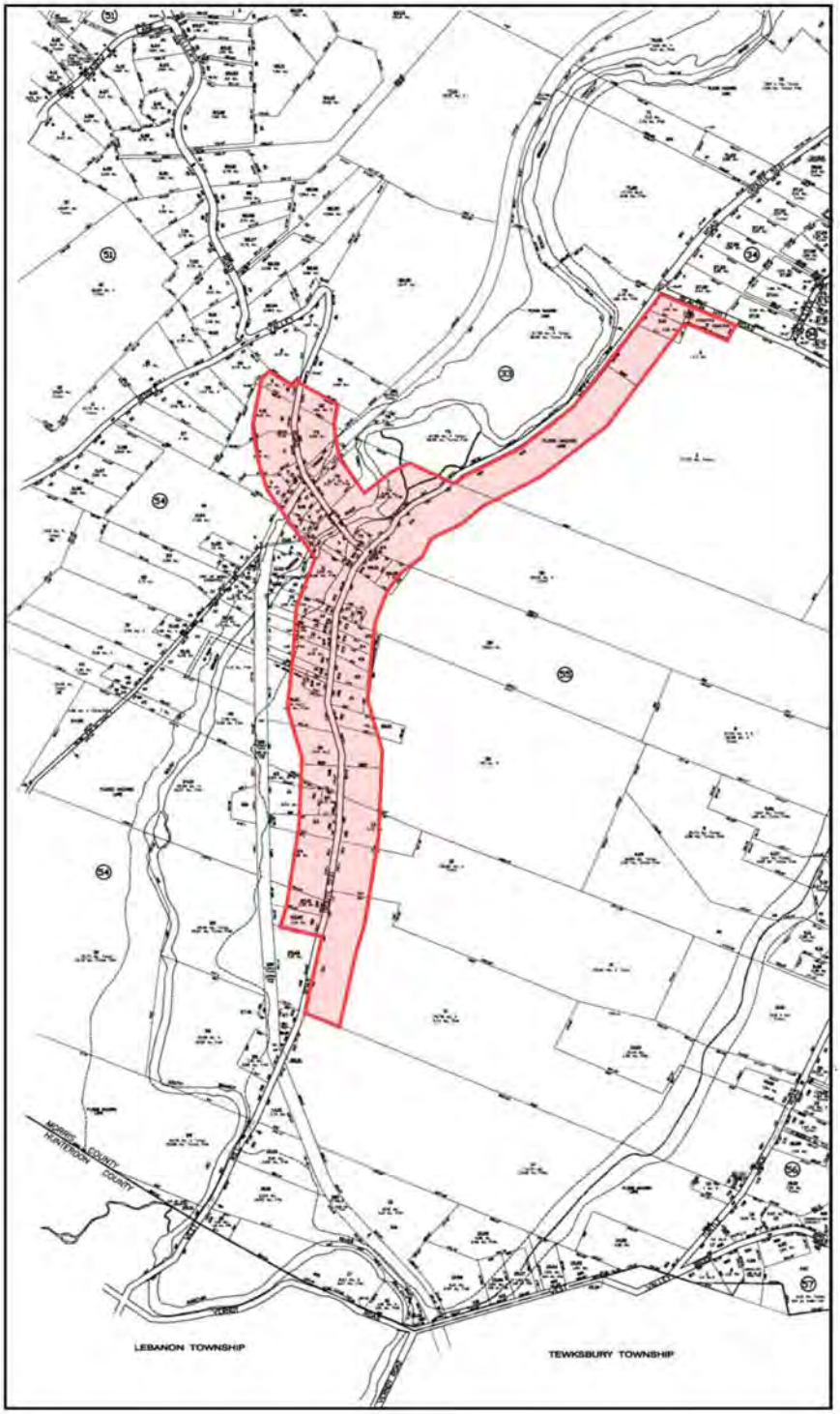
Washington Township Historic Districts Overview Map

Historic Preservation Overlay Zone



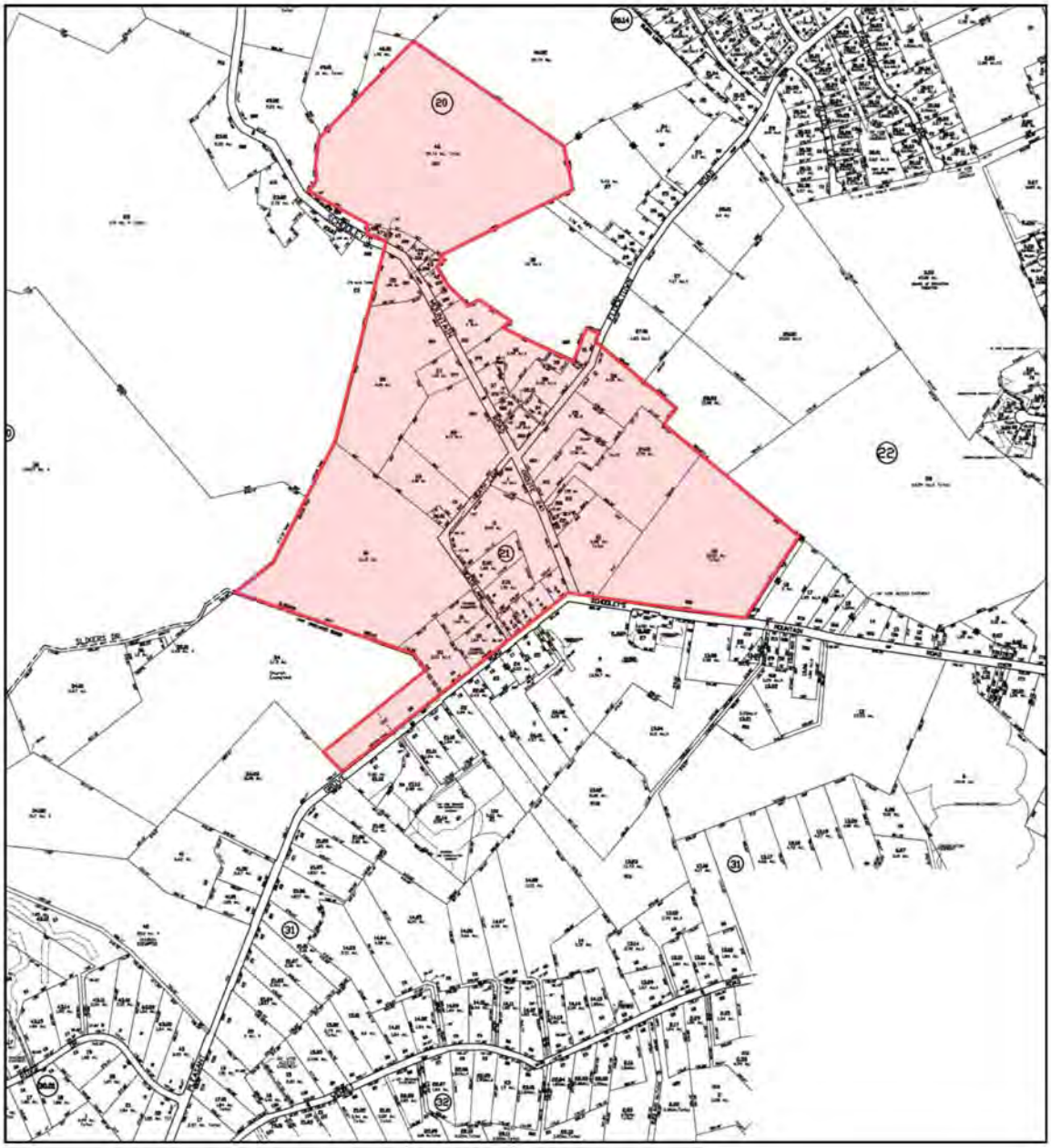
German Valley Historic District

Historic Preservation Overlay Zone



Middle Valley Historic District

Historic Preservation Overlay Zone



Schooley's Mountain Historic District

Historic Preservation Overlay Zone

3. HISTORIC PRESERVATION COMMISSION PROCEDURES

a. CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

Washington Township has a comprehensive Historic Preservation Ordinance which regulates changes made to contributing properties located within the German Valley Historic District, the Schooley's Mountain Historic District and the Middle Valley Historic District, as well as other individually-listed historic sites in the township. The ordinance does not regulate changes to non-contributing properties, such as window replacement; however, a major change to such a property, such as an addition, which has the potential to impact the overall character of the historic district, will be reviewed. The ordinance meets the requirements of New Jersey's Municipal Land Use Law (MLUL).

b. CERTIFICATE OF APPROPRIATENESS (COA) PROCEDURES

According to the ordinance, the Historic Preservation Commission is charged with determining whether proposed changes to existing historic sites or buildings within Historic Districts are appropriate. This is accomplished by a review process which results in issuance of a "Certificate of Appropriateness" (COA). The following process is typical:

1. Property Owner completes and submits an "Application for Certificate of Appropriateness".
2. Historic Preservation Commission reviews the application at a public meeting, and approves or denies the application, consistent with the requirements of the ordinance. Approvals may include conditions.
3. Applications that meet the requirements of the Historic Preservation Ordinance are issued a "Certificate of Appropriateness".
4. Note that the Certificate of Appropriateness is independent from and does not replace any other required reviews or approvals such as zoning and building department approvals.
5. A COA is required even if a building permit is not required.

The historic preservation ordinance specifically identifies when a Certificate of Appropriateness is required, and when it is not required.

COA Required:

- Changes to the exterior of a structure, including replacement of doors and windows
- Demolition of any building or part of a building
- Relocation of principal or accessory buildings
- Building additions and new construction
- Changes to exterior signs or exterior lighting
- Interior work that impacts exterior character, such as vents, chimneys or condensing units

* Note that a COA is required in the above circumstances, even if a building permit is not required.

COA not required:

- Changes to the interior of a structure
- Exterior or interior painting
- Work involving exact or in-kind replacement, ordinary maintenance or repair. * see glossary for explanation of "exact or in-kind" replacement.

Also note that the Historic Preservation Commission acts in an advisory capacity when applications are made to the Planning or Zoning Boards for Site Plan, Subdivision or Variance Applications. The Historic Preservation Commission does not issue a Certificate of Appropriateness in these cases, but instead submits their review and recommendations to the Planning or Zoning Board.

The ordinance also specifies certain factors and criteria for review and approval of alterations, additions and new construction. The factors and criteria specified in the ordinance are entirely consistent with the recommendations of these guidelines.

Appeals relating to a certificate of appropriateness: In the case of disagreement, an applicant for a Certificate of Appropriateness who is dissatisfied by the actions of the Historic Preservation Commission may appeal that action to the Zoning Board of Adjustment. An appeal of the denial of a certificate of appropriateness may be had as follows: If the Construction Code Official refuses to issue a permit based on denial of a certificate of appropriateness, written appeal shall be made with the Board of Adjustment within 10 days after such denial.

The Historic Preservation Commission also serves an educational or advisory capacity for owners of historic buildings and resources that are not individually listed and are outside the boundary of the three historic districts.

4. HISTORIC DISTRICT DESIGN GUIDELINES

a. SECRETARY OF THE INTERIORS STANDARDS FOR REHABILITATION

Although there are four Standards for the Treatment of Historic Properties (Preservation, Rehabilitation, Restoration and Reconstruction), Rehabilitation is the most appropriate for use by homeowners and business owners in the district as it recognizes and allows for the retention of changes that have occurred over time and it provides leeway for the property owner to make appropriate changes to their property to accommodate continued use of the building for current residential or commercial purposes.

The Standards are as follows:

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

** Note additional standards and requirements contained within the Washington Township Historic Preservation Ordinance.*

b. WASHINGTON TOWNSHIP VISUAL COMPATIBILITY STANDARDS

Visual compatibility factors:

The following factors shall be used in determining the visual compatibility of a building, structure or appurtenance thereof with the buildings and places to which it is visually related and shall be known as "visual compatibility factors":

(1) Height. The height of the proposed building shall be visually compatible with adjacent buildings.

(2) Proportion of the building's front facade. The relationship of the width of the building to the height of the front elevation shall be visually compatible with the buildings and places to which it is visually related.

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

(4) Rhythm of solids to voids on front facade. The relationship of solids to voids in the front facade of a building shall be visually compatible with the buildings and places to which it is visually related.

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

(6) Rhythm of entrance and/or porch projections. The relationship of the entrance or entrances and the porch projections to the street shall be visually compatible with the buildings and places to which it is visually related.

(7) Relationship of materials and texture. The relationship of materials and texture of the facade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related. [Amended 9-17-1990 by Ord. No. 30-90]

(8) Roof shapes and roofing materials. The roof shapes of a building shall be visually compatible with the buildings to which it is visually related. Dimensional shingles are an acceptable material for replacing a slate roof or cedar shakes. [Amended 9-17-1990 by Ord. No. 30-90]

(9) Walls of continuity. Appurtenances of a building, such as walls, open-type fencing and evergreen landscape masses, shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visually related.

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

(11) Directional expression of front facade. A building shall be visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

(12) Siding. The siding of a building shall be visually compatible with the buildings and places to which it is visually related. Alternative siding shall be permitted as an exception to the requirements herein, but only if all of the following conditions are met: [Added 9-17-1990 by Ord. No. 30-90]

(a) Where the requirements of historically accurate replacement of siding would cause an economic hardship on the property owner and such hardship would justify the use of alternative siding.

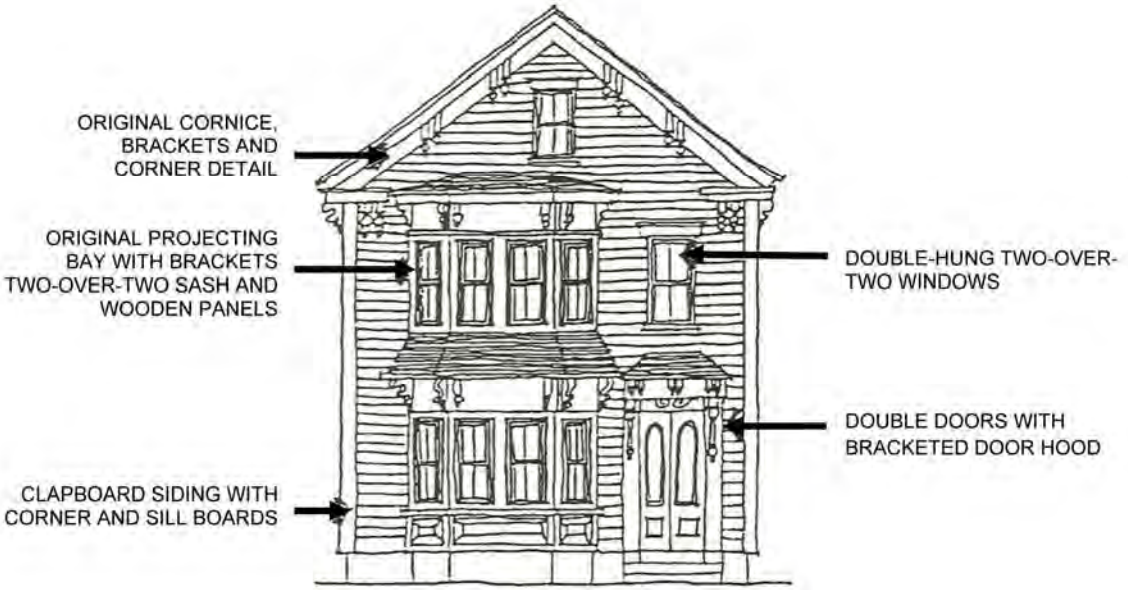
(b) The alternative siding shall replicate the original exterior siding of the building, in all appearances, dimensions, contour, configuration and design.

(c) Where siding is being repaired and replaced, the original siding shall be retained under the new alternative siding, so long as the original siding is in a condition that would merit its retention.

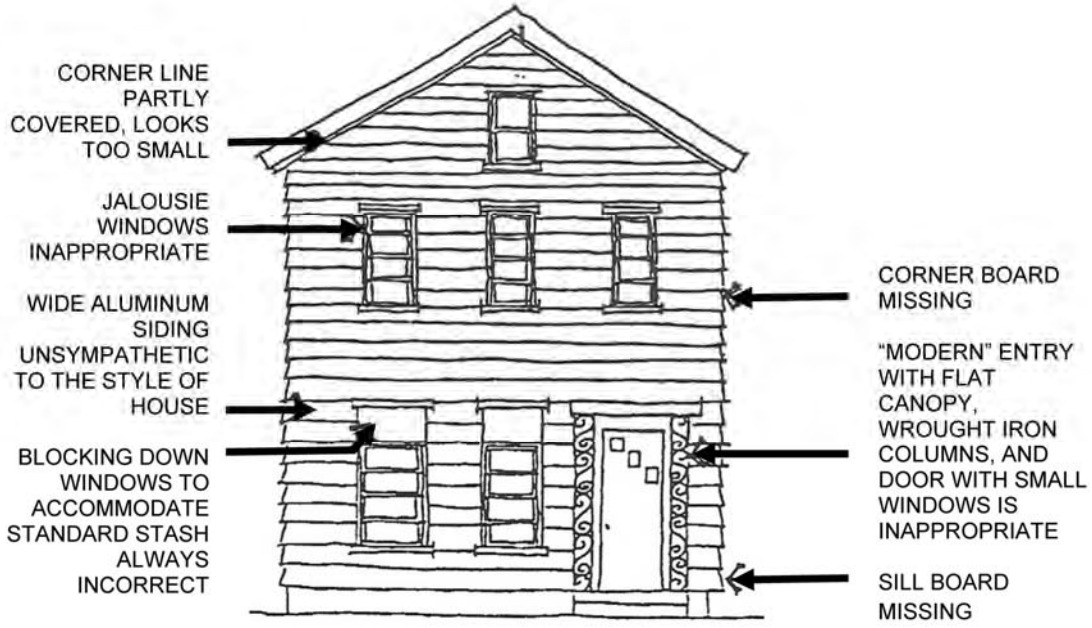
The following image reflects the characteristics of a well maintained and well preserved typical later nineteenth-century house in the German Valley Historic District. It is possible that certain features of this house, such as the cross gable and porch, were alterations from late in the nineteenth century. Although the storm windows detract somewhat from the architectural character of the house they are reversible.

The following illustrations provide an example of how the historic architectural character of a building is lost through inappropriate, often irreversible, changes.

Representation of a well preserved house.



The same house with inappropriate alterations.



c. BUILDING TYPES

There are many building types or forms within the Washington Township Historic Districts. From early vernacular building forms to vernacular Victorian to Queen Anne, they represent the evolution of the district as stylistic preferences changed. It is notable, however, that given the remote location of the districts these changes are expressed in much more subtle ways than they might be in a historic suburb with a greater level of wealth and interest in the latest architectural styles. Since very few buildings would fit cleanly into any one architectural style, we have avoided an architectural style guide of the districts.

- One very common type is the one or two-room deep side gable with a prominent cross gable at the front. In some examples of the type (top photo) it appears that the cross gable roof is original to the house, in others it was clearly added to the asymmetrical façade of an early vernacular building.

Typical cross gable in the Middle Valley Historic District.

Converted cross gable.

- Within the commercial area of the German Valley Historic District around the intersection of Routes 513 and 517 are a variety of vernacular commercial buildings. These do not fit in to any architectural style category, but are important in defining the character of the district. Also within this area are a number of buildings that were historically residential buildings and have been converted to a commercial or mixed use.

Mix of early commercial and residential buildings in the German Valley Historic District.

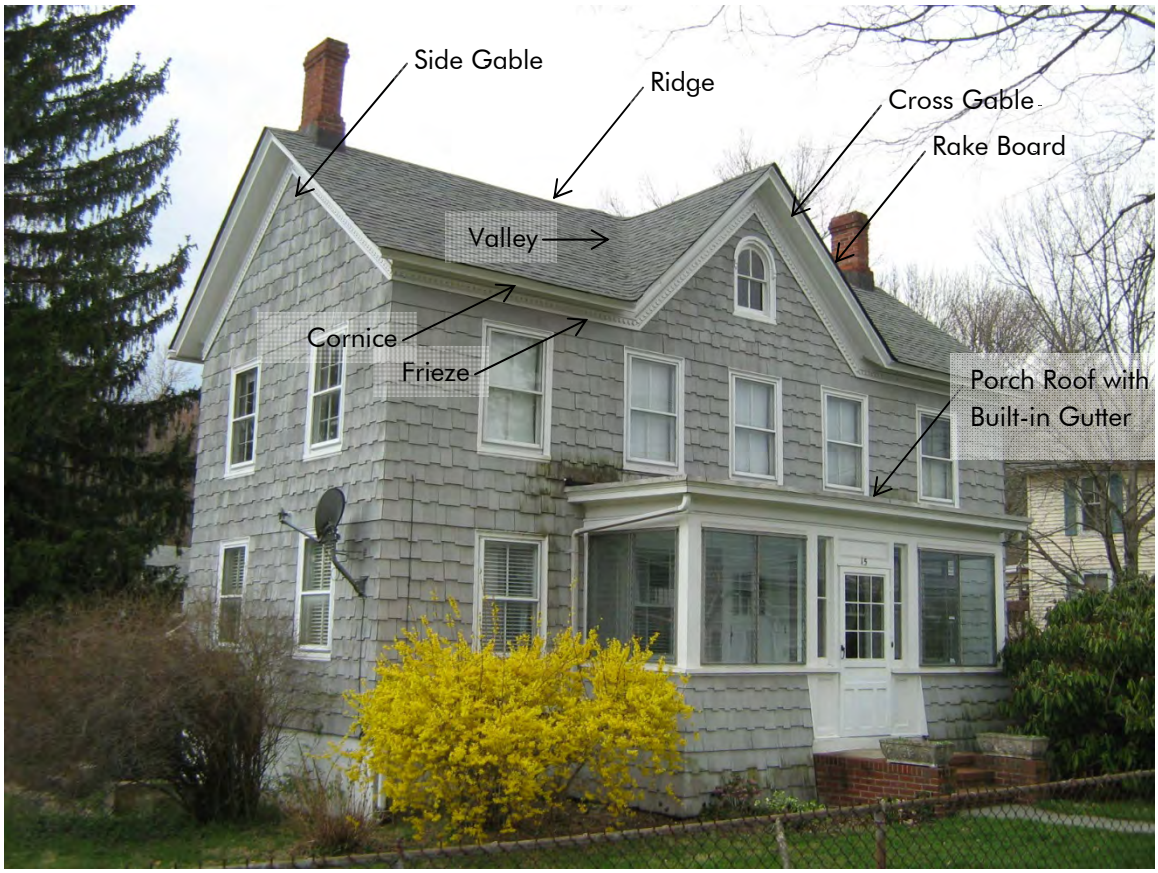
View of the commercial core of the German Valley Historic District.

- Two historic residential properties in the German Valley Historic District along Schooley's Mountain Road. Both were converted to commercial or mixed use and both appear to have a one-room deep side gable plan with a front cross gable. Identification of character defining features on buildings such as these becomes somewhat more difficult given the evolution and change of use of the properties. Changes that have acquired significance should be preserved.

- A historic stone house at the intersection of Routes 513 and 517. Early stone houses are well represented in the districts and the surrounding area. Proper maintenance and repair of the stone masonry walls is critical in maintaining their historic character.

d. ROOFS AND ROOF DRAINAGE

Along with the different building types there are different roof forms with a variety of roofing materials, although the vast majority includes combinations of gable roofs. One very common type, already mentioned is the side gable with front cross gable. There are a large number of simple side gable buildings without the cross gable. Also abundant are front gable houses with a perpendicular gable forming an ell, as well as simple front gable houses with no side gable. There are also a number of more complex roof forms



Front gable with crossing side gable.

One of three mansard roofs in the districts.

Combination hipped and gable roof forms at this simple Queen Anne along Schooley's Mountain Road.

Recommendations:

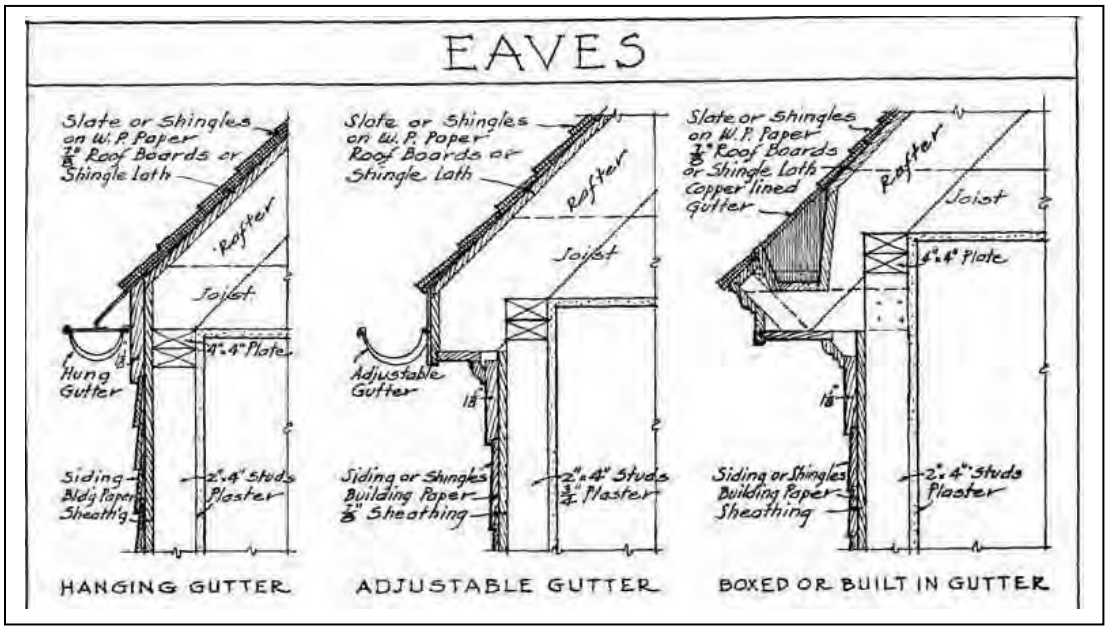

The gambrel roof of the large stone barn (now a restaurant) is one of three gambrel roofs in the districts.

- Existing roof forms should be maintained.
- Roofing and roof drainage should be subject to routine inspection and maintenance.
- It is appropriate to replace existing asphalt shingle roofing with new dimensional asphalt shingle roofing.
- Synthetic slate is an appropriate replacement material for consideration in replacing slate roofing.
- Slate, tile, wood shingle or metal roofing should not be installed in a location where it did not historically exist.
- Decorative slate shingles and metal work, such as scalloped slates, should be maintained and restored or replaced in kind during roofing repairs and replacement.
- Where possible new dormers should be limited to rear roof slopes. Dormers should be compatible with the existing roof and fenestration. Dormers should be spaced according to windows below and they should generally not extend up to the ridge or down to the eave. Large shed dormers extending across long sections of the roof are not appropriate.

Roof Drainage:

Well maintained roof drainage systems are one of the most important factors in a building's maintenance and long-term preservation. Selections made in maintaining or replacing roof drain elements can also have a significant impact on the historic character of a building. Historically many of the buildings in the districts likely had no gutters or built-in gutters. Gutters are very important in preventing deterioration of building elements beneath the edge of the roof.

- The building above likely had a built-in, or pole, gutter at the upper roof which has been removed. While the lack of a gutter allows the crown to be visible, it is resulting in damage to the building below. Ideally a built-in gutter should be reinstalled above the cornice line.



Some typical appropriate roof drainage installations, including a historic built-in gutter.

Recommendations:

- Maintain and restore historic built-in gutter systems at main roofs and porch roofs.
- Where built-in gutters were not present half-round gutters are preferred to K-gutter and plain-round downspouts are preferred to corrugated round or square downspouts.
- Clean gutters regularly, at a minimum twice annually and more frequently where needed. Direct downspouts away from the building and be sure that there is positive drainage away from the building.

e. EXTERIOR MATERIALS

The exterior surface of a building is the primary material defining that building's character. It tells us about the structure of the building, or it is the structure of the building. It protects the structure and its occupants from the weather and provides the principal color of the building. The treatment of the exterior building surface is critical in maintaining the historic character of a building. There are two main types of construction in the Washington Township historic districts: wood frame and stone. There are no historic brick buildings in the districts.

- The wood frame buildings are clad with a variety of materials, but the predominant historic material is wood clapboard and there is a limited application of historic wood shingles. At many locations the historic wood siding has been covered with inappropriate materials such as vinyl siding or composite shingles.

House in the Middle Valley Historic District which retains its historic wood clapboard siding.

One of the more ornate houses which displays a combination of wood siding types.

- The stone buildings are a mix of exposed stone, early stucco and later painted stucco.

Exposed stone of the Museum.


Although the 1814 stone asylum looks forlorn, much of its historic stucco remains and the building is a testament to the importance of maintaining even a basic roof, without which this building likely would be lost.

Recommendations:

Stone Masonry

- Historic masonry buildings constructed with lime based mortars and stuccos were designed to be flexible and breathable. That is, the soft lime mortars actually flex with the thermal movement of the masonry wall and allow water vapor to pass into and out of the wall. This is intentional and results in a very durable wall in which the mortar and masonry units – stone or brick – perform similarly. This relationship is interrupted by the introduction of Portland cement based mortars, which are extremely hard and inflexible, and trap moisture within the wall. They also contain various types of salts which can also damage the masonry units. The introduction of cement based mortars is strongly discouraged.
- Historic stucco and exposed pointed building stone should be preserved, maintained and repaired by a mason experienced with historic stone masonry using appropriate materials.
- Appropriate lime-based pointing and stucco mix must be developed to match the color and character of the historic pointing mortar and stucco. Cement based mortars are not appropriate and should be avoided.
- Historic stuccos should not be removed in order to expose the underlying stone if it was never exposed historically.
- Ashlar scoring – the scoring of stucco to appear to be fine dressed stone – is an important character defining feature and should be retained if present.
- Removal of stucco to restore historically exposed building stone must be undertaken with great care and only after careful consideration of questions such as:
    - Why was the stone stuccoed originally? Was it due to deficient stone or moisture problems?
    - Will the stucco come off cleanly without leaving a mess of stained stone requiring costly and potentially damaging removal procedures?
    - Was the building stuccoed after construction of an addition and removal of the stucco will create a condition that never existed historically?
- Treatment of exterior masonry walls with sealants is generally discouraged and is typically not necessary if the building is maintained properly. Evidence of water penetration at the interior is often the result of a different problem that will not be solved through the application of sealants. There is a class of sealants that is not considered water proof, is breathable and allows a certain level of water vapor permeability, however the use of these treatments must be carefully researched and their application should be by a trained professional to ensure that their use does not result in damage to historic masonry materials.

Wood Siding

- Historic exterior wood siding should be preserved and repaired.
- Decorative shingle siding should be repaired or replaced and not obscured.
- Regular preparation and painting of wood siding is critical to avoid more extensive costly repairs after unpainted wood has been exposed to the weather for extended periods. Regular painting also makes the successful application of paint more likely.
- Maintaining gutters and downspouts in a properly working condition to prevent regular exposure of siding to large amounts of water is also crucial to avoiding unnecessary damage. Care should also be taken to keep vegetation, leaves and other debris from trapping moisture at low areas of siding.
- Severely deteriorated or damaged wood siding should be replaced to match. Epoxy repairs of a limited scope can be effective, but replacement of select runs of siding might be necessary. Care must be taken to match the dimensions and exposure of the historic siding. All faces of replacement siding should be primed before installation.
- Decorative wood siding and wall shingles should be retained and restored or, where replacement is required, they should be replaced in-kind to match the existing material, texture, dimension and profile.
- Replacement of large areas of siding should be undertaken to match the profile and exposure of the historic siding. The relationship of siding to other millwork such as casings and corner boards should be maintained.
- Synthetic siding may be used to resurface facades of low public visibility on contributing buildings that were originally wood sided ONLY IF THE SUBSTITUTE SIDING is similar in design, thickness, width and texture to the original siding and will not endanger the physical condition and structural life of the building. The relationship of the siding to architectural trim such as casings and corner boards must be maintained. Architectural trim must be retained, and "packing out" of window and door frames is specifically prohibited. ANY PROPOSED USE OF SYNTHETIC SIDING TO REPLACE WOOD SIDING REQUIRES A COA.

f. PORCHES

There is a large variety of porches in the Washington Township Historic Districts from ornate wrap-around porches to simple front porticos. Some porches are original to the building, others were added over the course of the history of the property and, therefore, may have achieved historic significance in their own right. The porch is a very important character defining feature, helping to define the house façade and streetscape, providing a protected entry to the house and outdoor living space. The porch is also very vulnerable to the elements and regular maintenance is critical in ensure its preservation.

Recommendations:

- Historic porches shall not be removed. Although some porches may not be original to the house, they reflect the evolution of the house and region and may have achieved historic significance and should be retained.
- Retain historic porch features including the roof form and material, cornices, columns, brackets, railings, decking, steps, and foundations or piers.
- Wood elements should be repaired rather than replaced using epoxy repairs and wood Dutchmen.
- Where replacement is required when a historic element is missing or severely deteriorated, it should be replaced in-kind to match the dimension and profile of the historic member. It is appropriate to use more rot-resistant wood species when replacement is required.
- Stock turned balusters, brackets and other lumberyard standard profiles should not be used. If railing heights need to be increased due to code requirements, simple secondary elements should be added above the historic railing, which are compatible but clearly new.
- Regular maintenance including painting and inspection and repair of roof drainage are the simplest, most cost effective way to avoid more costly repairs to damaged elements later.
- A lack of maintenance or neglect are NOT acceptable justification to request demolition of these important character defining architectural features.

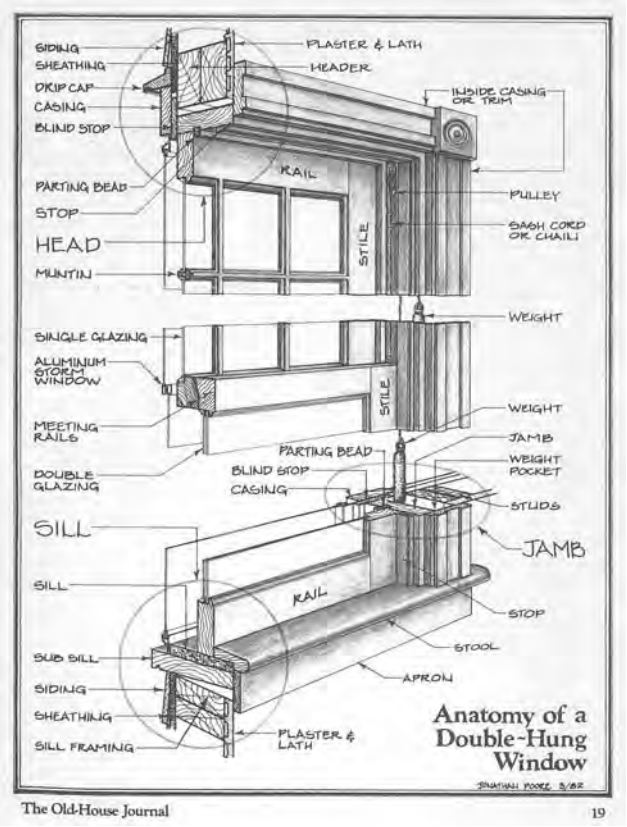
g. WINDOWS AND SHUTTERS

There is an ongoing movement to replace high quality historic wood windows with cheap wood, vinyl or vinyl clad windows. Much of this is based on the mistaken notion that new windows dramatically decrease energy loss. In fact, a well maintained and weather-stripped historic wood window and proper storm window will typically out-perform a replacement window and only a small percentage of heat loss in a historic house is through the windows. It is far more important to make sure that the attic or roof is well insulated. Note how important the historic wood windows are in defining the character of the house below. Replacing historic wood windows is one of the most damaging alterations one can make to a historic building and it should be avoided if at all possible.

Window Types

Double-hung and single-hung windows are the dominant window type in all three districts with one-over-one, two-over-two, four-over-four, six-over-one, six-over-six, nine-over-six and nine-over-nine windows are all in evidence along with various historic fixed sash.

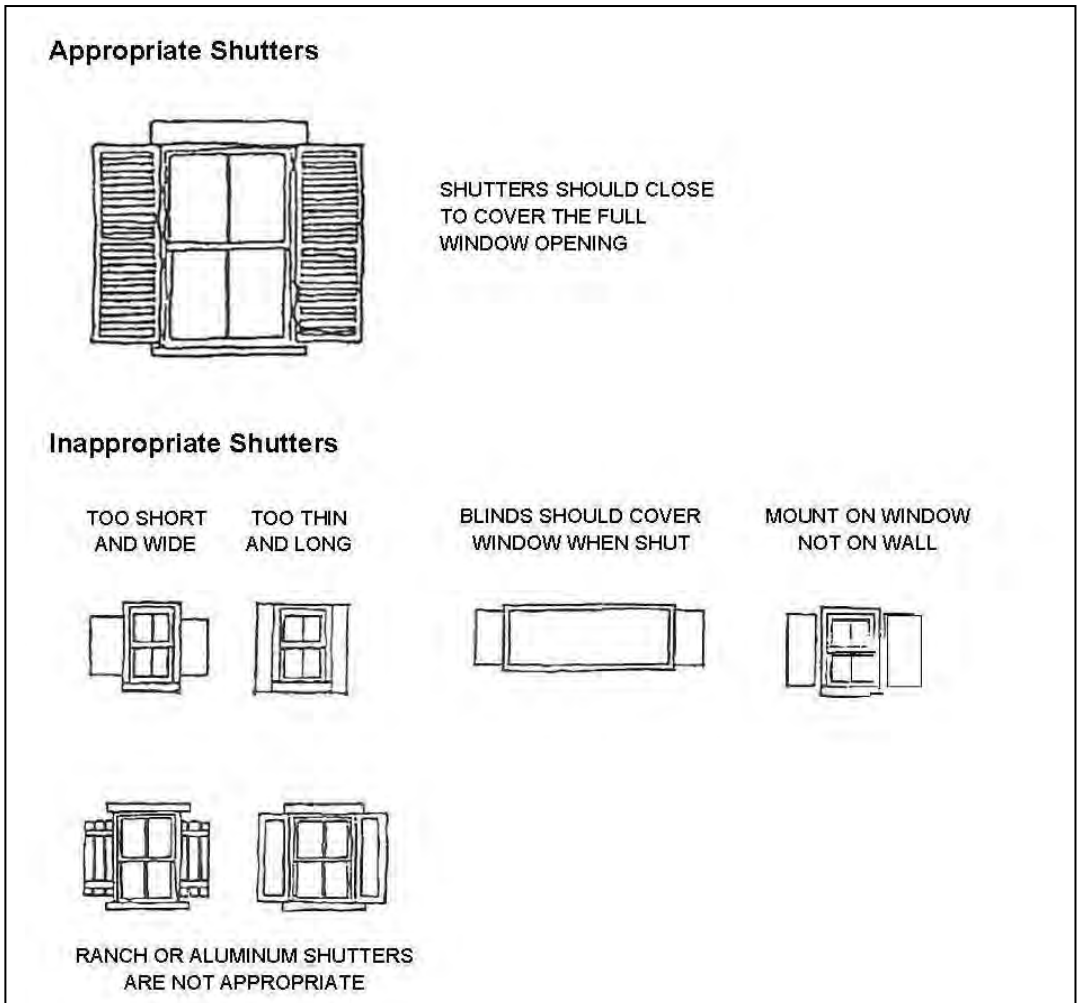
Recommendations:



- Retain and restore existing historic wood windows.
- Provide epoxy and Dutchmen repairs.
- Caulk joints around window adjust window sash and frame to ensure properly fitted window and provide new high-quality weather-stripping along all moving parts.
- Provide compatible storm window (interior storm panel if possible).
- Typically if replacement is required it can often be limited to replacing the sash only. Single glaze divided lite sash should be manufactured to match the historic sash. Similarly, if entire windows require replacement, they should be manufactured to match the historic window.
- Window openings should not be altered in size in selecting replacement windows.
- When possible limit replacement windows and any new window openings to side and rear elevations.
- The plane of the historic window sash in relation to the plane of the trim and walls should be matched in the selection of historic windows.
- Non-wood surfaced window sash and frames may be used on side and rear exposures of low public visibility on contributing buildings that were originally wood windows when the substitute windows are similar in design, width, height and texture to the original wood windows and will not endanger the physical condition and structural life of the building or structure.

Shutters:

- Retain and restore existing historic wood shutters.
- New shutters should not be introduced where they did not exist historically.
- New shutters should be high quality wood shutters, either louvered or paneled depending what type of shutter existed historically.
- Shutters should be attached with operable hardware to the frame as they would have been historically.
- Shutters should be sized appropriately so the shutter height fits between the sill and head and equals half the width of the window between casings.
- Shutter style should be consistent with the architectural character of the house.



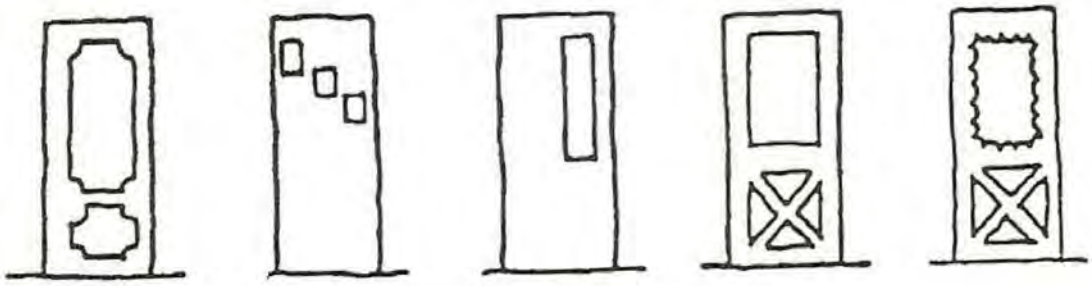
* note that what we commonly refer to today as shutters, were historically called shutters.

h. DOORS

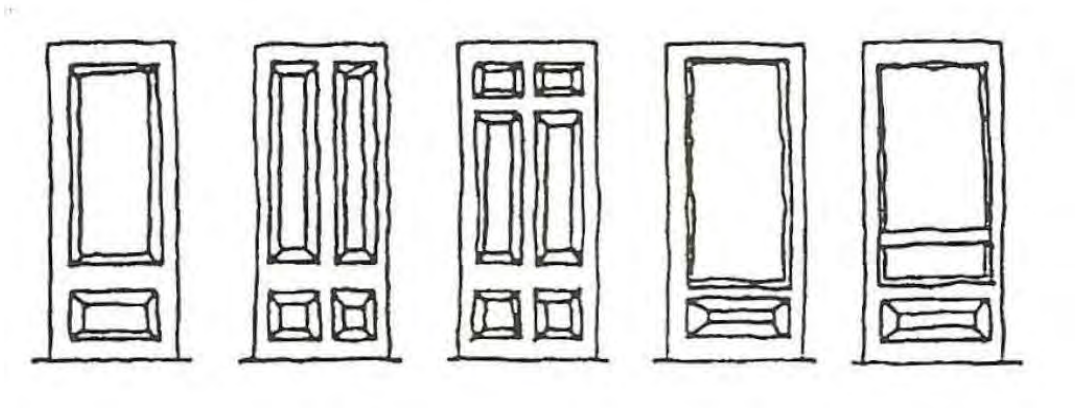
The front door is often the focal point of a facade. Many doors in the Washington Township Historic Districts are obscured by storm doors. While this makes it difficult to view the doors and detracts somewhat from the character of the building, it does protect the door in place. The door on the left below is most likely not original to the house, but it is clearly the focal point of the façade, it helps to tell the story of the evolution of the house and has achieved historic significance.

Although these doors in the Middle Valley District are most likely not original to the house, they have achieved historic significance over time.

Double doors at store front in the German Valley District.



Here are some examples of inappropriate replacement doors of types that are not consistent with the character of the historic district.



And some appropriate replacement door types.

Recommendations:

- As with windows and other exterior millwork, historic doors should be retained and restored.
- Epoxy repairs, Dutchmen, or replacement of select elements are appropriate treatments in the restoration of historic wood doors.
- Historically, exterior doors were typically painted as this provided important protection from the weather. Doors should remain painted where currently painted.
- Typical stile and rail doors, common throughout the districts, can be dismantled and replacement parts can be fabricated to replace severely damaged pieces.
- A properly fitting, weather-stripped wood door, with good operational historic hardware will function well and add value to the house.
- As with windows, door openings should not be altered to fit new doors.
- Replacement doors should be installed within existing historic frames when possible and the recess of the historic door in relation to the trim and surrounding walls must be maintained.
- New door openings, when required, should be limited to side and rear elevations only.
- Non-wood surfaced doors and door frames may be used on side and rear exposures of low public visibility on contributing buildings that were originally wood doors when the substitute doors are similar in design, width, height and texture to the original wood doors and will not endanger the physical condition and structural life of the building or structure.

i. OUTBUILDINGS, GARAGES AND GARAGE DOORS

Many of the outbuildings throughout the districts are small inconspicuous buildings serving as garages or sheds. There are a few concentrated collections of outbuildings in farmsteads. Outbuildings are very important in helping to explain the history of the region and how people lived.

- This small stone outbuilding, likely a springhouse, has a recent roof in good condition. This is the first line of defense in maintaining the building and preventing costly repairs of deteriorated building fabric.

- This historic garage may no longer be practical for keeping the family car, but it is valuable for storage of lawn equipment. It is also well maintained and has a recent roof.

Recommendations:

- Outbuildings should be preserved and maintained. It may be that they can no longer serve their historic function. If not, they should be adaptively used in such a way that does not detract from their historic character. Because they are often not a high-priority for homeowners in terms of maintenance and repair expenditures, it is important to undertake simple maintenance, such as painting and gutter repairs to help to minimize deterioration and ensure long-term preservation.

- New garage doors should be installed within the historic opening and should not alter the size or frame of the door. Ideally they should replicate the historic swinging doors. If an overhead door is to be installed it should closely match the appearance of the historic swinging door. Garage doors have come a long way since the dominance of the aluminum paneled overhead door.

- New garages should be detached from the house and be placed to the rear of the property, behind the rear wall of the house at minimum. The materials and character of the garage shall be compatible with the main house. The scale of the garage should refer to historic garages, recognizing that some increase in size will likely be required to accommodate current vehicle sizes.

j. NEW ADDITIONS TO HISTORIC BUILDINGS

The issue of constructing new additions to historic buildings is often one of the most difficult and controversial issues to be raised in guiding changes in historic districts. In order for historic buildings to remain in use and viable they very often require significant upgrades, including additions. Historically buildings were added to all the time to accommodate increased family sizes or larger business enterprises. In historic districts there has been a recognition by the community that the district is historically significant and that period of significance ends and that changes after this time must be guided to prevent the loss of historic integrity of the district. Having recognized this, we also recognize that any community must continue to evolve in order to survive and we must accept a level of change along with this. These guidelines offer direction in the placement and design of additions to minimize their impact on the character and integrity of the historic district.

The topic is specifically addressed in Standard #9 and #10 of the Secretary of the Interior's Standards for Rehabilitation.

> Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
>
> Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Further guidance is provided in the Washington Township Historic Preservation Ordinance

> (e) Design of Alterations or Additions. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
>
> The addition being proposed should not exceed more than twenty-five percent (25%) of the total above-grade enclosed and livable square footage of the existing building or structure.
>
> (f) Character of Alterations. Wherever possible, new additions and alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. *(this is reiterated from the Secretary of the Interior's Standards)*

In general new additions should always be subordinate to the historic building to which they are being added.

Preservation of Significant Historic Materials, Feature and Form: In connecting the new addition to the existing building historic materials and features should not be irreversibly damaged and the impact on these elements should be minimized. One way to assist with this is to minimize the scale of the addition and to connect the addition to the existing building with an even smaller connector or hyphen. In this way the addition roof can often be separated from the existing roof and the number of historic door and window openings impacted is minimized.

Placement: The placement of additions should be at the side or rear of the historic building. Siting of new additions must be compatible with the existing building, site and surrounding properties.

Compatible: The scale, massing, roof line, fenestration and materials should be compatible with the historic building. The size, rhythm and alignment of new doors and windows should be based on those from the existing building. Architectural characteristics of the addition should be consistent with the historic building. For instance, an addition to a residential building should have typical residential characteristics rather than institutional or commercial characteristics.

Differentiated: In making an addition compatible with the historic building, the goal is not to mimic the historic building and create something where one cannot distinguish between the historic building and the new construction. The new construction must be clearly differentiated as new through the use of compatible but distinguishable design elements.

This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

k. NEW / INFILL CONSTRUCTION

As with the construction of new additions, the construction of compatible new or infill buildings within a historic district can be difficult to achieve harmoniously. The challenge is not as great with an addition, as there is the advantage of physical separation between the new construction and existing buildings. Still the new construction must be compatible with the surrounding buildings and setting. There is more leeway in considering the use of materials, but the character of the new building must still be compatible with the district. Consideration such as scale, massing, orientation and setback remain critical. There is again more leeway with the design of windows and doors and other architectural elements, but still these should draw from the vocabulary and context of the surrounding properties. A new building in a residential area, which is most of the districts, should draw from typically residential themes and characteristics.

Size:
A new building should be within the range of sizes defined by the adjacent buildings. Overly large buildings that disrupt the pattern of open space to buildings are not compatible with the character of the district. Use the context of the area to guide the size of infill construction.

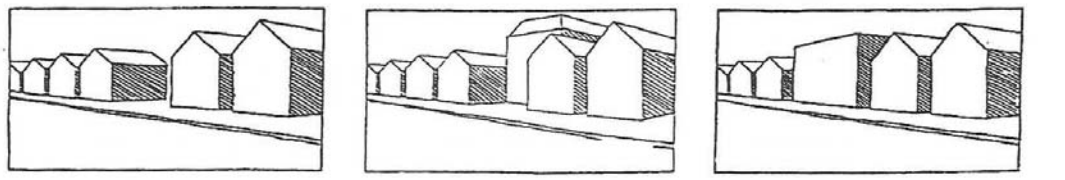
Setback:
The setback of new construction should be within the range of setbacks defined by the adjacent existing historic buildings.

Height:
A new building should respect the height and roof forms of neighboring buildings. To do this, the height of the new construction should not exceed the taller of the two adjacent structures. Similarly, the minimum height should be that of the lower of the two adjacent structures. Further, in a row of front facing gables, it would be inappropriate to introduce a mansard roof.

Façade Rhythm:
Along a street, the repetition from building to building of similarly positioned door and window openings, porches, roof forms, setbacks, walkways, driveways, etc. creates a rhythm which should be respected in the design of new infill construction. The floor-to-ceiling height of a new building should be similar to the dimensions on neighboring buildings. New window and door openings should be positioned and proportioned within ranges defined by neighboring historic buildings.

Please note that adhering to the above considerations can tend to produce buildings that mimic the surrounding historic architecture. That is not the intent and these guidelines are not meant to discourage contemporary design for new buildings. It is better to create strong contemporary design than a shallow imitation of a historic building.

Incompatible Infill Construction



A GAP IN THE PATTERN

A CHANGE IN HEIGHT OR SETBACK

AN UNSYMPATHETIC STRUCTURE

I. STREETSCAPE AND SITE FEATURES

The historic buildings within the Washington Township Historic Districts do not exist in a vacuum. They evolved through history in a setting that evolved along with them and is as important as the buildings in defining the historic character of the districts. Factors such as the relationship of the buildings to each other, the relationship of the buildings to the roads, landscape feature like walls and fences, trees, fields and gardens all contribute to the setting.

The German Valley District has essentially two characteristic streetscapes. There is the early development primarily along Mill Road with commercial and residential buildings constructed very close to the road. Extending out from here, the later residential development is setback with front yards.

This pattern of early buildings very close to the street is very important in the history of the German Valley district.

The relatively consistent pattern or house-to-yard-to-street and house-to-side yard-to-house is important in defining the character of this part of the German Valley district.

The Schooley's Mountain Historic District is defined by a much more rural character than the German Valley District with wooded areas and primarily large parcels of land. There is a variety of architectural styles with little architectural continuity from one property to the next the way there is in German Valley.

View north along Schooley's Mountain Road.

View south along Schooley's Mountain Road.

The Middle Valley Historic District is also much more rural in character than the German Valley District and clearly reflects its early agricultural history.

View northwest along Middle Valley Road.


View northeast along West Mill Road at intersection with Middle Valley Road.

STONE STREETSCAPE FEATURES:

- Stone walls and other stone features such as the stone arch bridge in the center of the German Valley District are important character defining features throughout the districts. As with the stone houses in the area, they are a testament to the availability of good local building stone in the development of the region.

Stone arch bridge over the Raritan River in the center of the German Valley District.

Extant stone hitching post in the German Valley District.

Stone wall adjacent to the cemetery in the German Valley District.

Stone retaining wall along East Mill Road in the center of the German Valley District.

Recommendations:

- Stone walls, retaining walls, bridges and other stone landscape features should be preserved and maintained. Pointing in these walls should be consistent with the repair guidelines for stone building walls.

- New fencing or walls should be designed to be compatible with a property in material, proportions, and style. Fencing or walls of a period other than that of the historic structure should not be added, unless physical or photographic evidence exists to show that such a fence existed in the past.

- Chain link fence, stockade fences and solid masonry fencing that visually enclose the property from its surroundings are historically inappropriate. Note that in the photographs above, the stone walls are not more than a few feet tall. If chain link or stockade type fencing is necessary to enclose an area for the safety of pets and/or children, it should be located to the side or rear of a property and located in such a way as to not enclose the building and obscure the historic character of the property. All walls and fences will be reviewed on a case-by-case basis.

Sidewalks:

- Although limited in their placement sidewalks are a character defining streetscape feature within the German Valley Historic District and provide a much needed area of safety for pedestrians and a buffer between the street and front yards. Currently most of the existing sidewalks are new brick.

Driveways and Parking:

- Driveways should be limited in width and when connecting to a parking area, the parking area should be to the rear of the property. Gravel is the preferred paving material for driveways and parking.
- Larger parking areas should be screened with low fencing and/or vegetation. Avoid extending parking areas directly up to buildings as it can be damaging to the building and is not historically appropriate.

Walkways:

- Where possible, walkway locations, materials and patterns should be based on historic precedent. Stone, brick and concrete walkways are all found in the historic district. The preferred materials for walkways are stone or brick. Although some concrete can attain a soft pleasant patina, it can take years. Concrete is not historically appropriate and should be avoided.

m. SKYLIGHTS, CHIMNEYS AND VENTS, EXTERIOR LIGHTING, SIGNS AND ACCESSIBILITY RAMPS

Skylights:
Skylights are not compatible with the architectural character of historic buildings and should be limited to rear and secondary roof slopes that are not visible from the public right-of-way. They should not be installed on primary roof slopes or in such a way that detracts from the historic character of the building.

Chimneys and Vents:
The HPC encourages placement of new chimneys and vents on rear and secondary roof slopes, not visible from the public right-of-way. Existing masonry chimneys should be maintained regularly according to masonry recommendations.

Exterior Lighting:

During the period of significance for the three Washington Township historic districts, exterior site and building lighting was limited and dim.

- New lighting should be stylistically appropriate for the property at which it is installed.
- Avoid exterior light fixtures that are overly ornate, such as shiny brass, pendants, and finials on light fixtures. Overhead porch lights with simple globes are appropriate.
- If the light source for new lighting is directly visible, it should be dim or otherwise shielded.
- Searchlights, neon, flashing, or animated lighting and signs are prohibited, other than as approved by the Township Council per Lighting Ordinance 159-41.A.

Signs:

New signs are covered by the Washington Township sign ordinance and require review by the buildings department and the Historic Preservation Commission. A COA is required prior to the installation of new signs in the districts.

- Existing signs and sign hardware may be reused in place by a new owner without first obtaining a COA.

Accessibility Ramps:

Accessible ramps for business and residents should be designed to be compatible with the architectural features of the building which they are serving. For instance, pressure treated lumber ramps and handrails would not be compatible with the historic architecture in the district. Ideally the ramp should be located on a secondary elevation so as to not interfere with the façade of the building. As with other additions, the construction of a ramp should not result in the destruction of historic architectural features, so that in the future if the ramp is removed the integrity of the building is not diminished.

n. SOLAR PANELS, SATELITE DISHES AND UTILITIES EQUIPMENT

Solar Panels:

The Commission's preference is to retain the original appearance, character defining features and historic fabric whenever possible, while accommodating the need for solar access. Solar panels location requirements are generally dictated by sun exposure. On smaller properties, locating a large array of solar panels in the back yard or other location out of sight of a public right of way is often impossible.

Therefore, all solar panel installations must be considered on a case by case basis. It is the responsibility of the applicant to provide evidence that the installation will not be detrimental to the historic fabric of the structure. Additional evidence might include photos and plans of the proposed location of panels and/or scheduling a site visit for commissioners to view the site prior to a hearing.

Some basic principles to guide the Commission's decision include the proposed type of installation in the order of preference for the preservation of the historic characteristics of the property:

- New construction freestanding or detached on-site
- New construction (additions) on-site
- Historic secondary structures
- Primary Historic Structure (Secondary elevation)

Additional considerations:

- Placement and design should not detract from the historic character of the site or destroy historic materials. Consideration to the visibility of solar panels from neighboring properties should be taken.
- For most properties, locating solar panels on the primary (front) façade will not be allowed; it will have the greatest adverse effect on the property's character defining features.
- Solar panels should be installed on rear slopes or other locations not highly visible from the public right of way whenever possible. Panels should be installed at the same slope as the roof.
- Flat roof structures should have solar panels set back from the roof edge to minimize visibility
- Utilization of low-profile solar panels is recommended. Solar shingles laminates, glazing or similar materials should not replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.
- Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource.
- Solar panels should be positioned behind existing architectural features such as dormers and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the system should be treated to be as unobtrusive as possible.

Not recommended for any reason:

- Removal of historic roofing materials during the installation of solar panels
- Removing or otherwise altering historic roof configuration – dormers, chimneys or other features – to add solar panels.

Satellite Dishes:

The HPC encourages placement of satellite dishes on rear and secondary roof slopes and elevations, not visible from the public right-of-way. While the dishes are reversible and the HPC cannot prevent homeowners from installing a functional system, the dishes detract from the integrity of individual properties and the districts.

Four satellite dishes on a single building……

None of which are visible from the road.

Utilities Equipment:

Air conditioning units, oil tanks, rain barrels, electric panels and other utilities equipment should be located on secondary or rear elevations and wherever possible should be hidden from view from the public right-of-way. These items require review and a COA by the HPC.

5. APPENDICES

a. PROPERTY OWNER RESOURCE LIST

GENERAL INFORMATION

National Trust for Historic Preservation Homeowner Resource Page
http://www.preservationnation.org/resources/homeowners/

National Park Service Preservation Tech Notes
http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

WINDOWS

New Jersey Historic Preservation Office publication on the repair of historic wood windows
http://www.nj.gov/dep/hpo/4sustain/windowrepair_1.pdf

National Park Service Preservation Brief 9: The Repair of Historic Wooden Windows
http://www.nps.gov/history/hps/tps/briefs/brief09.htm

PAINT

National Park Service Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
http://www.nps.gov/history/hps/tps/briefs/brief10.htm

PORCHES

National Park Service Preservation Brief 45: Preserving Historic Wooden Porches
http://www.nps.gov/history/hps/tps/briefs/brief45.htm

MASONRY

National Park Service Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings
http://www.nps.gov/history/hps/tps/briefs/brief02.htm

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
http://www.nps.gov/history/hps/tps/briefs/brief01.htm

The Preservation and Repair of Historic Stucco
http://www.nps.gov/history/hps/tps/briefs/brief22.htm

ROOFING

The Repair and Replacement of Historic Wooden Shingle Roofs
http://www.nps.gov/history/hps/tps/briefs/brief19.htm

The Repair, Replacement & Maintenance of Historic Slate Roofs
http://www.nps.gov/history/hps/tps/briefs/brief29.htm

CLEANING

National Park Service Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
http://www.nps.gov/history/hps/tps/briefs/brief06.htm

ENERGY EFFICIENCY

National Park Service Preservation Brief 3: Improving Energy Efficiency in Historic Buildings
http://www.nps.gov/history/hps/tps/briefs/brief03.htm

SUBSTITUTE MATERIALS

National Park Service Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings. The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
http://www.nps.gov/history/hps/tps/briefs/brief08.htm

The Use of Substitute Materials on Historic Building Exteriors
http://www.nps.gov/history/hps/tps/briefs/brief16.htm

ADDITIONS

National Park Service Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
http://www.nps.gov/history/hps/tps/briefs/brief14.pdf

* Additional Preservation Briefs and other technical preservation assistance can be found at the National Park Service Technical Preservation Services website at:

http://www.nps.gov/tps/how-to-preserve.htm

ORGANIZATIONS TO GUIDE YOU

Local Organizations

Washington Township Historical Society
P.O. Box 189
Long Valley, NJ 07853
(908) 876-9696
www.wthsnj.org

State Organizations

Historic Preservation Office
NJ Department of Environmental Protection
P.O. Box 404
Trenton, NJ 08625-0404
(609) 292-2023
www.state.nj.us/dep/hpo

New Jersey Historical Commission
225 West State Street, 4th Floor
Trenton, NJ 08625-0305
(609) 292-6062
www.newjerseyhistory.org

New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625-0457
(609) 984-0473
www.njht.org

Preservation New Jersey, Inc.
30 South Warren Street
Trenton, NJ 08608
(609) 392-6809
www.preservationnj.org

National Organizations

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, D.C. 20036
(202) 588-6000
www.nthp.org

National Park Service
1849 C Street, NW
NC400
Washington, D.C. 20240
(202) 343-9500
www.nps.gov

b. GLOSSARY

apron – panel or wide trim under a windowsill.

architectural integrity – the degree to which a structure retains its original style and details.

articulated – architectural features, which appear to be three dimensional.

ashlar – simply defined as squared building stone, it was often dressed and laid-up in regular courses. Historic stucco was often scored to create the appearance of ashlar masonry.

balloon framing – a system of wood frame construction in which the vertical members extend from the sill to the roof plate, and the horizontal members are nailed to them.

baluster – a vertical member used to support a railing.

balustrade – a railing with upper and lower rails and spindles or posts that is installed on a porch or above a roof cornice.

bargeboard – a decorative board under the gable end of the roof used to hide the ends of the horizontal roof members; also known as a verge board, or rake board.

bay - a major spatial division of a building marked by window and door openings or vertical supports such as pilasters.

bracket – a projecting member, often decorative, that supports an overhang.

capital – the top element of a column or pilaster.

casement – a window sash that opens its entire length on hinges.

cast iron – molten Iron that is poured into a mold to achieve a design.

character-defining features – original, or historic, architectural details of a building that give the building its unique character, such as clapboard siding, original windows or slate roofing material.

clapboard siding – narrow board usually thicker at one edge than the other used for siding.

coa (certificate of appropriateness) – the approval certificate following an application to the Historic Preservation Commission to determine if changes to existing historic sites or buildings are appropriate.

column – a structural member, usually composed of a base, a shaft, and a capital, that supports a horizontal load, such as a porch.

conservation - action taken to prevent decay and preserve the historic fabric of a building.

corner boards – mitered or butted vertical trims at the junction of two walls.

cornice – any molded projection that finishes a wall; also the upper portion of an entablature, resting on the frieze.

crenellations – a design element of alternating solid parts and openings, designed to resemble a fortified parapet.

cross gable roof – an intersecting gable at a right angles to the primary roof ridge. Often subordinate to the main ridge and typically centered on the building.

cupola – a small structure projecting above the roof that provides ventilation or is used as a lookout.

dentil – a small, tooth like block placed in a band on the cornice of a building.

deteriorated – features of a structure, which have eroded, usually due to weathering or neglect.

dormer – A small window with its own roof projecting from a sloping roof.

eaves – the projecting overhang at the lower edge of the roof.

elevation – one of the sides of a structure; also, referring to an architectural drawing of a particular side of a structure.

ell – an addition that extends from the rear or side of a building.

entablature – in classical architecture a horizontal member composed of an architrave at the bottom, the frieze in the middle, and the cornice at the top, usually placed at the top of a wall, window or door surround.

exact – see "in-kind."

exposure – typically used to describe the amount of exposed surface on the face of siding. Can also be applied to coursed roofing materials.

extant – a feature or building that currently exists or remains, as in "extant historic fabric."

façade – the primary elevation of a building, generally referring to the front.

fanlight – semicircular window with radiating muntins, often placed over a door or window.

farmstead – the buildings and adjacent service areas of a farm.

fascia – trim covering rafter ends at the end of a roof pitch.

fenestration – the arrangement of windows on an elevation.

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

flush siding – sheathing composed of boards with a tongue along one edge and a groove along the other, installed to create a seamless appearance; also known as match boards.

frieze - a decorative band along the top of a wall, immediately below the cornice.

gable – the triangular part of an exterior wall formed between the angles of a double-pitched roof.

gable dormer – gable-ended structure with a window that projects from a roof.

gable roof – a roof that has a gable at either end. On a side gabled structure the gables are on the side elevations, and on a front gabled structure the gable is on the primary façade.

gambrel roof – a roof shape characterized by a pair of shallow pitch slopes above steeply pitched slopes on each side of a center ridge.

grille – an openwork barrier, of wood or metal, used to protect an opening.

hipped roof – a roof that slopes upward from all four sides of the building to the ridge.

historic fabric – historic construction materials, often, but not necessarily the original construction materials.

hood – shallow overhang above a door or window.

infill – the planned conversion of empty lots, underused or rundown buildings, and other available space in built-up areas for for further construction or development, especially as part of a neighborhood preservation program.

in-kind – a feature of the same material, dimension, profile, color and texture as the original. Can be used synonymously with "exact."

light – transparent portion of a window; also, single pane of glass.

lintel – the timber or stone that spans an opening and supports the weight above it.

mansard roof – a roof that has a double-pitched slope on all four sides of the building, with the lower slope more steeply pitched and straight, concave or convex in shape.

massing – the three dimensional form of a structure created by the boxlike forms that fit together to create the overall shape and footprint.

meeting rail – top member of lower sash and bottom member of upper sash in double-hung window. When the window is closed, these two members overlap, or "meet."

mullion – a vertical divider in a window.

muntin – the wood dividing strips between the panes or "lights" in a multi-paned window.

newel – Decorative structural post at either end of a stair rail. The post at the top or bottom of a flight of stairs, supporting the handrail.

outbuilding – a building (as a stable or a woodshed) separate from but accessory to a main house.

parapet – low wall or barrier railing at a balcony or roof edge.

pediment – the triangular gable end of a roof above a horizontal cornice, either open or closed; also used to describe ornamentation above windows and door; may also be curved.

pier – load-bearing element that rises from a footing.

pilaster – a column, usually with a capital and a base, which is attached to a building.

portico – a columned entrance porch.

preservation – basic maintenance required for a building to remain functional and in good repair for the current occupant.

primary elevation – the façade of a structure.

rail – horizontal structural member of a door or sash.

rake boards – molding along the sloping edge of a gable. See also bargeboard or vergeboard.

raking cornice – molding that follows the slope of a pediment or gable.

reconstruction – the process of duplicating the original form, materials and appearance of vanished building or structure at a particular historical moment through historical research.

rehabilitation – the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those features which are historically significant.

repair – in reference to historic materials, the method using the least degree of intervention possible to maintain architectural character and historic fabric, such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing according to recognized preservation methods.

restoration – the return of a building to its appearance at a particular time in history, usually by the removal of later alterations.

ridge – the intersection of the sloping sides of a roof; also usually the highest point of the roof.

riser – vertical part of a stair step.

roof valley – the place of meeting of two slopes of a roof that form on the plan a reentrant angle.

rusticated – the appearance of recessed joints and textured block faces.

sash – the frame in which a window is set; may be moveable or fixed; may slide vertically (as in double-hung window) or pivot (as in casement window).

secondary elevation – any elevation other than the façade.

sheathing – typically a substrate for exterior building materials, such as roofing or sheathing. Can be solid as with plywood, tightly fit boards or spaced boards, typical with wood shingle roofing.

shutter dogs – a decorative piece, usually metal, placed on a shutter to hold it closed.

sill – the lower horizontal member of a door frame, window frame or wall.

snow guard – a roof accessory, typical, metal that is attached to the roof to retain snow and prevent sliding snow from damaging gutters or creating a hazard. Also known as snow dogs. Snow rail systems are also available.

springhouse – a small building situated over a spring and used for cool storage.

soffit – the exposed underside of any overhead component of a building, such as the undersurface of an arch, cornice, eave, or stairway.

stile – vertical structural member of a door or sash.

streetscape – a view incorporating several structures and their surroundings.

transom – windows or panels, usually operable, above a window or door.

transom light – a small window over a door or another window; may be rectangular, fan-shaped or elliptical.

tread – horizontal part of a stair step.

turret – curved projection with windows, often topped with a conical roof.

vernacular architecture – of, relating to, or being the common building style of a period or a place.

water table – a horizontal ledge on a wall used as a drip molding to divert water from the face of a building.

window hood – a decorative window surround with a projecting lintel and brackets.

window jamb – an upright piece or surface forming the side of a window opening.

wrought iron – heating iron until it can be hand beaten and twisted into a design.