

New Construction



While not located in the Ridgewood Village Center Historic District, the Lord Mansion is a new building that is a contemporary design that responds to its specific location. The new building in setback, orientation, size, scale, roof visibility and shape, façade rhythm, and colors responds to the historic early 20th century building that is located at the right in this photograph.

New construction in the Village Center Historic District should reflect contemporary architecture, while remaining compatible with and inspired by the historic architecture in the District. New buildings and additions should reflect the historic context of a particular streetscape, the prevalence of uniformity or variety at the location, and the use of consistent or varied materials. New construction should respond to its location in setback, orientation, size, scale, roof shape, roof visibility, façade rhythm and proportions, as well as in architectural details, materials, textures, and colors. New buildings and additions should continue the horizontal lines of the contributing historic buildings in the streetscape. It is always best to think of new construction as one element in a larger context of the streetscape and District.

Design Criteria and Guidelines

Do not destroy historic materials that characterize the property with new additions, exterior alterations, or related new construction.

Visually differentiate the new work from the old.

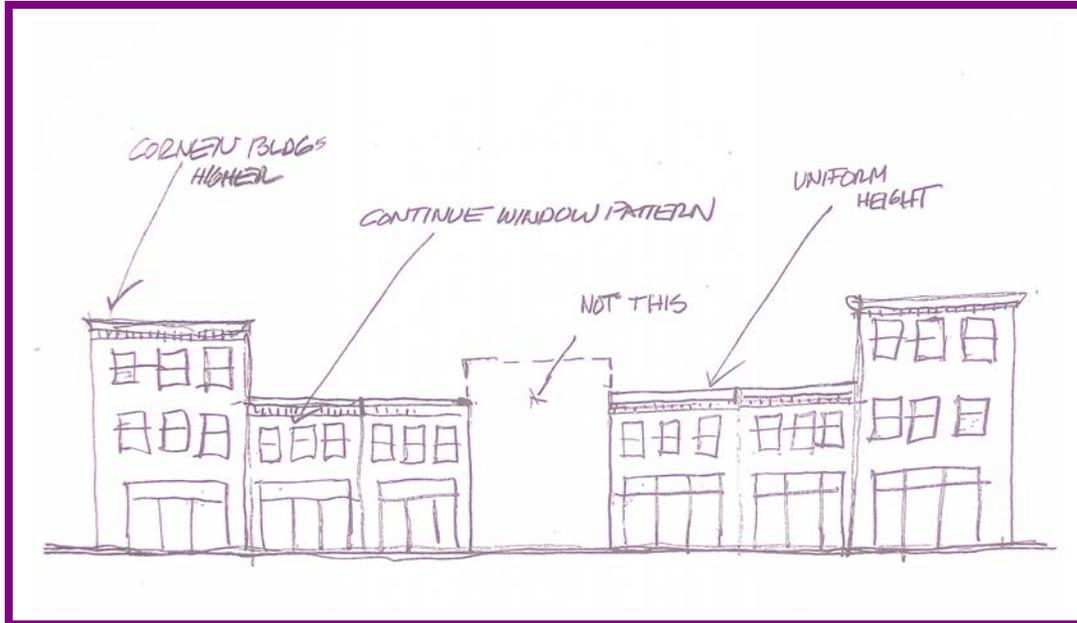
Make new work compatible with the massing, size, scale, and architectural features of its environment.

Design new additions to contributing historic buildings in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.

Do not construct historic designs that were never built.

Protect and preserve significant archeological resources. If such resources must be disturbed, undertake mitigation measures.

New Construction



Recommended Visual Compatibility Standards for New Construction

Height. *The height of the proposed building shall be visually compatible with adjacent buildings.*

- In most instances, make the height for new infill buildings the same as adjacent buildings.
- Generally, design corner buildings to be anchor buildings and, in most instances, have a minimum of two-stories in height. Relate their heights to the height of buildings on nearby corners.

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

- For large buildings, break the façade into units to maintain the streetscape's width to height ratio.
- For commercial buildings, maintain a distinction between the street-level (storefront) façade and the upper stories. (See *Facades* guidelines).

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

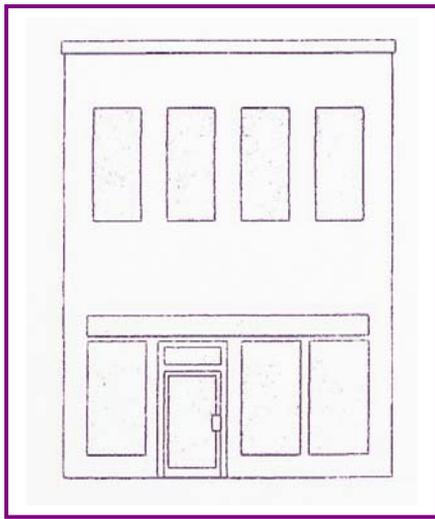
- Continue the rhythm established by neighboring contributing historic buildings in the divisions between upper and lower floors and in window alignment, spacing, and dimensions.
- Acknowledge in the new design the historic window opening patterns of the upper facades and the storefront compositions of the contributing historic buildings in the streetscape.

New Construction

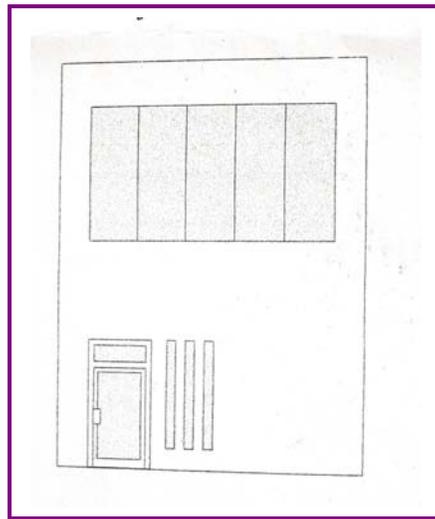
Recommended Visual Compatibility Standards for New Construction (Continued)

Rhythm of solids to voids in front facades. *The relationship of solids to voids in the front façade of a building shall be visually compatible with the building and places to which it is visually related.*

- Organize the void elements (upper-level windows, storefront display windows, recesses for doors) and the solid wall surfaces of new facades to be similar the compositions of the facades of visually related historic buildings.



Yes. Composition for infill building which would be appropriate for locations in the District with neighboring two-story historic buildings.



No. Composition does not relate to the typical organization of solids to voids in the District's buildings, nor does it continue the typical horizontal lines of storefront's cornice or signboard and of the building's cornice.

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

- For infill construction, have the façade fill the entire space between neighboring buildings. Generally use party-wall construction methods except for large cultural and civic buildings.
- If the space is very wide, divide the façade into units which relate to the rhythm (width divisions) of the facades of the streetscape.
- Have the setback for a new building and the distance between it and adjacent buildings continue the setbacks and distances between buildings fronting on the same street. In most of the District, commercial buildings have a front façade at the sidewalk (zero setback). Cultural and civic buildings might be free-standing and have front yards that respond to their sites.

New Construction

Recommended Visual Compatibility Standards for New Construction (Continued)

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

- Continue storefront cornice heights, bulkhead heights, location of entrances, and the rhythms of architecture that exist in the contributing historic buildings in the streetscape in the new façade of a commercial building.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the façade and roof of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.*

- Construct infill facades with materials similar to the materials of neighboring contributing historic buildings.
- Choose colors for materials that are compatible with neighboring contributing historic buildings.
- Use exterior cladding for new buildings that are consistent with the historic materials of the District and reinforce the District's architectural character. Common wall surface materials used are stucco and brick for upper stories and large expanses of glass for storefronts, but the materials used on neighboring contributing historic buildings should be used as guides.
- Use visible roof materials that are visually compatible with historic roof materials and craftsmanship prevalent in the District.



The materials in the new facades relate to the historic materials in the District as do the horizontal cornice lines and the spacing of upper-story windows.

New Construction

Recommended Visual Compatibility Standards for New Construction (Continued)

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

- Use roof shapes that are consistent with existing roof shapes in the District which are predominately flat with parapet, cornice, or pent.
- Consider using varied roof forms for buildings at major corner locations and for large cultural and civic buildings.

Walls of continuity. *Appurtenance 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.*

- Large cultural and civic buildings can be freestanding, but consider continuing the enclosure along the street through use of landscaping, a fence, or a wall.

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.*

- If the site is large, break up the façade into a number of smaller units to maintain a rhythm similar to neighboring historic buildings. This is particularly true for storefront level façade elements.
- Maintain the pedestrian scale.

Directional expression of front elevation. *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 nondirectional character.*

- Continue the directional emphasis - whether the composition is vertical or horizontal in character - of the streetscape. Ways to do this horizontally are through consistent building height and alignment of parapets and cornices as well as by alignment or near alignment of storefront cornices and friezes, signboard, and awnings. The exposure of a broad expanse of roof is another horizontal emphasis. Vertical emphasis is achieved by full-height pilasters and columns, vertical alignment of windows and doorways, and by accent features such as shaped gable or entrance hood, as well as by tall, narrow facades and the division of a larger façade into units with vertical proportions.

New Construction

Recommended

- Placing additions in the rear of contributing historic buildings or adding an upper story that is considerably setback from the front façade(s) so that it has limited visibility and the roof height of the streetscape is not altered.
- Differentiating new additions to historic buildings from the historic architecture. They should not replicate the historic architecture, but rather reference historic design motifs or be of contemporary design. They should be compatible in terms of mass, materials, relationship of solids to voids, and color.
- Designing infill buildings to be unobtrusive and not stand out from other buildings in the streetscape.
- Using architectural features on the new construction that complement the architectural detailing of the historic building, if an addition, or visually related historic buildings. if a new building.
- Designing new cultural and civic buildings in a scale large enough to carry on the tradition in the District of major buildings for major sites. They should respond to the specificity of their sites, with setbacks similar to historic civic and cultural buildings. They should feature architectural elements large enough to reflect their importance in their streetscape, such as a corner tower or a corner entrance for a building proposed for a major corner. However, they must retain a pedestrian scale.
- Treating all street facades as primary facades.
- Consider having a primary corner entrance on a corner building.

Not recommended

- Changing or damaging character-defining features of a contributing historic building by constructing a new addition.
- Placing grass strips, planting areas, raised planters, or parking lots between the building and the sidewalk. Using a setback with planting areas may be appropriate for a cultural and civic building.
- Designing a new addition that overwhelms or diminishes the original building.
- Using large monolithic forms that do not vary the massing and are not humanly scaled.

Resources

National Park Service, *Preservation Brief 14: New Exterior Additions to Historic Buildings*, <http://www.cr.nps.gov/hps/tps/briefs/brief14.htm>

New Jersey Historic Preservation Office, *FYI Publication: New Construction and Related Demolition*, <http://www.state.nj.us/dep/hpo/4sustain/newconst.pdf>