
REHABILITATION AND MAINTENANCE

The Bridgeton Historic District Commission's review of applications for Certificates of Appropriateness are consistent with the Bridgeton Historic District Ordinance and the United State Secretary of Interior's Standards for Rehabilitation. The ordinance and these standards are used for reviewing all applications regarding exterior work regardless if it is considered to be rehabilitation, maintenance, preservation, redesign, or restoration. They pertain to the structural style and form of the buildings, the materials that are used including paint color, ancillary improvements such as signs, fences, sidewalks, lights and natural objects such as trees. They may be applied most rigorously to register quality buildings.

The Bridgeton Historic District Ordinance specifies that when considering applications, the following matters will be considered:

- a. The impact of the proposed change on the building's historic and architectural character,
- b. The building's importance to the municipality and the extent to which its historic or architectural interest would be adversely affected to the detriment of the public interest, and
- c. The extent to which there would be involvement of textures and materials that could not be reproduced or could be reproduced only with great difficulty.

The Secretary of Interiors Standards for Rehabilitation are:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall

not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive architectural features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features substantiated by historic, physical, or pictorial evidence rather than conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

9. 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.

10. 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.

EXTERIOR WALLS AND SURFACE TREATMENT

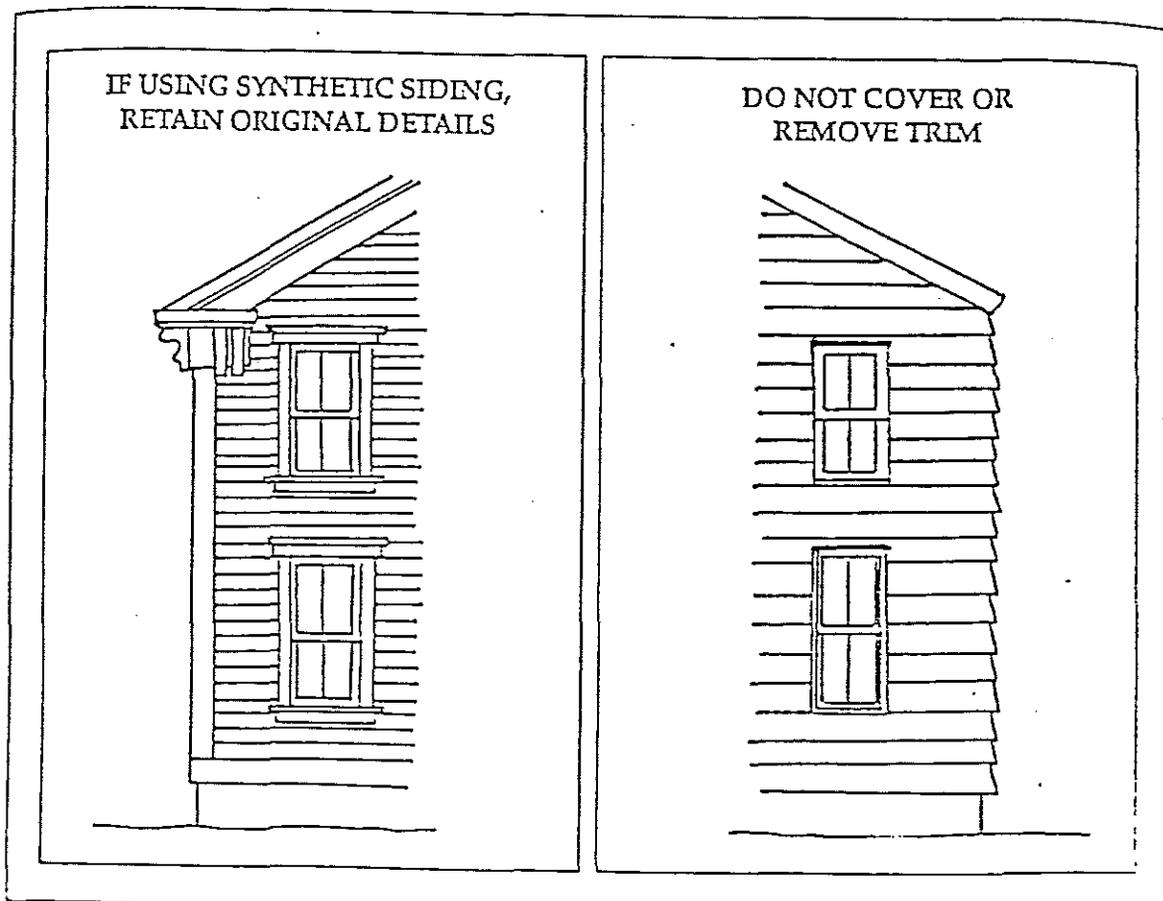
The materials and style of exterior walls of a building are a significant aspect of its architectural character. When rehabilitating a building it is usually true that nothing is going to look as good as the original materials. When the original exterior fabric is badly deteriorated a decision must be made with regard to the feasibility of restoring the original fabric or choosing other alternatives. The following guidelines should be consulted when making this decision:

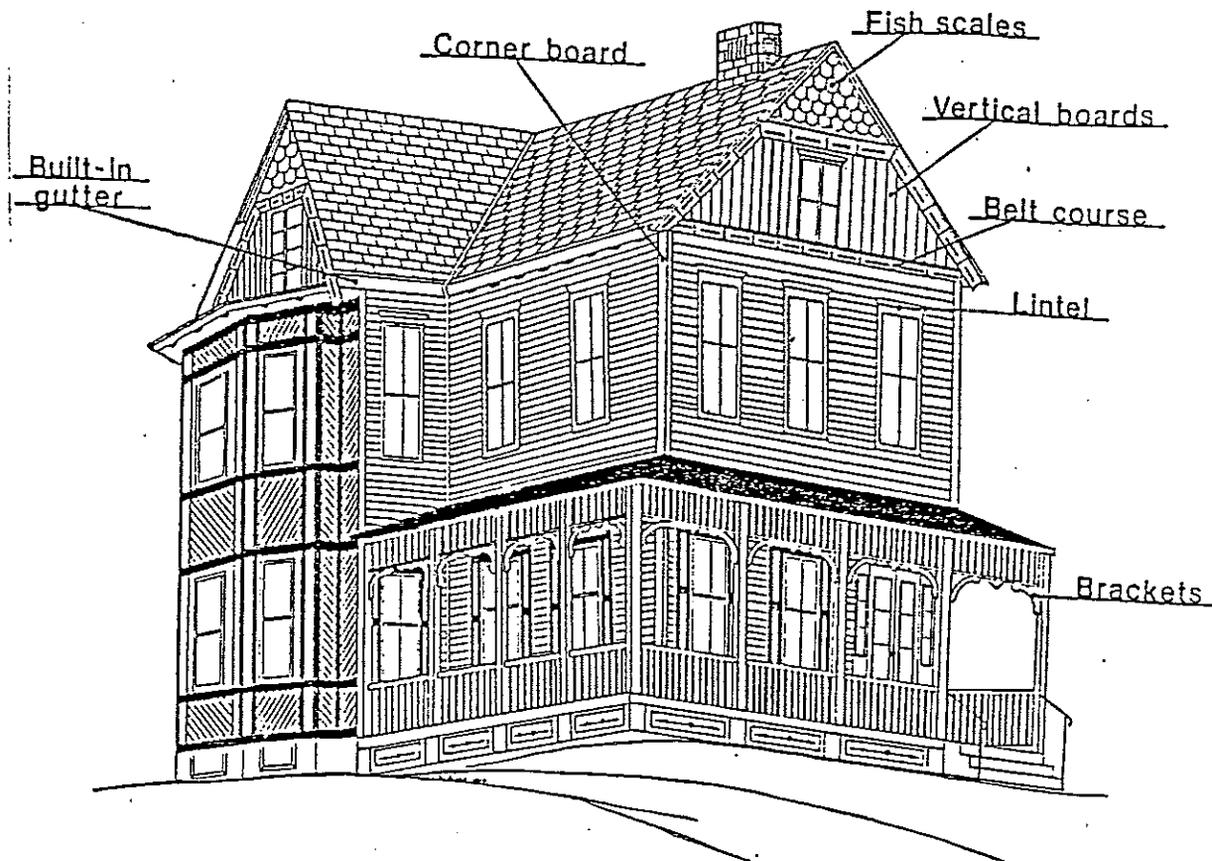
1. The original exterior walls and siding material should be retained and repaired, rather than replaced, whenever possible.
2. When an exterior wall is too deteriorated to repair, replace it with material similar to the original and match the new material with the old as much as possible in size, shape, texture, and color.
3. Do not resurface original materials with inappropriate new materials such as artificial stone ("Permastone"), artificial brick veneer ("brick face"), or asbestos or asphalt shingles.
4. When removing deteriorated paint from wood siding, the recommended methods are handscraping, handsanding, and electric hot-air guns. Avoid destructive removal methods such as sandblasting and waterblasting. Use recommended methods for removing lead based paint if it is present.
5. Historically painted wood siding should not be stripped and stained to create a "natural" effect.
6. Maintain the original color and texture of masonry walls. The appearance of brick walls often improves with age, developing a rich mellowness that cannot be created in new materials. Stucco or paint should not be removed from historically painted or stuccoed masonry walls. Likewise, paint or stucco should not be applied to historically unpainted or unstuccoed masonry walls.
7. Clean masonry and mortar only when necessary to halt deterioration or to remove heavy soiling, using the gentlest method possible. Sandblasting, caustic solutions, and high-

pressure water blasting should not be used. Excessive cleaning can erode the surface of the masonry and accelerate the deterioration.

8. Repoint masonry walls when there is evidence of disintegrating mortar, cracks in mortar joints, loose bricks, or moisture retention in the walls. The new mortar should duplicate the old mortar in composition, bonding strength, profile, color and texture.

9. Artificial siding may be used to resurface wood-sided structures ONLY IF the substitute siding is well designed, in keeping with the width and texture of the original clapboard, and will not endanger the physical condition and structural life of the building. Architectural trim must also be retained. On the many Victorian homes in Bridgeton, this means that the siding will usually be 4 inches wide in a plain (not "wood grain" finish), with corner boards, all window trim, and cornices retained. The Commission may require that any necessary roof or other essential structural repairs must be made before hiding the walls with artificial siding. The owner may choose to use artificial siding in appropriate colors. Two illustrations follow of which the first shows how using artificial siding can ruin the architectural value of a building and the second shows the features which must not be covered when installing artificial siding on a building.





Built-in gutters may leak into eaves which hold them if they are allowed to deteriorate. The eaves and adjoining roof cornice and brackets should not be covered to hide the water stains that result when these gutters begin to leak. The water would simply pour down the inside of the wall and cause severe damage to the building. The built-in gutters and cornice ornamentation are a significant element in the design of many historic buildings.

Corner boards on some historical homes may be covered with artificial siding but only if the corner board is covered with a vertical siding of the same thickness as the original. Corner boards may be covered in a trim color different from the body color of the building.

Fish scales are the scalloped ornamentation that appears on many Bridgeton homes. These should never be covered with artificial siding.

Vertical boards appear on the siding of some homes. Whether the vertical boards appear in the third floor or the bay windows they should not be covered with artificial siding.

Belt courses often appear on buildings to separate the wall material on one floor of the building from a different treatment on the next floor. These belt courses should not

be covered with artificial siding.

Lintels are horizontal beams over windows or doors that often have decorative features. These should not be removed or covered with artificial siding. Very often it is advisable to leave all window trim uncovered and paint it as needed to retain the architectural character of the building.

Brackets on porches and on the roof cornices should be retained.

ADDITIONAL COMMENTS ON ARTIFICIAL SIDING

Preservationists across the country are united against the use of artificial siding on historic structures; they assert that artificial siding is not more cost effective as claimed by siding salespeople, does not provide any significant insulation, provides hiding places for insects, creates a vapor barrier in some exterior walls which contributes to moisture build-up causing rotting and reduces the structure's aesthetic value. However, property owners have the choice in Bridgeton to seek approvals for the installation of siding on their property and approvals may be granted on a case by case basis when it can be shown that the proposed installation of the artificial siding will be done in a manner which will minimize such problems. Property owners who consider using artificial siding are encouraged to use only the best materials, obtain competitive bids from experienced contractors with references, and have a contract executed with the contractor prior to the beginning of any work. Property owners seeking more information about the installation of artificial siding may refer to books listed in the bibliography, contact the city's historic district administrative officer for copies of technical articles, or review the materials produced by the various artificial siding companies which often provide interesting comments on their competitors' products.

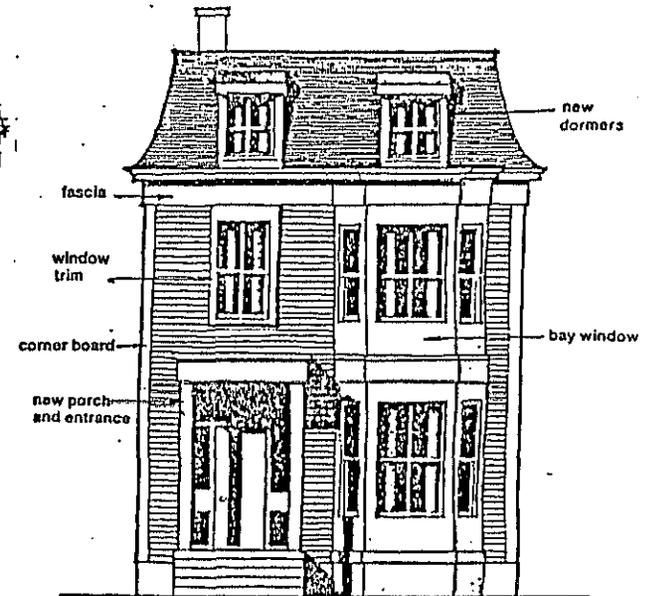
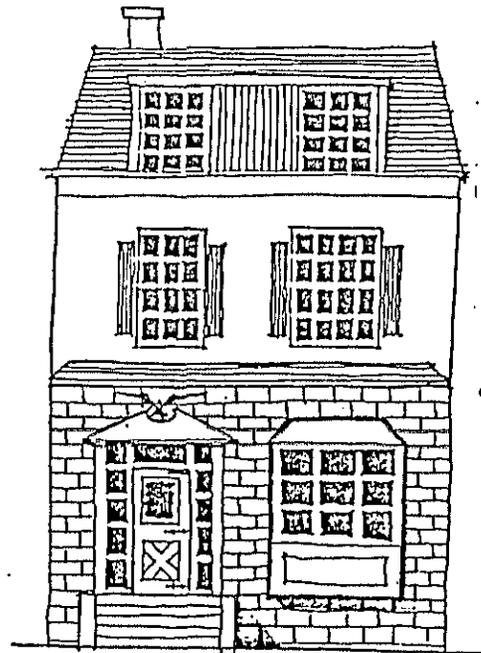
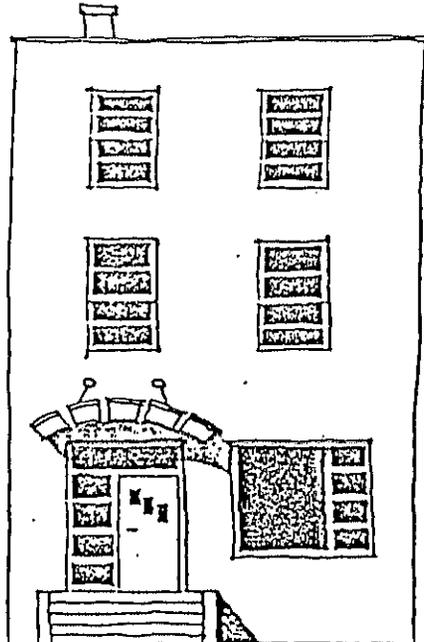
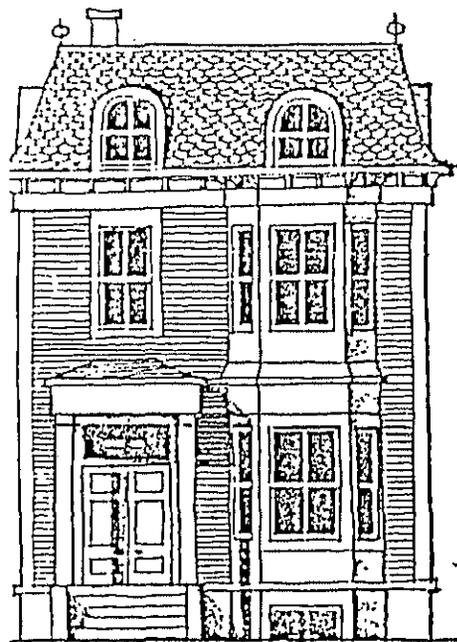
Yes

No

No

Yes

The Exterior: Existing Details and New Additions



The Original Front
as Designed

Phony Modern
or "Modernistic"

Phony Colonial or
"Instant Tradition"

Appropriate Changes

From New Life for Old Houses by George Stephen (Preservation Press, 1989). c 1972, 1989 George Stephen.

WINDOWS

The windows of a building are a major element of style which give character to the building and are a key indicator to the architectural style and age of the structure. The shape, number of panes, size of muntins, sills, lintels, trim and hoods of a window, are significant signs of the building's age and style. Careless remodeling or replacement of windows often has disastrous consequences for both the building's visual appeal and its historical integrity. It is critical therefore when remodeling or replacing a window or its trim to choose correct treatments in order to avoid ruining the architectural and aesthetic value of the home. (See the three illustrations which show (1) the parts of a window, (2) examples of inappropriate window treatments, and (3) examples from different historical periods.) Following are guidelines for window treatments:

1. The number, size and locations of existing window openings should be retained. Do not "block in" windows to reduce the size of the window opening or to fit stock window sizes. New window openings should not be added on elevations which are subject to view from a public street.

2. Modern window types which are inappropriate include large picture windows, casements and bow windows unless they are original to the building.

3. Replacement shutters or blinds should be sized to cover the entire window when closed. In other words, the shutter should measure the full height of the window and half its width. Fasten shutters to the window frame not to the siding. Be sure that blinds are installed so that if they were closed the rain water would run off of them and not be directed into the building. (Shutters are usually solid and appear on the first floor of buildings while blinds feature louvers and usually appear on the second floor of structures.)

4. Inappropriate modern window features such as plastic and metal awnings or fake, non-operable, synthetic shutters and blinds distract from the historic appearance of a building and should not be used.

5. Storm windows should have wooden frames or, if metal, should be painted to match the window sash or trim.

Aluminum storm windows may be purchased in a dark brown which "works" with the dark red sash color that is appropriate for many Victorian paint schemes original to Bridgeton homes.

6. Retain and repair window frames, sash, decorative glass, panes, sills, heads, moldings, and exterior shutters and blinds whenever possible. If replacement of any window part is necessary due to deterioration, the replacement should duplicate the material and design of the older window. Replacement sash of wooden windows, for example, should be wooden. If duplication of the original window or window part is not technically or economically feasible, a simplified version of the original may be acceptable as long as it has the same size and proportion.

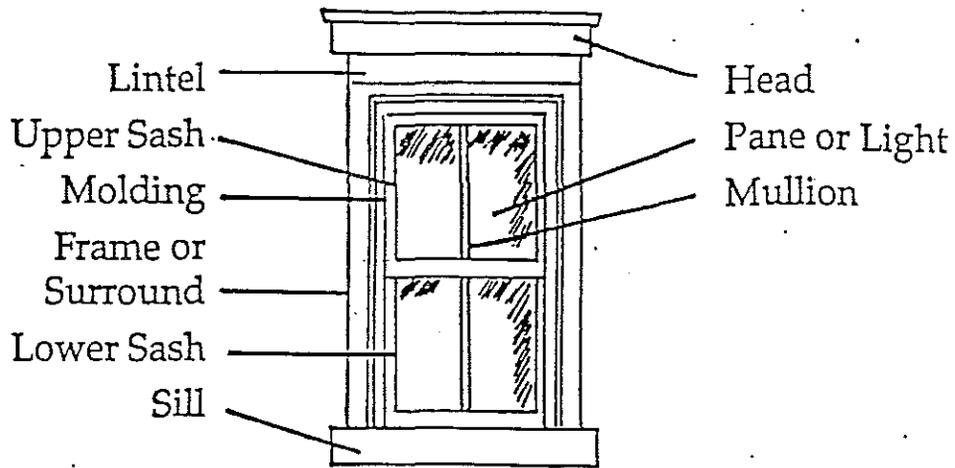
7. Special care should be taken to preserve and retain the original windows on the front of the home which often presents the best architectural and historical design to the public today just as it did when it was constructed.

8. Windows in register quality homes should be retained unchanged for future generations.

NOTES ON VINYL REPLACEMENT WINDOWS

Vinyl replacement thermopane windows are one of today's most alluring fads for property owners. Vinyl replacement window salespersons tout the windows' energy efficiency and alleged maintenance free features. Preservationists caution historic property owners that such windows often detract from the authentic look of the structure while costing many times more than the cost of repairing and weatherizing the original window. The grid-like substitute snap-on muntins which purportedly make windows look historic are seldom satisfactory. In our climate, the energy savings which may be realized each year with vinyl replacement windows is so minimal that it would often take a lifetime to recapture the expense of installing the windows. The vinyl replacement window frames may also fade and crack over time; and when moisture gets between the two layers of thermopane glass, the window clouds and loses its energy efficiency. In addition, it is sometimes difficult to get replacement parts for vinyl windows made by companies that go out of business after the windows have been installed. Accordingly, the installation of vinyl windows to replace original windows which can be repaired and maintained cannot be justified on economic, architectural or aesthetic grounds.

PARTS OF A WINDOW



A 2 over 2 Window
(2 panes per sash)

POPULAR WINDOW TYPES, 1870 - 1900



ENTRANCES & PORCHES

Entrances and porches are often the central focus of historic buildings. Each house style has a distinguishable type of entryway which directly relates to the overall building design. Likewise, roofed front porches are important features on most nineteenth and early twentieth century houses. However, the great variety of detail exhibited in the different porches remains as evidence of the original owner's expression of the owner's individuality and design tastes. Each of these porches should be treated with care and respect to preserve Bridgeton's rich heritage.

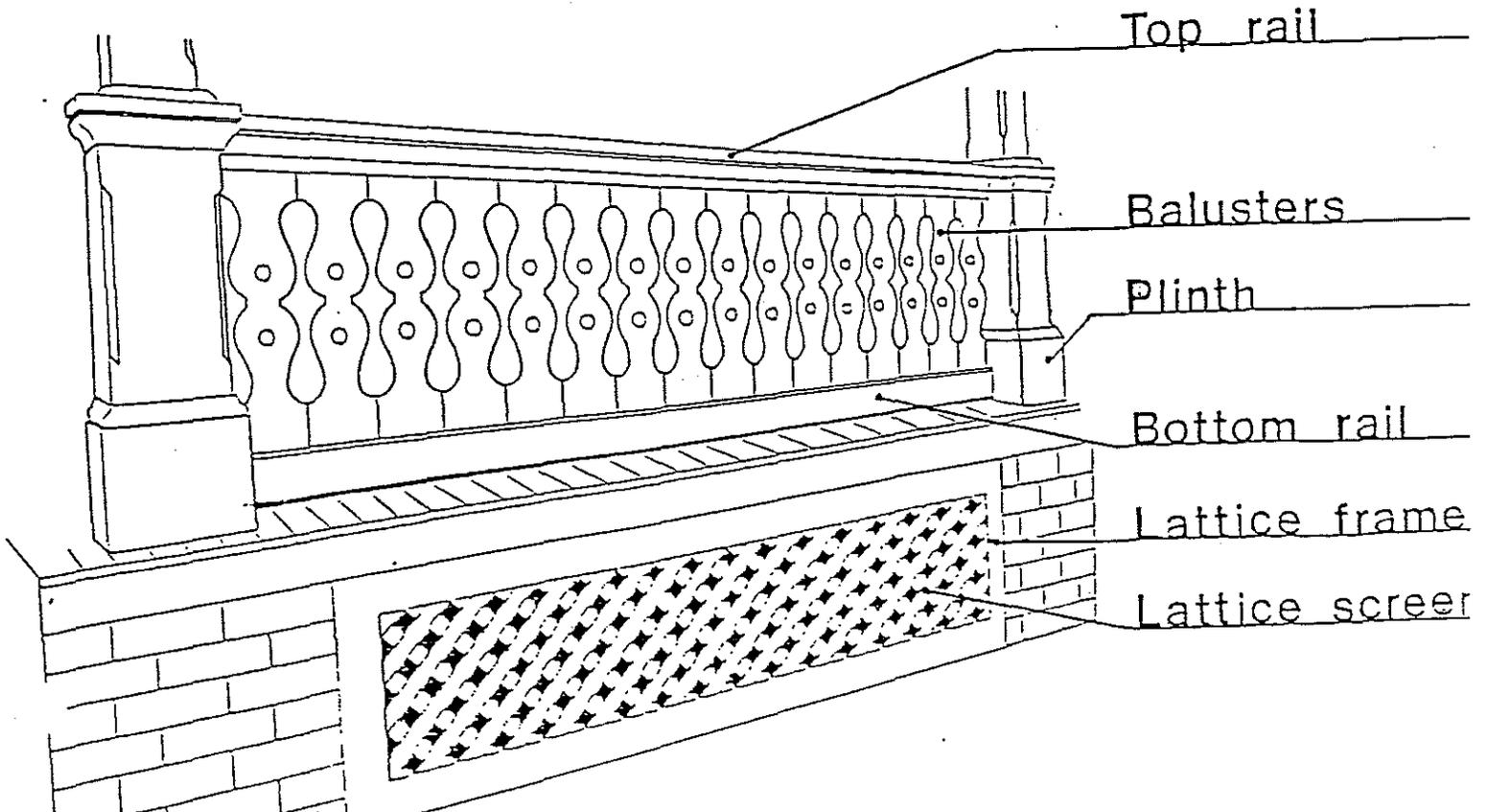
The accepted principles for reviewing proposed work to entrances and porches include:

1. Maintain the size, shape, and location of door openings and porches. Primary entrances should not be moved. New entrances should not be added to the main elevation. Do not "block down" entryways in order to reduce the size of the door opening or to fit modern stock door sizes. Porches which are appropriate to the building should not be removed.
2. Retain the original features of entrances and porches whenever possible. These include doors, fanlights and lights, sidelights, pilasters, entablatures, hardware, columns, balustrades, and steps. Do not discard elements if they can be repaired and re-used.
3. If deterioration makes it necessary to replace part or all of an entrance or porch, the replacement should be similar in material and design. Avoid using modern doors which are inappropriate to the historic period of the house. Simplified versions of original features (such as porch posts) may be acceptable as long as they are of the same size and proportion.
4. Some later doorways and porches may have acquired significance in their own right (such as Colonial Revival elements on older houses) and should be respected because they are evidence of the building's history.
5. Do not enclose open front porches with opaque walls or materials. Screened or glassed-in porches may be acceptable if well detailed and well proportioned.

ADDITIONAL COMMENTS ON PORCH BALUSTRADES AND LATTICE SCREENS

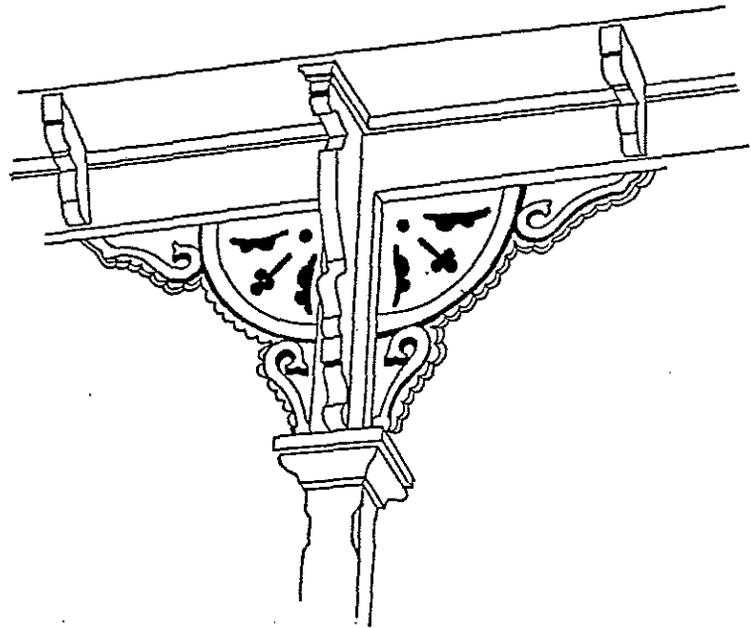
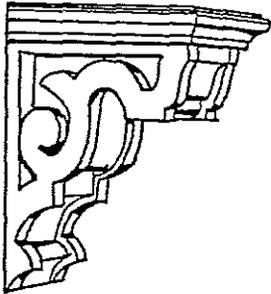
The repair or replacement of porch balustrades and lattice work is a critical aspect of maintaining the historic and architectural integrity of a building. Although the styles of porch balustrades and lattice work may vary from building to building, the illustration below shows a typical Bridgeton design. When working on one of these porches, care should be taken to follow these guidelines:

1. The lattice work should include a frame and be placed between the brick piers.
2. The use of pre-made lattice screen should be avoided as it is often of inferior quality and the lath is often spaced so widely that it does not look correct on homes with ornate gingerbread.
3. The bottom rail of the balustrade should be fastened to the plinths at the base of the porch posts so that it is off the porch floor. It should not be fastened above the plinths!
4. Care should be taken when selecting the balusters, porch posts, and rails. Although the cut-out ornamental slat-type balusters shown in the illustration are common to many Bridgeton Victorian homes, other styles of houses require different balusters, posts, and ornamental detail.



ADDITIONAL COMMENTS ON SANDWICH BRACKETS

The colloquial expression "sandwich" bracket refers to a particular style of ornamental trim found on many porch columns or roof cornices. These brackets are made of three pieces of wood, two of which are identical, and fastened together--like two pieces of bread and a slice of meat--and attached to the building. These brackets are a major feature on many Bridgeton Victorian homes and should be preserved or, if necessary, replaced exactly like the originals. The pieces can be reproduced from wood with a jigsaw and attached just as the originals were. When painting such brackets, property owners may want to paint the outer portions of the brackets the trim color that is used on the building while painting the inside portion the same color as the body of the building.



TRIM

"Trim" refers to the ornamental details applied to a building such as cornices, brackets, pilasters, railings, corner-boards, finials, bargeboards, and window and door casings. Historic trimming materials may include wood, cast iron, terra cotta, stone, tile, or brick. Architectural trim elements are indicators of a building's historic period and style, and may exemplify skilled craftsmanship which is not often duplicated today. The following guidelines pertain to architectural trim:

1. Trim elements should be retained and repaired, rather than replaced, wherever possible.
2. Where necessary, replace deteriorated architectural features with material which is similar in composition, size, shape, texture, and color. Synthetic or substitute materials may be used in some instances where they are compatible.

ROOFS

The roof--its shape, functional and decorative features, and roofing material--is an important identifying element in a building's historic character. A sound roof is also essential to maintaining the soundness of the entire structure, so the protection and repair of the roof is fundamental to rehabilitation projects. The following guidelines will be utilized when reviewing proposals to change roofs:

1. The original shape (pitch, configuration) of the roof should be retained whenever possible.
2. The functional and decorative features of the roof, such as eaves, cornices, chimneys, dormers, cupolas, gutters and flashing should be preserved. If a particular feature is too deteriorated to repair, the replacement should match the original material, size, shape, texture, and color as near as practicable.
3. The original roofing material should be retained unless it is deteriorated. When partially re-roofing, deteriorated roof coverings should be replaced with new materials that match the old in composition, size, shape, color and texture whenever possible. When entirely re-roofing, new materials may be used instead of the formerly used materials but the new materials should be compatible substitute materials.
4. Additions to roofs such as dormers, skylights, solar collectors, mechanical and service equipment should be placed so that they are inconspicuous from the public view. Roof additions should not damage or obscure the historic character of the roof.

STOREFRONTS

An attractive storefront is an important factor for every business located in Bridgeton's revitalizing downtown business district. When repairing an older storefront or designing a contemporary one, the best design guide is often the storefront's original design. New structures should also be compatible with the character of adjacent buildings.

In Bridgeton, changes to the exteriors of buildings may be reviewed by the Planning Board pursuant to Article 510 of the Zoning Ordinance or by the Historic District Commission. Current practice is for proposed work to be reviewed by the Planning Board. Among the criteria specified for review by the Planning Board are these considerations:

1. Height. the height of proposed buildings shall be visually compatible with adjacent buildings.
2. Proportion of building's front facade. The relationship of the width of building to the height of the front elevation shall be visually compatible to buildings, squares and places to which it is visually related.
3. Proportion of openings within the facility. The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, squares and places to which the building is visually related.
4. Rhythm of solids to voids in front facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, squares and places to which it is visually related.
5. Rhythm of spacing of buildings on streets. The relationship of building to the open space between it and adjoining buildings shall be visually compatible to the buildings, squares, and places to which it is visually related.
6. Rhythm of entrance and/or porch projection. The relationship of entrances and porch projections to side-walks of a building shall be visually compatible to the buildings, squares and places to which it is visually related.
7. Relationship of materials, texture and color. The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the

predominant materials used in the buildings to which it is visually related.

8. Roof shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

9. Walls of continuity. Appurtenances of a building such as walls, wrought-iron fences, evergreen landscape masses, building facades shall if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the buildings, squares and places to which it is visually related.

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

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

12. Removals. Demolition or removals of buildings are regulated by section 511.4 of the Zoning Ordinance and by the Historic District Ordinance.

The following guidelines adopted by the Historic District Commission complement the regulations delineated in section 510 of the Zoning Ordinance as noted above. They should be considered in addition to the other guidelines pertaining to walls, windows, signs, walkways, etc.

A. Design the storefront in relation to the building as a whole. That is, relate the storefront design to the composition, material, style, and detailing of the upper floors.

B. The functional and decorative features of historic storefront design should be retained and repaired, rather than replaced, whenever possible. These include display windows, entrances, transoms, kickplates, rooflines, cornices, corner posts, and signs. Replacement features should be compatible with the size, scale, materials and color of the original.

C. Do not alter storefronts so that they appear residential in character rather than commercial.

D. Do not introduce modern features to storefronts that have no historical basis. For example, mansard roof overhangs, wood shakes, coach lanterns, and non-operable shutters should be avoided.

SIGNS

Appropriately designed signs enhance the building facade while contributing to the visual harmony of the overall street scene. They also play a crucial role in advertising and attracting business. On the other hand, poor signage detracts from the most attractive storefront and diminishes the historic character of the building and its surroundings.

The size, placement, materials, and lighting of signs are regulated by the Zoning Ordinance section 708.(see the appendix). The Historic District Ordinance also regulates changes in or addition of new signs or exterior lighting, except for one unlit sign per premises if the surface area of such sign does not exceed one square foot for an identification sign or four square feet for a commercial sign, providing either of same is attached to and parallel to a facade of the building or structure. The following guidelines have been adopted by the Bridgeton Historic Commission to complement the existing regulations pertaining to signs on commercial buildings:

1. The size, shape, materials and placement of signs should complement the composition and design of the building and neighboring buildings. Signs should not conceal important architectural detail, overpower or clutter the facade, or otherwise visually distract from the historic character of the building.
2. In general, painted wooden signs with raised letters look best on 19th century commercial buildings. Other suitable materials include metal or plywood, prepared and painted. Lettered signs painted on the window glass of the storefront also are recommended. Plastic signs and internally lighted glass signs are not appropriate. However, signs can be illuminated from an indirect light source.
3. The Zoning Ordinance limits the extension of any new projecting sign to two (2) feet from the face of the wall to which it is attached. Signs may of course fit flush with the existing facade. Signs should also fit within the features of the facade. On most late 19th and early 20th century commercial buildings, the lintel above the storefront and the configuration of the storefront itself create natural frames for the placement of signs.
4. Later signage may have acquired significance in its own right, such as signs painted on walls and older neon signs. These signs should be retained when possible.

FENCES

Victorian and early twentieth century grounds were often fenced. Constructed fences and natural forms of enclosure were used to define the boundary of the yard or to enclose a garden, and served an ornamental function as well. Remaining historic fences contribute to the overall character of a building district.

The height and location of new fencing is regulated by the city's Zoning Ordinance sections 705.6 and 705.2. The following Historic District guidelines supplement those Zoning regulations:

1. Historic fencing should be retained and repaired, rather than replaced, wherever possible. Replacement of deteriorated fencing should be of a similar material, matching as near as possible in size, shape, texture, and color.
2. Historically appropriate enclosures include wrought-iron fencing, painted picket fences, low hedges, or low retaining walls.
3. Inappropriate enclosures include opaque fencing such as tall board-on-board wooden fences, high berm, and modern fence types such as split-rail, chain-linked, or contemporary metal railings. These enclosures should be used only when they are not conspicuous from the public view.

WALKWAYS

1. Retain bluestone, slate and other historic types of walkways whenever possible.
2. When replacing concrete with concrete, match texture and color.

EXTERIOR PAINTING

Re-painting a building its existing color does not require a Certificate of Appropriateness. However, changing the color of a building, including its trim, does require a certificate of appropriateness. Usually, an application to change colors of a building may be reviewed by the historic district's administrative officer as a minor application and will not require the property owner to attend a commission meeting.

Inasmuch as the painting of a building is not considered a permanent change, property owners may be permitted to use colors that are not historically or architecturally correct for the building providing the choice of color would not significantly detract from the character of the neighborhood and would not detract from the property values of the adjacent properties. The commission may review applications when the administrative officer and the applicant cannot agree concerning the choice of color. These guidelines shall apply to the selection of color:

1. Property owners are encouraged to choose colors from the wide array of appropriate colors available at the time their homes were built.
2. Property owners are encouraged to use trim colors appropriately to highlight the architectural features of the building.
3. Property owners are encouraged to consider the visual affect of their choice of colors on the aesthetic and historic character of the street where their buildings are located.

HALF-DOUBLES AND ARCHITECTURAL GOOD MANNERS

In Bridgeton, there are hundreds of residential structures with two side by side living units known as half-doubles. These homes are found in all sections of the historic district. They were common to the Victorian Era when many people built half-doubles for the rental income the adjoining half offered or to provide an adjacent home for family

members. The half-doubles may be relatively small buildings or much grander structures testifying to their popularity even among the community's more affluent citizens. Historically, owners of half-doubles cared for their properties with regard to the adjoining property. Architectural features, paint color, and even landscaping was done to match or complement the attached structure. This was considered to be a matter of good manners as well as aesthetically essential. Those who owned half-doubles were sensitive to the fact that they very often owned half of a structure that someone else called home. When reviewing changes to the exterior of half-doubles, these guidelines will apply:

1. The change of the paint color on a half-double should be carried out in conjunction with the property owner of the adjoining half.
2. When making any change to the architectural features of a half-double, the architectural features of the adjoining half should be considered.
3. The installation of artificial siding on half-doubles is discouraged unless done in conjunction with the adjoining half pursuant to the guidelines concerning the installation of artificial siding. In some cases, it may be acceptable to install artificial siding of an appropriate width and color on the side and rear of a half-double but it should not be installed on just half of the front facade of the building.
4. The owners of half-doubles are encouraged to consult with one another with regard to landscaping the property.
5. The owners of half-doubles are encouraged to consult with one another with regard to the maintenance and preservation of their historic structure.

NATURAL OBJECTS

Section 1.5 of the Historic District Ordinance provides that historic landmarks protected by the ordinance shall include "a cemetery, burial ground, or a natural object(s) or configuration, geological formation or feature which contributes to the historic district or is of particular historic, cultural, scenic, or architectural significance to the City of Bridgeton..."

NEW CONSTRUCTION

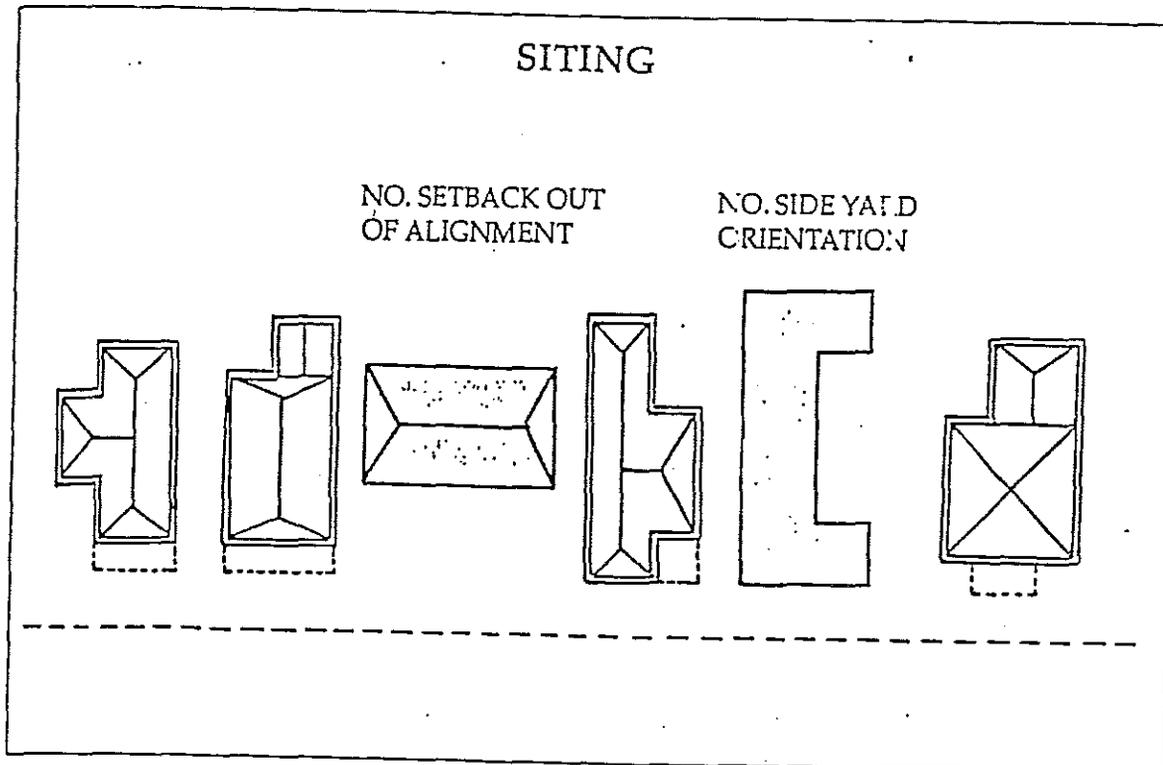
The design of any new structure in the historic district is important because it must be compatible with existing structures and must harmonize with the visual characteristics of the neighborhood.

The following guidelines for new construction cover additions to existing buildings as well as entirely new infill structures within the district. These guidelines are not intended to dictate particular architectural styles or features. They are intended to identify a range of design options which will encourage new development that is harmonious with the character of the districts. The important elements to consider in new construction are scale, design quality and the relationship to neighboring buildings, rather than the degree to which new construction imitates a historic style or period.

New construction is reviewed in terms of the following: siting, massing, rhythm and directional emphasis, materials, and building elements.

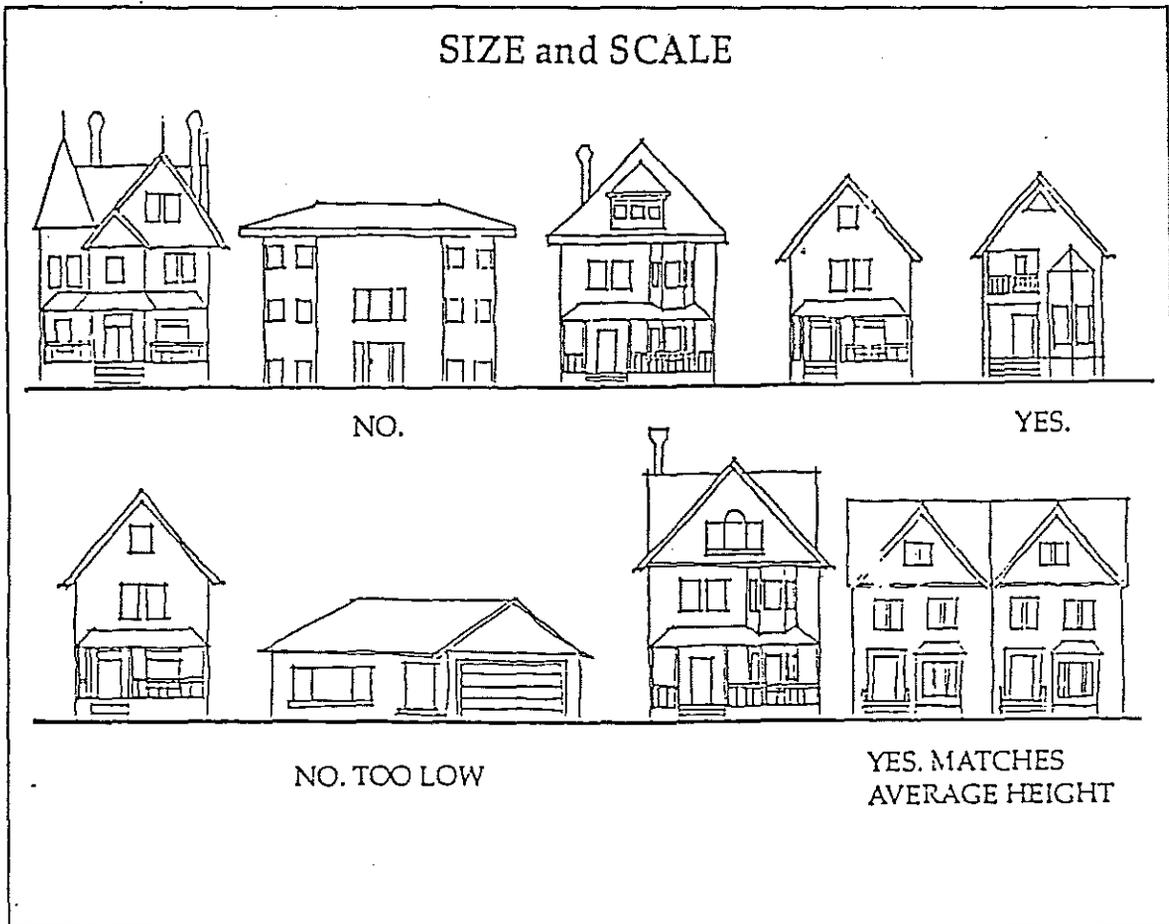
SITING

The setback and orientation of new buildings in the historic district should align with neighboring historic buildings. Within Bridgeton's historic districts, principal elevations of buildings characteristically face the street with a strong sense of entry. New buildings with main facades and entrances oriented to the side yard, or new buildings having a courtyard arrangement, are not appropriate. The municipal zoning ordinance specifies the setback distances, side yard, rear yard, and other siting requirements for historic districts.



SIZE and SCALE

New construction should conform to the massing, proportion, volume, scale, and height of neighboring buildings. The bulk and area requirements in the zoning ordinance regulate the specific height and area coverage of buildings allowed in the historic districts.



Removals Out of the District refers to the lifting of a building off of its foundation and transporting it to another site out of the district. Although such removals are preferred to demolition, it is more appropriate that buildings be kept at their original site, and if that is not practical or possible, that they be retained in the district. Such removals shall be evaluated with regard to the following considerations:

a. The historic loss to the site of original location and the district as a whole.

b. The compelling reasons for not retaining the landmark or structure at its present site.

c. The proximity of the proposed new location to the municipality, including the accessibility to the residents of the municipality and other citizens.

d. The probability of significant damage to the landmark or structure itself.

e. The applicable matters listed above with regard to demolitions.

Removals Within the District refers to the moving of a building from its original site to a new location within the district. In the event that a building from outside the district were moved into the district, the considerations listed below would also apply. The considerations for such removals are:

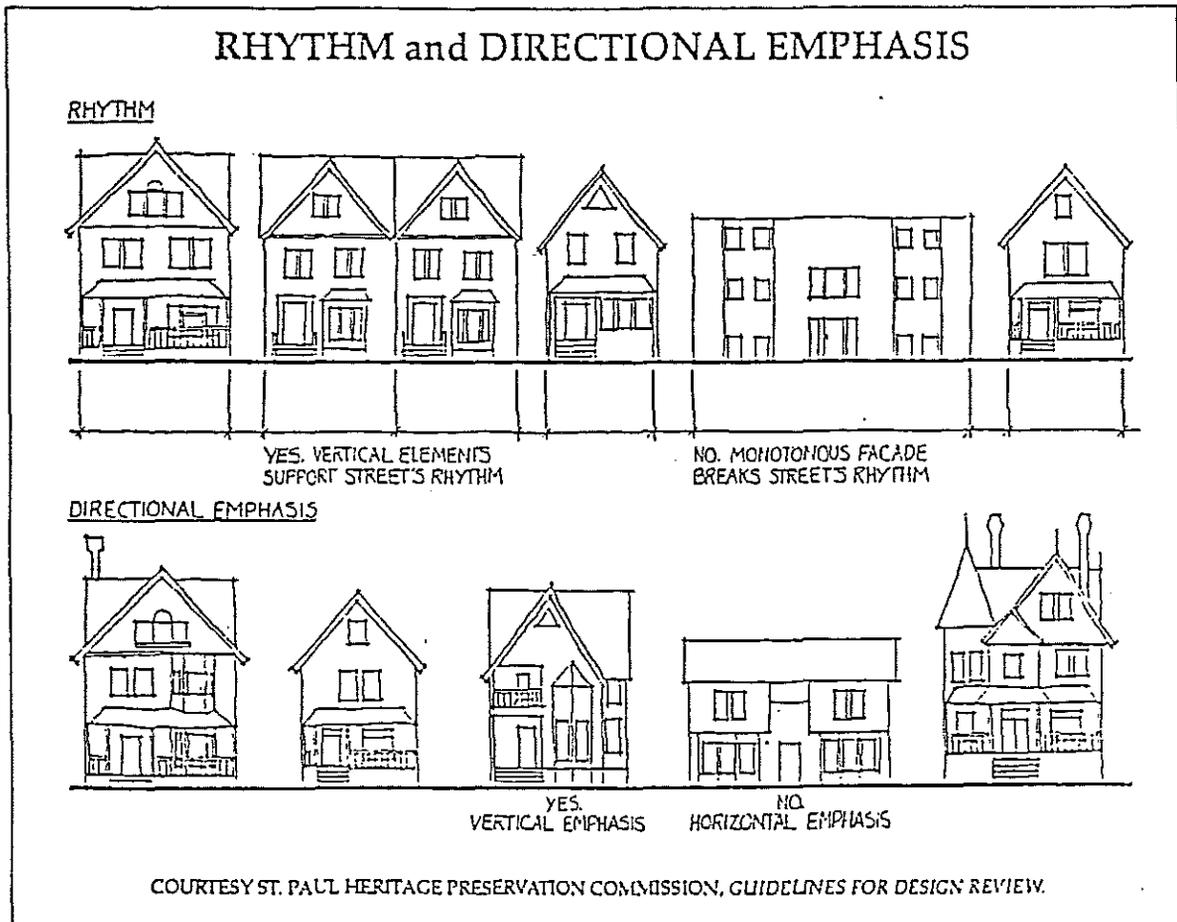
a. The compatibility, nature, and character of the current and of the proposed surrounding areas as they relate to the intent and purposes of this ordinance.

b. If the proposed new location is within a historic district, the visual compatibility factors shall be considered as outlined in section 6.8 of the historic district ordinance.

RHYTHM and DIRECTIONAL EMPHASIS

New construction should be compatible with the rhythm of neighboring buildings along the street. Rhythm is defined by the relationship of buildings to open space along the street, the relationship of solids to voids on building facades, and the relationship of entrance and porch projections to the street.

The directional emphasis--whether vertical or horizontal in character--of new construction should relate to that of neighboring buildings.



MATERIALS

The exterior materials used in new construction should be compatible with historically appropriate materials of neighboring buildings or the district as a whole. (See Rehabilitation guidelines for information on historically appropriate exterior materials in Bridgeton's historic districts.)

BUILDING ELEMENTS

The various individual elements of a building...roof, windows, doors, porches, and trim...should be carefully integrated into the overall design of new construction. These elements also should complement those on neighboring structures. The shape and pitch of the roof should be considered. Window and door proportion, size, design, and pattern of spacing between openings should be compatible with historic treatments of windows and doors in the district. Although the front porch is uncommon in modern construction, the inclusion of porches may be important in new construction within the historic districts.

GARAGES and PARKING

Historically in Bridgeton's residential areas, garages have been detached from the house and situated to the side of the lot behind the house. Alleys are also characteristic. New garages should also be detached from the house and located to the side of the property and behind the house. Garage construction, like other new construction, should be compatible in scale and material with the principal house and with neighboring accessory structures. Parking spaces should be as inconspicuous as possible and screened from the street by landscaping. The zoning ordinance specifies the siting and parking space requirements in the historic district.