

Our Future Is In Our Past

Historic Design Guidelines



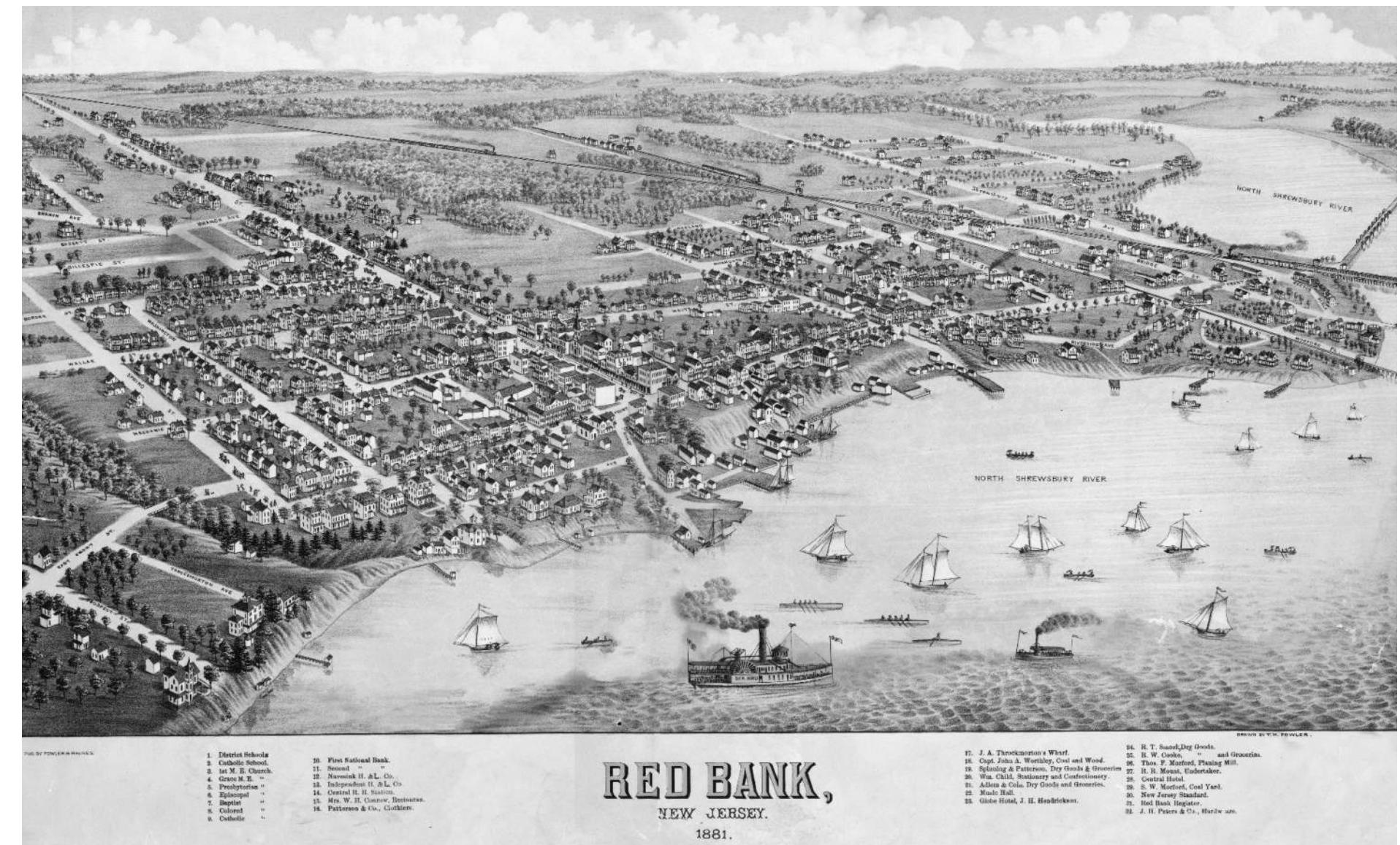
Red Bank Historic Preservation Commission
November 13, 2025

This presentation is intended to provide general information on the Red Bank Historic Preservation Commission and should not be interpreted as limiting or defining their jurisdiction or authority on future matters.

*What makes
Red Bank special?*

Agenda

1. Project Overview
2. Maintaining Historic Integrity
3. Navigating Historic Regulations
4. Historic Design Guidelines
5. Resources
6. Questions



Red Bank, N.J. Fowler & Rhines, 1881.
Monmouth County Historical Association.

Learning Objectives

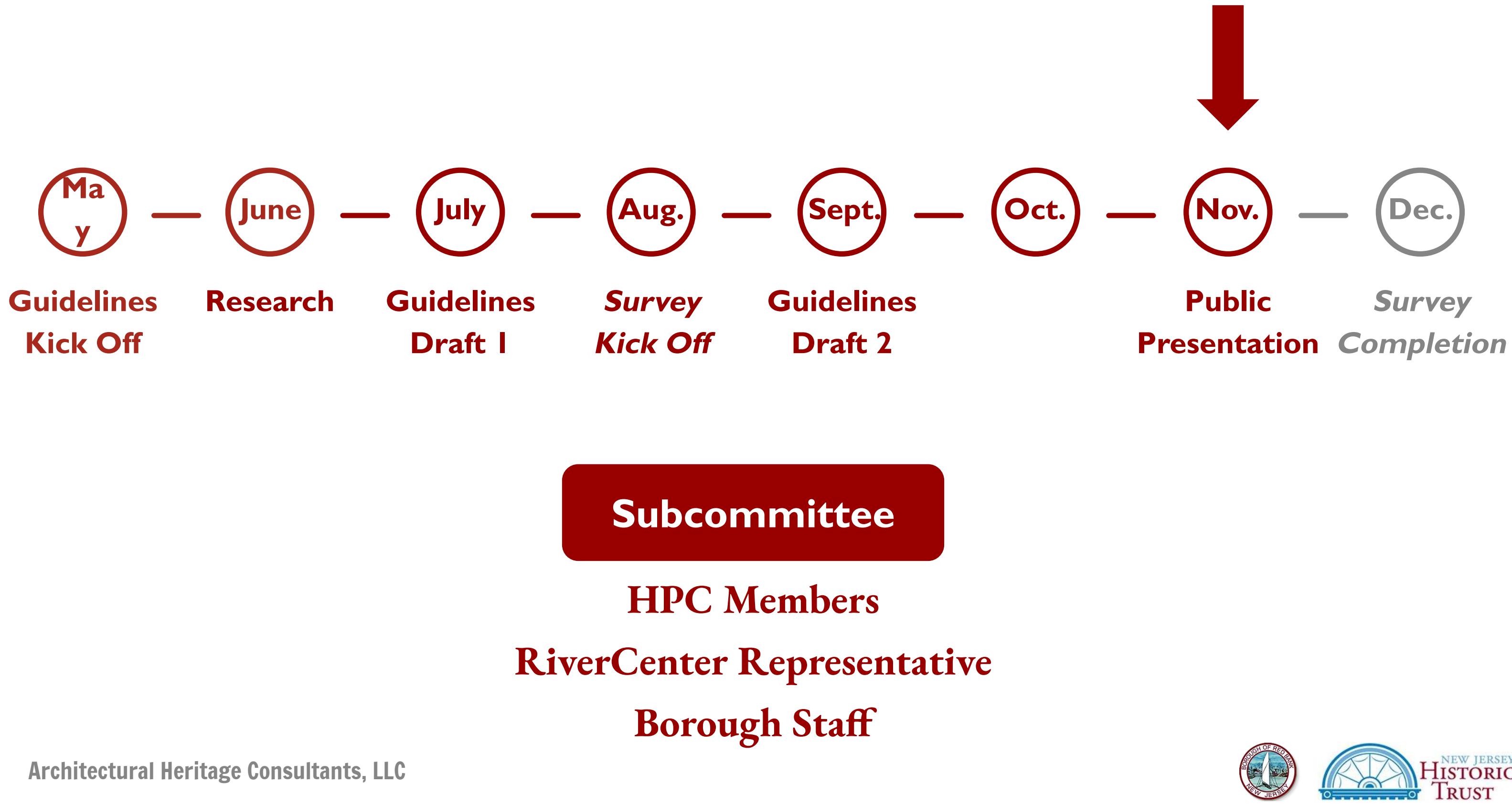
- Understand the purpose and scope of the new Historic Design Guidelines.
- Learn how to maintain historic integrity.
- Know when HPC review is required and how to navigate the process.
- Recognize compatible design approaches for historic properties.
- Identify available preservation resources and assistance.



Broad & White Streets

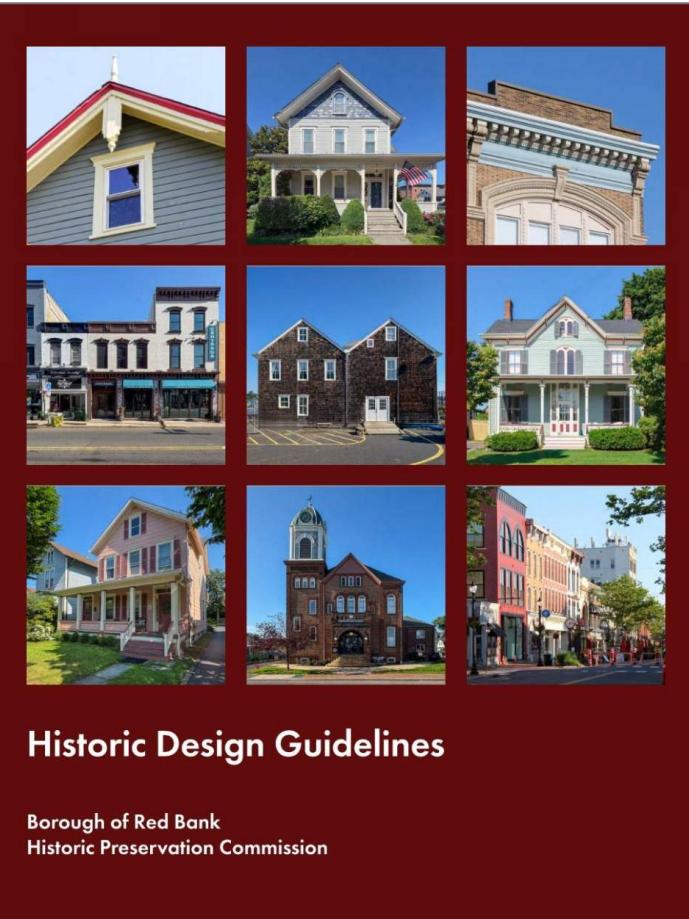
Project Overview

Project Timeline

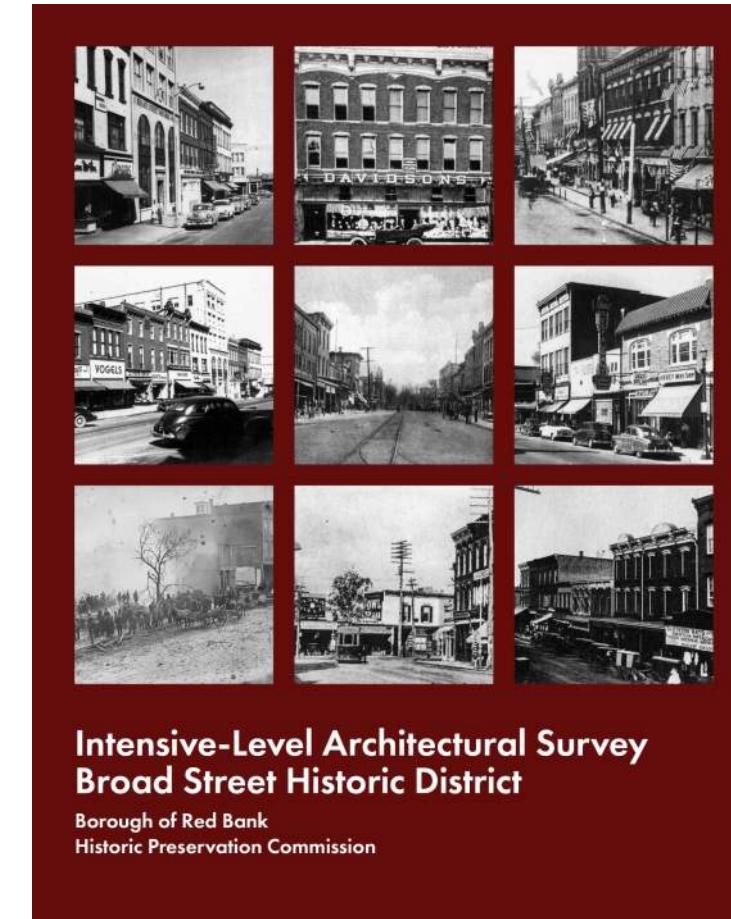


Project Components

Historic Design Guidelines



Architectural Surveys



How to preserve

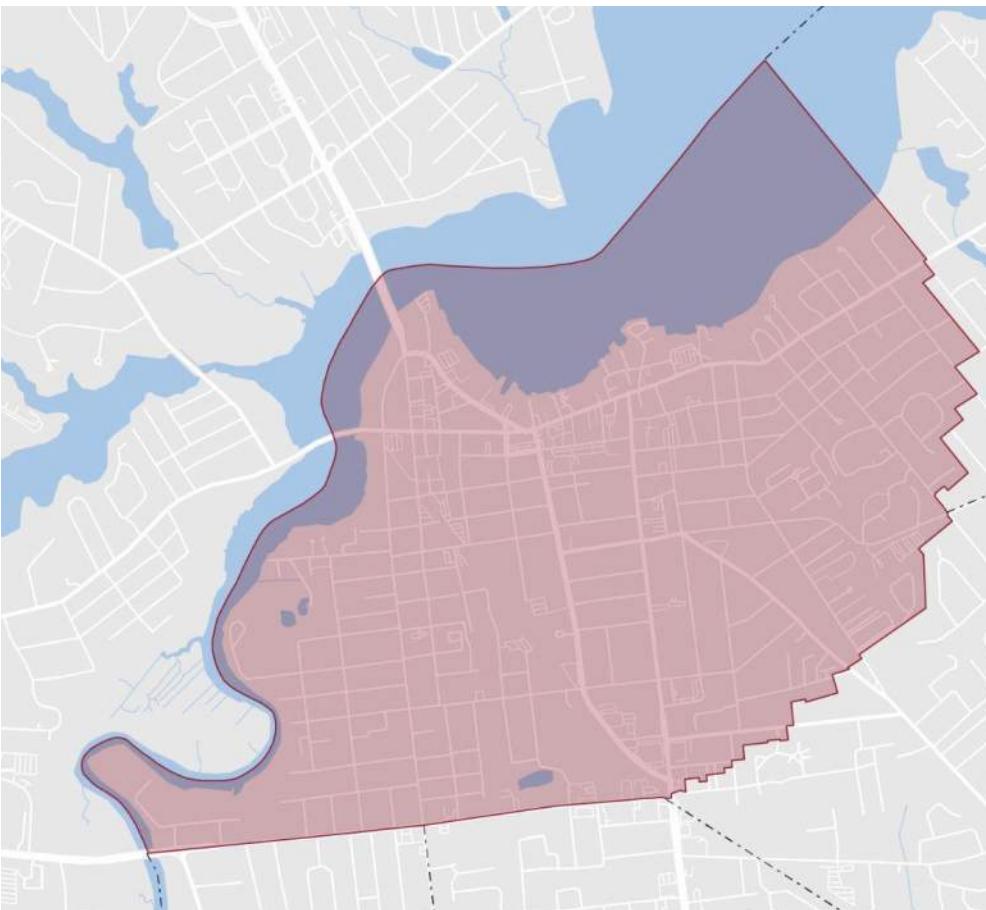
Tonight's Focus

What and why to preserve

In Progress

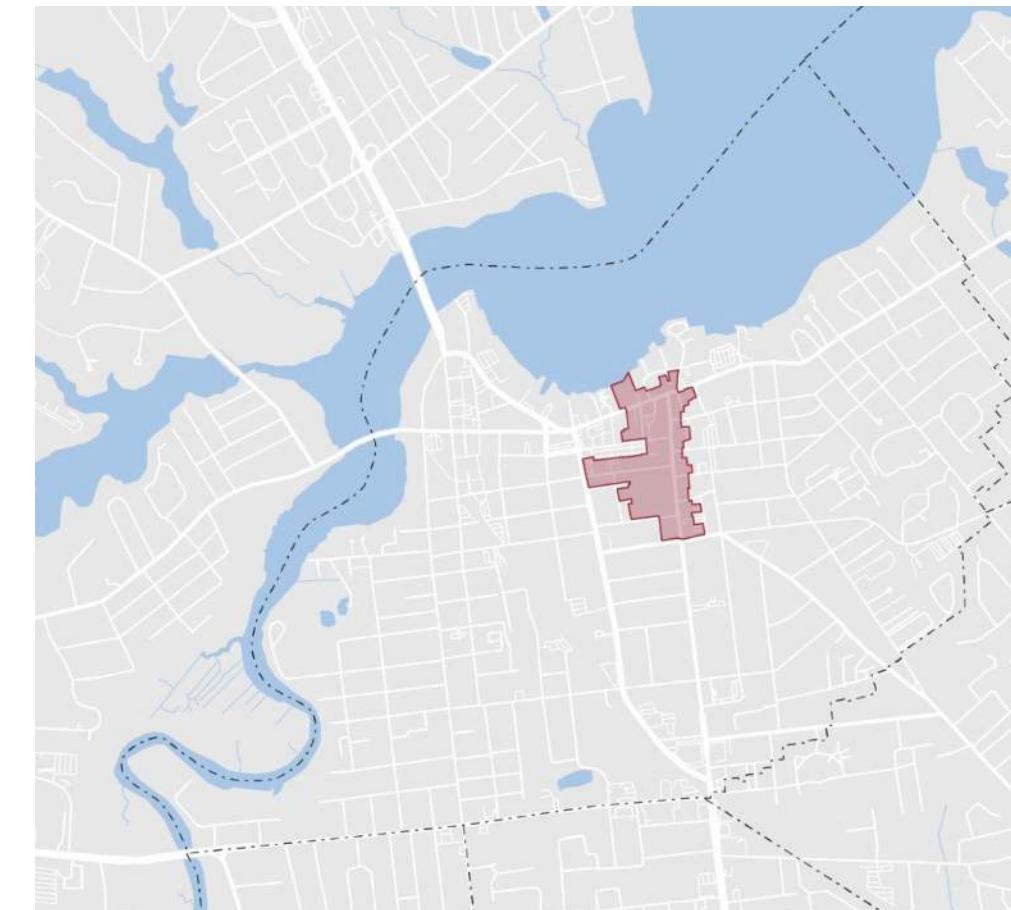
Project Components

Historic Design Guidelines



Tonight's Focus

Architectural Surveys



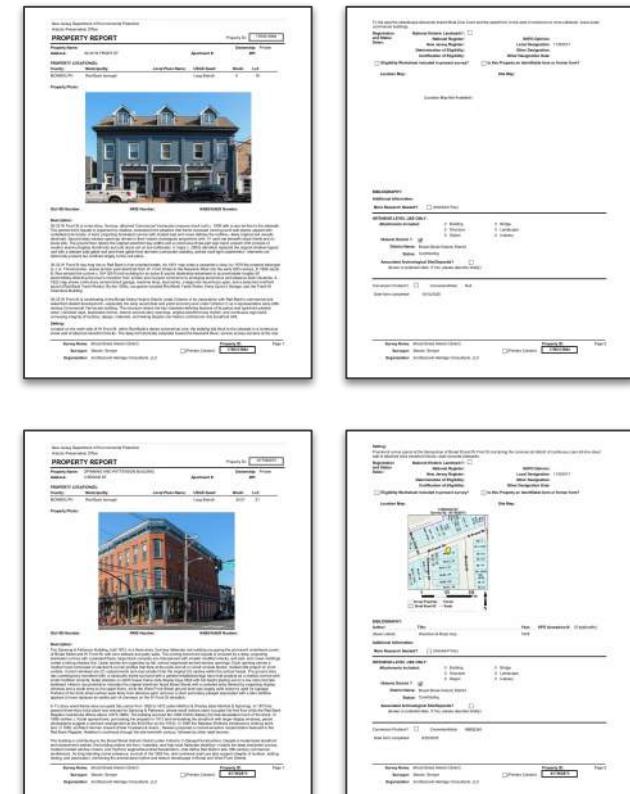
In Progress

Project Components

Historic Design Guidelines



Architectural Surveys



Tonight's Focus

In Progress

Maintaining Historic Integrity

History



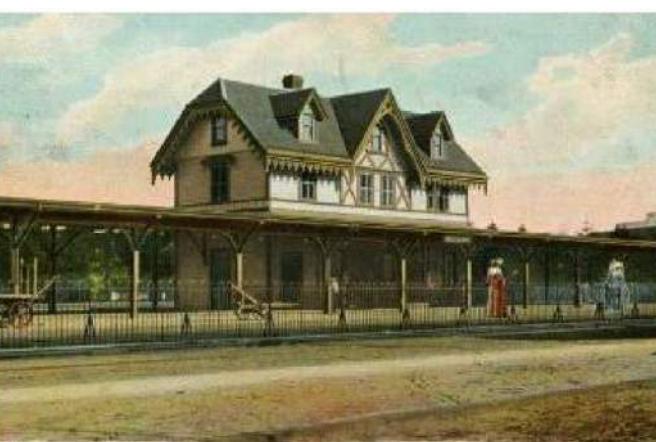
Hubbard House | 62 West Front St*



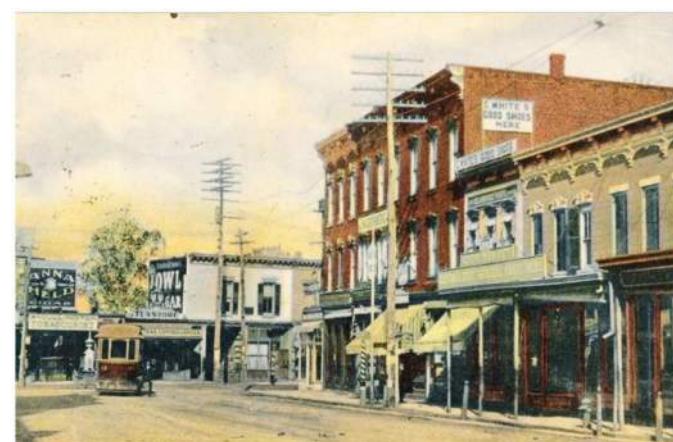
Mechanic Street School | 65 Mechanic St



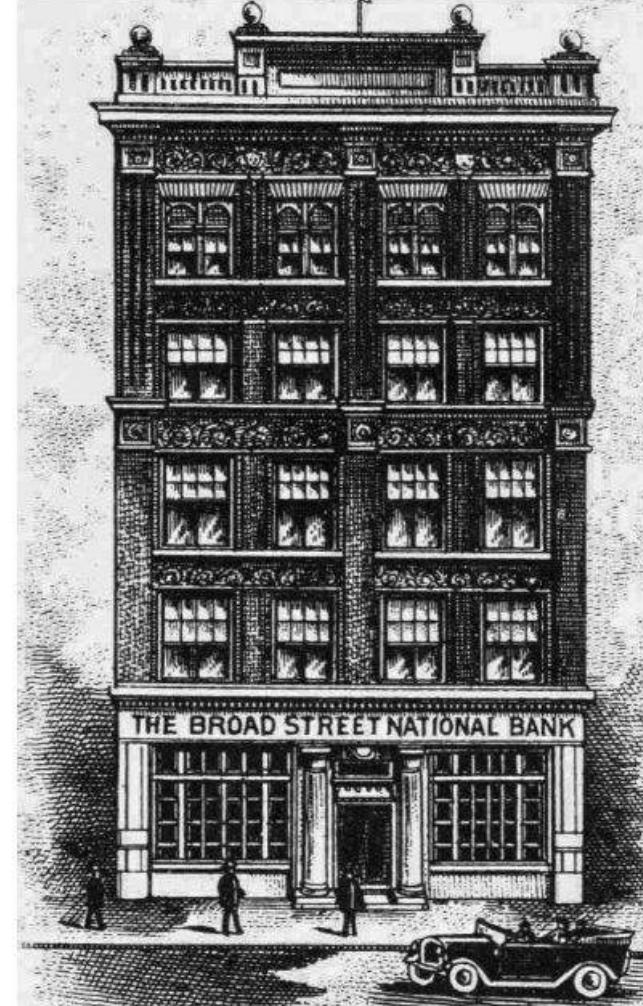
Broad Street after a devastating fire in 1879. One of several major fires in the late 19th and early 20th century, each of which reshaped the architectural landscape of the downtown.



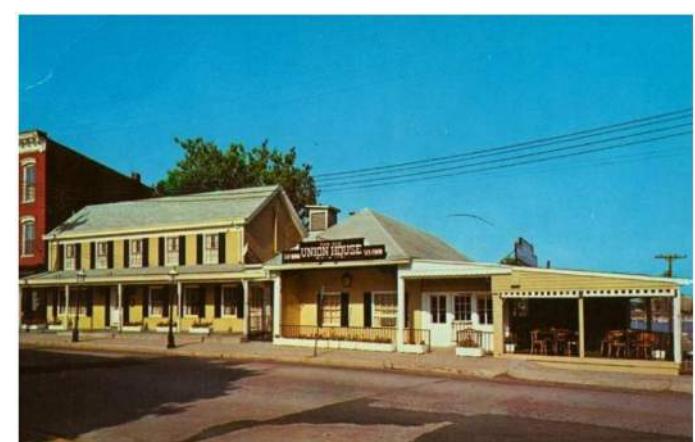
Red Bank Railroad Station | Monmouth St*



Broad & Front St



Broad Street National Bank Building
12 Broad St



Old Union House, 1960s

Historic Preservation

Identification, Evaluation, and Protection of historic resources so that they continue to play an integral, vibrant role in their communities.



Key Term

Significance

Decision about what is important from the past

Event

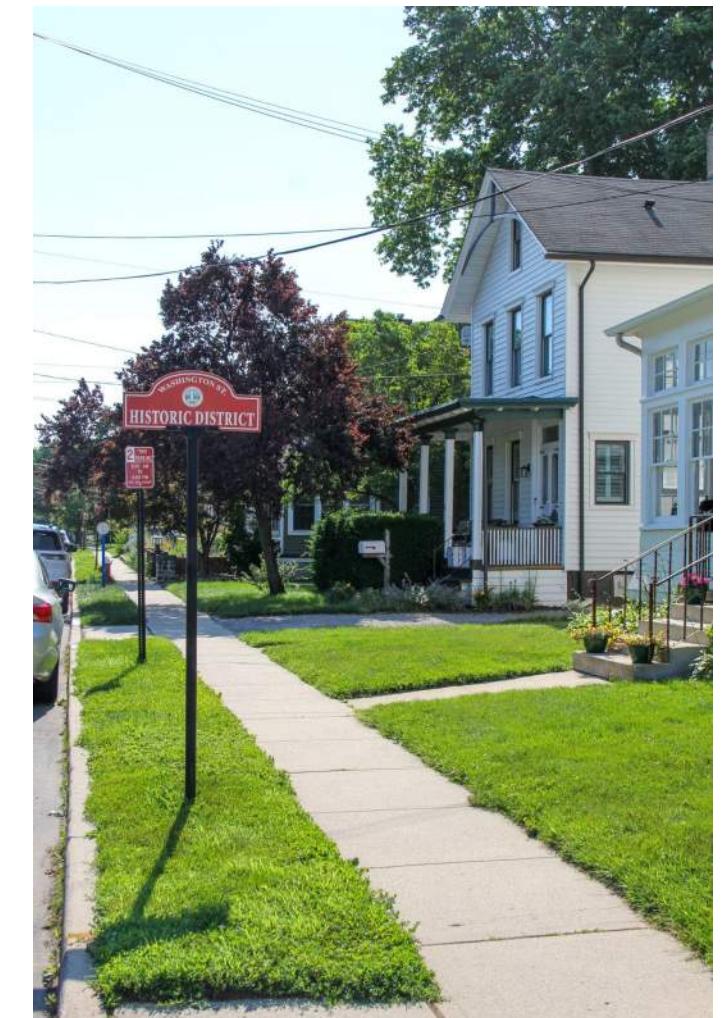
Person

Design or
Construction

Information
Potential



**Broad Street
Historic District**
1840 - 1955



**Washington Street
Historic District**
1850 - 1920

Key Term

Integrity



Monmouth Boat Club

1890

Ability of a property or element to convey its historic significance

Retention of those essential characteristics and features that enable a property to effectively convey its significance.

Location

Design

Setting

Materials

Craft

Feeling

Association

Loss of Integrity



The Globe Hotel

1840



Lost:

Design

Materials

Workmanship

Architectural Heritage Consultants, LLC



*Historic preservation
maintains integrity*

Navigating Historic Regulations

Origin



**National Historic Preservation
Act of 1966**



**National Register of
Historic Places**



**New Jersey Register of Historic
Places Act of 1970**



**New Jersey Register of
Historic Places**

**Municipal Land Use Law
(1985 Amendment)**



**Local Historic
Preservation Ordinances**

Municipal Land Use Law

New Jersey Municipal Land Use Law

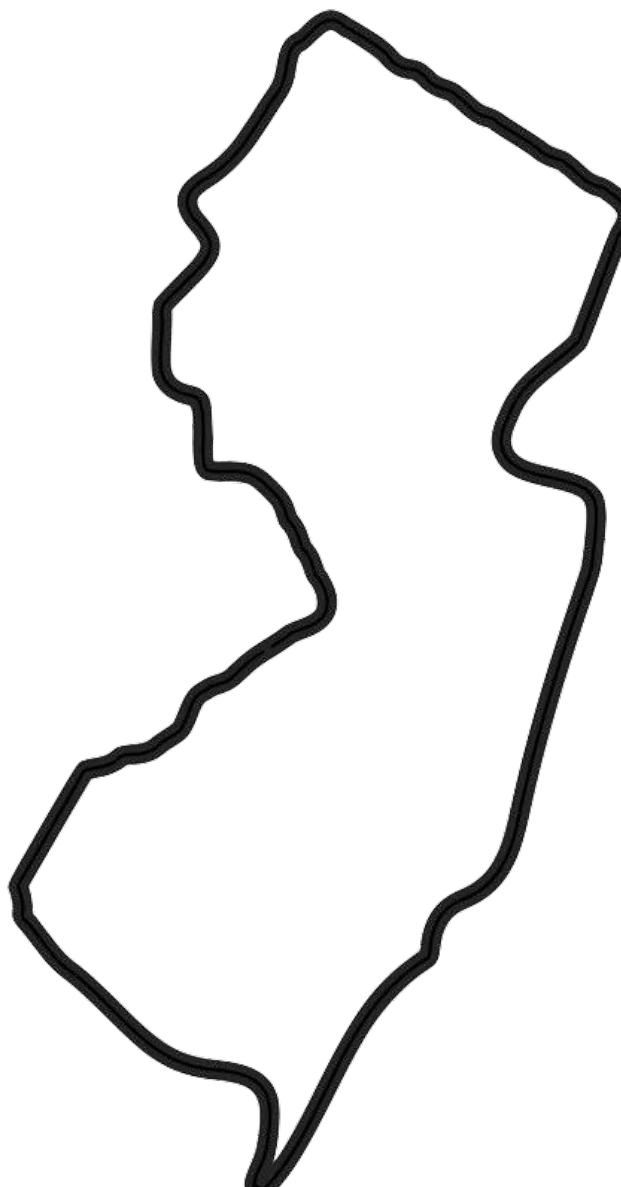
Local governments in New Jersey derive their authority to identify, evaluate, designate, and regulate historic resources from the state

Municipal Land Use Law (MLUL), the **enabling legislation for historic preservation zoning**

NJ Rev Stat § 40:55D-1 through 136

A zoning ordinance may designate and regulate historic sites or historic districts and **provide design criteria and guidelines** therefor designation and regulation pursuant to this section shall be in addition to such designation and regulation as the zoning ordinance may otherwise require...

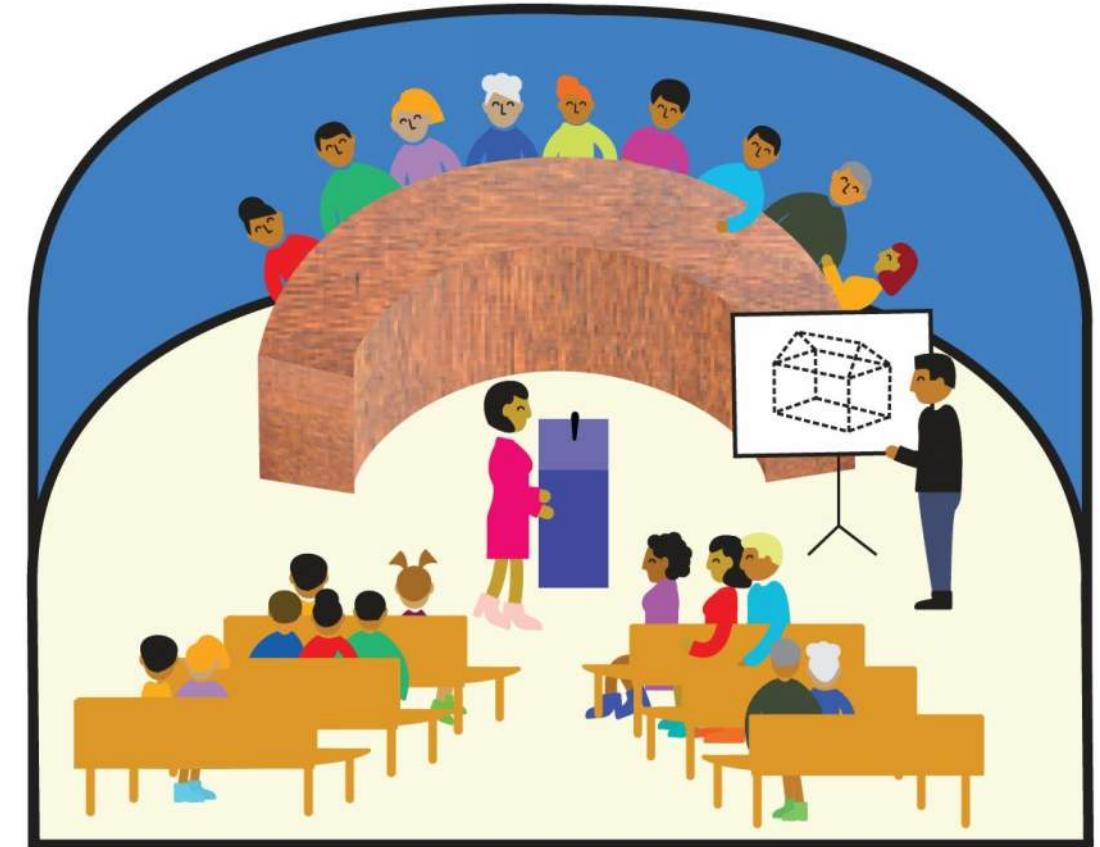
NJ Rev Stat § 40:55D-65.1



Historic Preservation Commission

Borough of Red Bank

- **Implements the Historic Preservation Element** of the Master Plan and protects the Borough's historic character.
- **Advises the Planning & Zoning Boards** on applications affecting designated properties.
- **Reviews exterior alterations** to designated properties and reports on preservation aspects of permit applications.
- **Identifies and maintains** an inventory of historic buildings, sites, and districts.
- **Recommends designations** for local, State, and National Registers.
- **Advises on ordinances, Master Plan updates, and public projects** impacting historic resources.
- **Provides design guidance** and educational outreach to property owners.
- **Seeks grants and benefits** through state and federal programs



Historic Preservation Commission

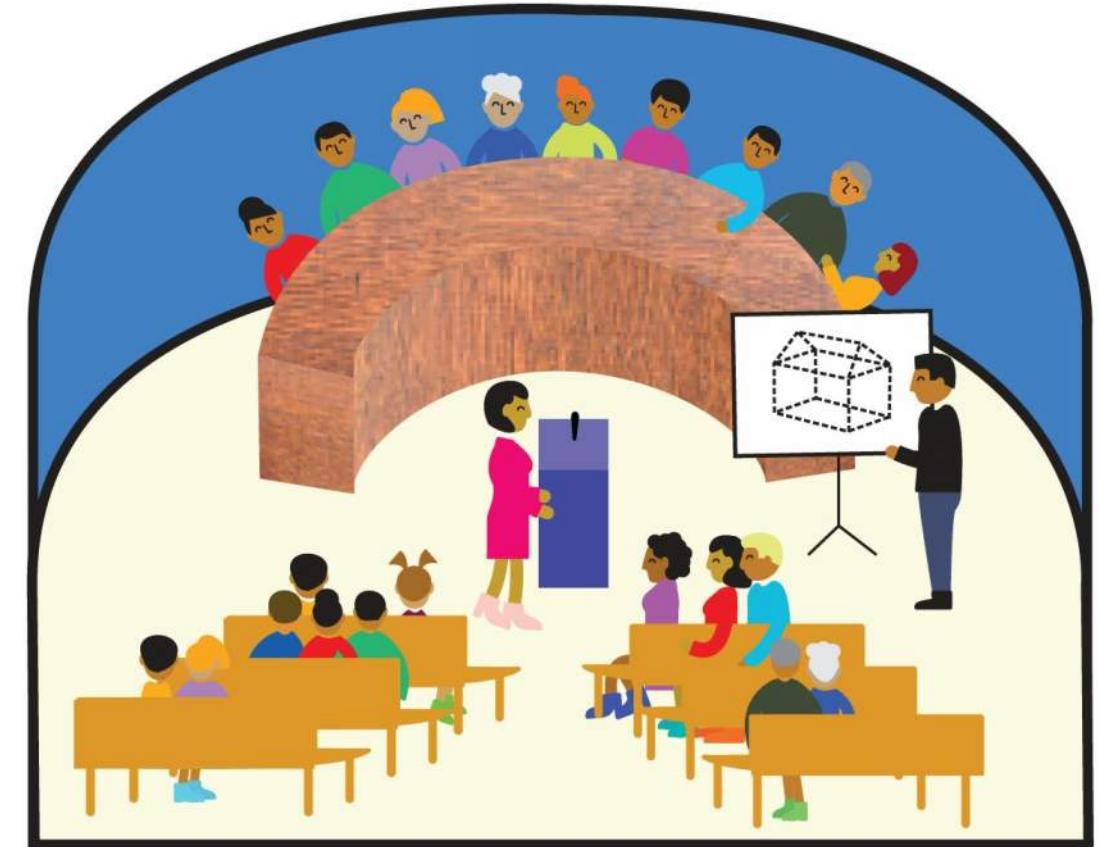
Borough of Red Bank

- **Membership**

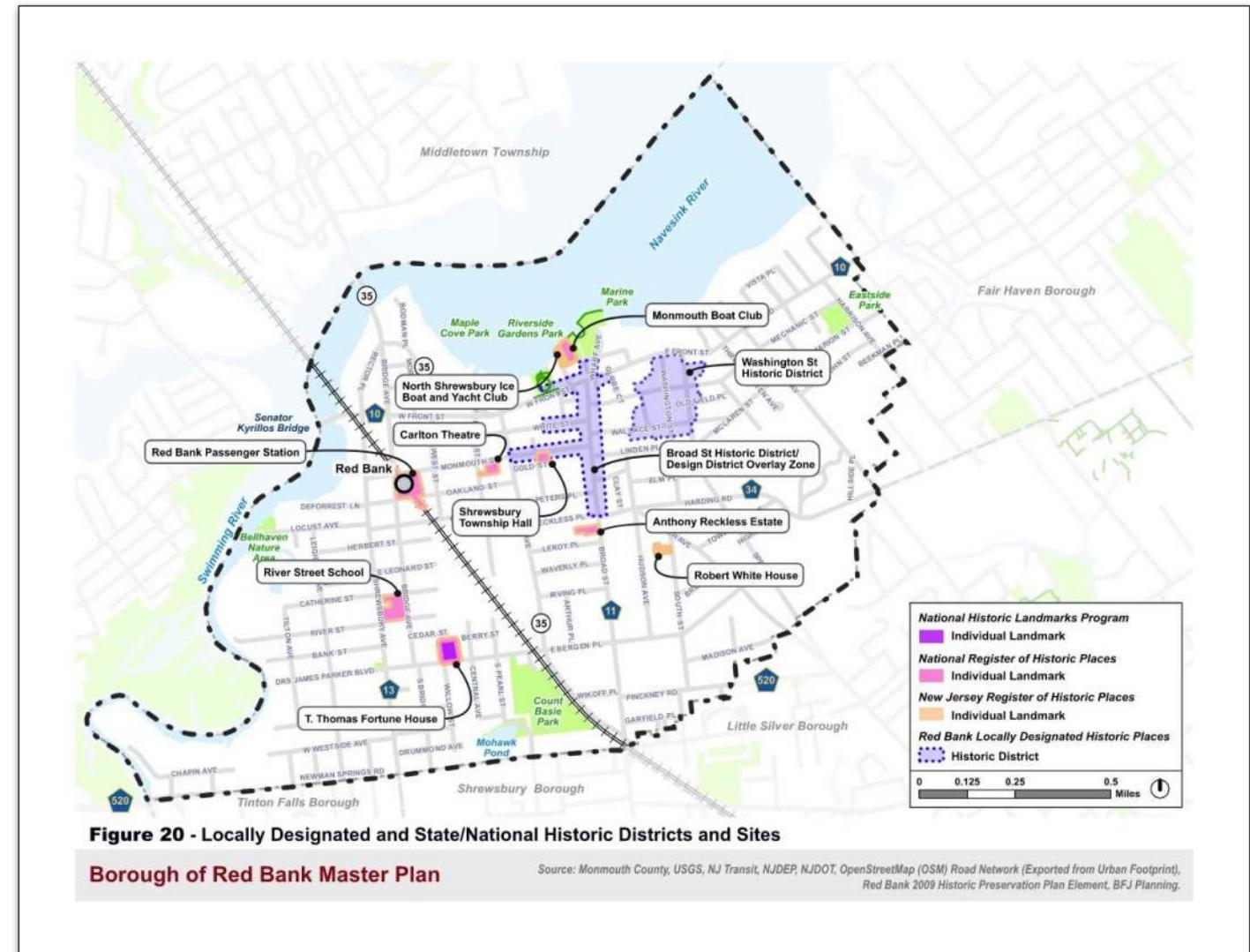
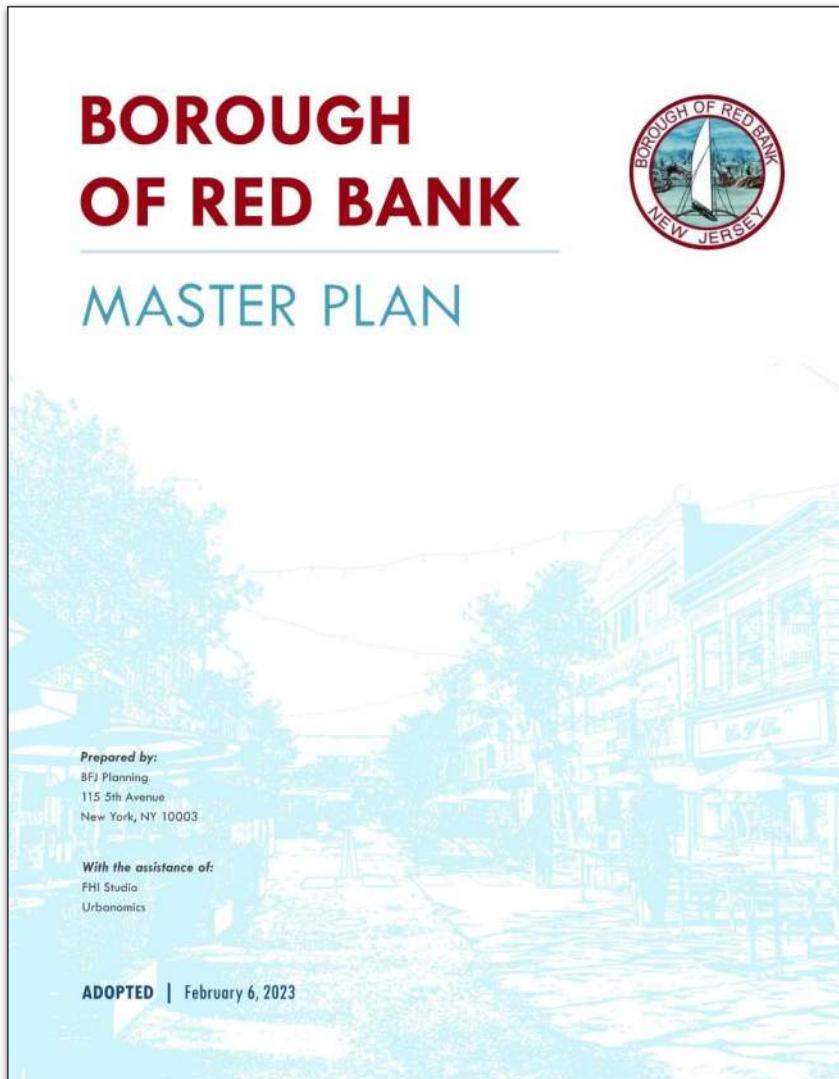
- 7 Regular Members (majority vote)
- 2 Alternates
- Solicitor & Secretary
- Council Liaison

- **Qualifications**

- Building design & construction
- Local and architectural history



Master Plan



HISTORIC PRESERVATION PLAN ELEMENT BOROUGH OF RED BANK MONMOUTH COUNTY

Edited 1/30/09

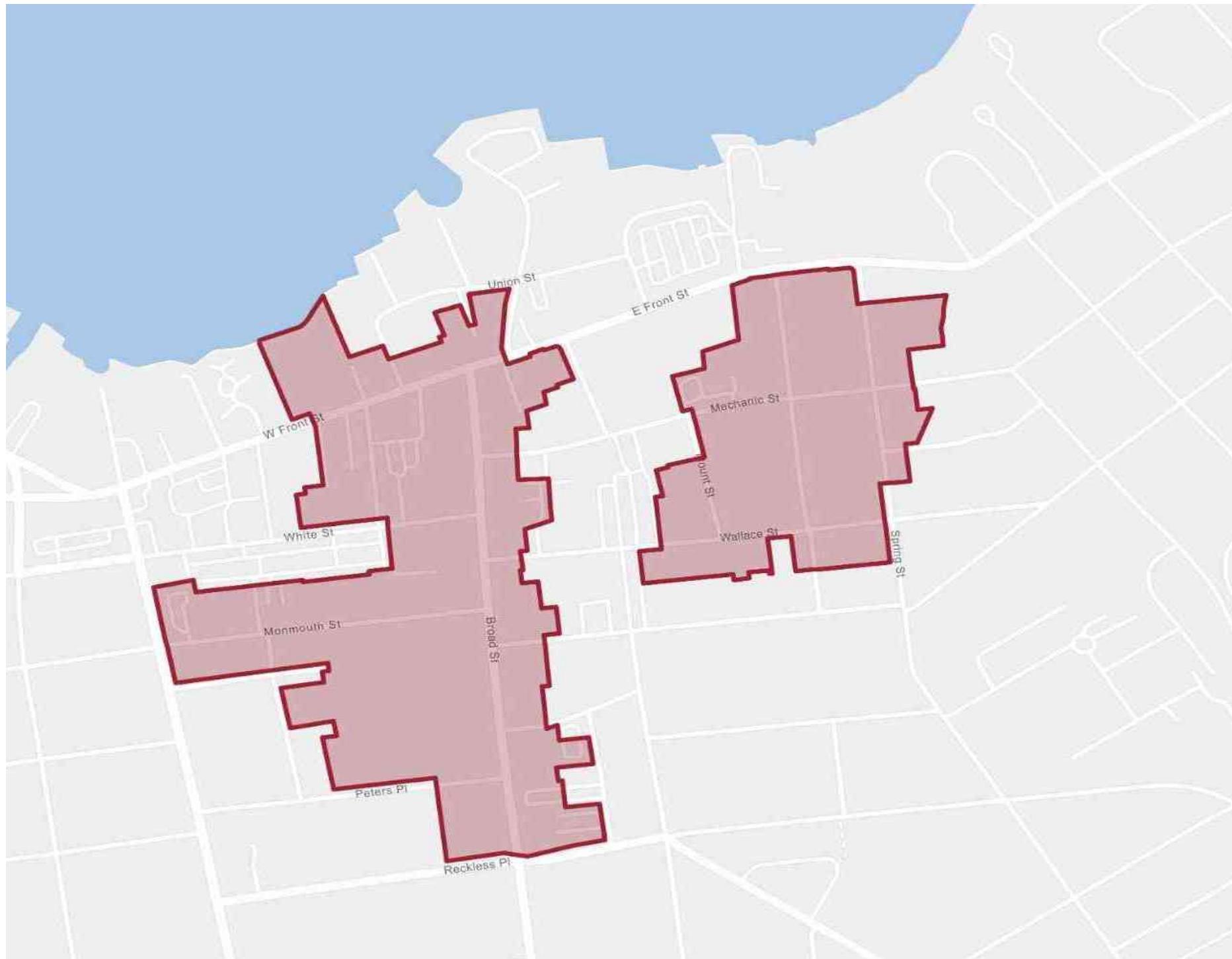
Adopted _____ date

Prepared by:

Red Bank Borough
Historic Preservation Commission

With Assistance from Heritage Consulting, Inc.
Through a grant from the New Jersey Department of Community Affairs
to Preservation New Jersey

Local Historic District

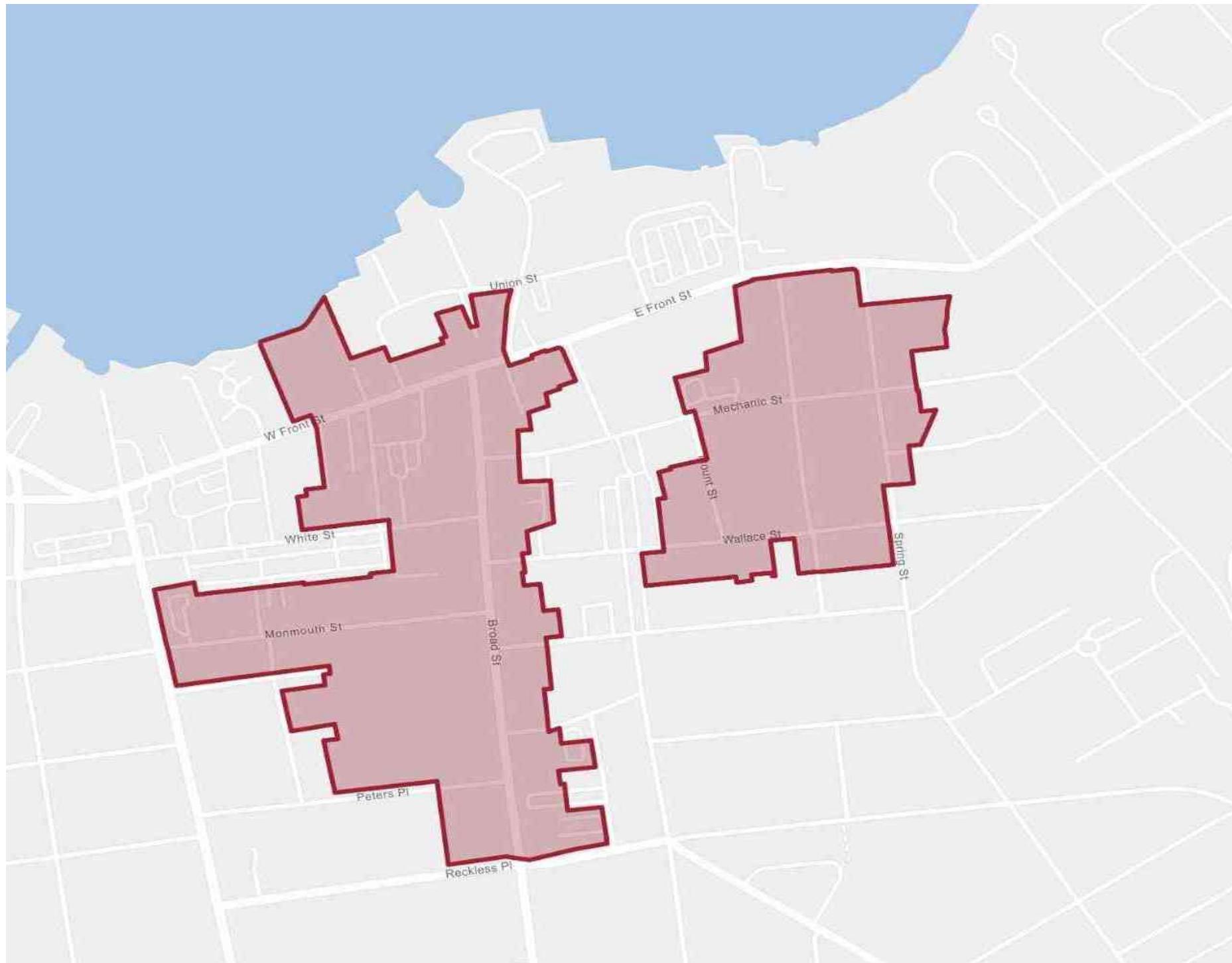


For a designated historic property...

HPC does review

- **Change in the exterior appearance** of any building, improvement, site, place or structure by addition, reconstruction, alteration, or maintenance
- **Relocation** of a principal or accessory building or structure
- **Any addition** to a principal or accessory building or structure
- **New construction**
- **Demolition** of any building, improvement, site, place, or structure if demolition is not the subject of an application for development

Local Historic District



HPC *does not* review

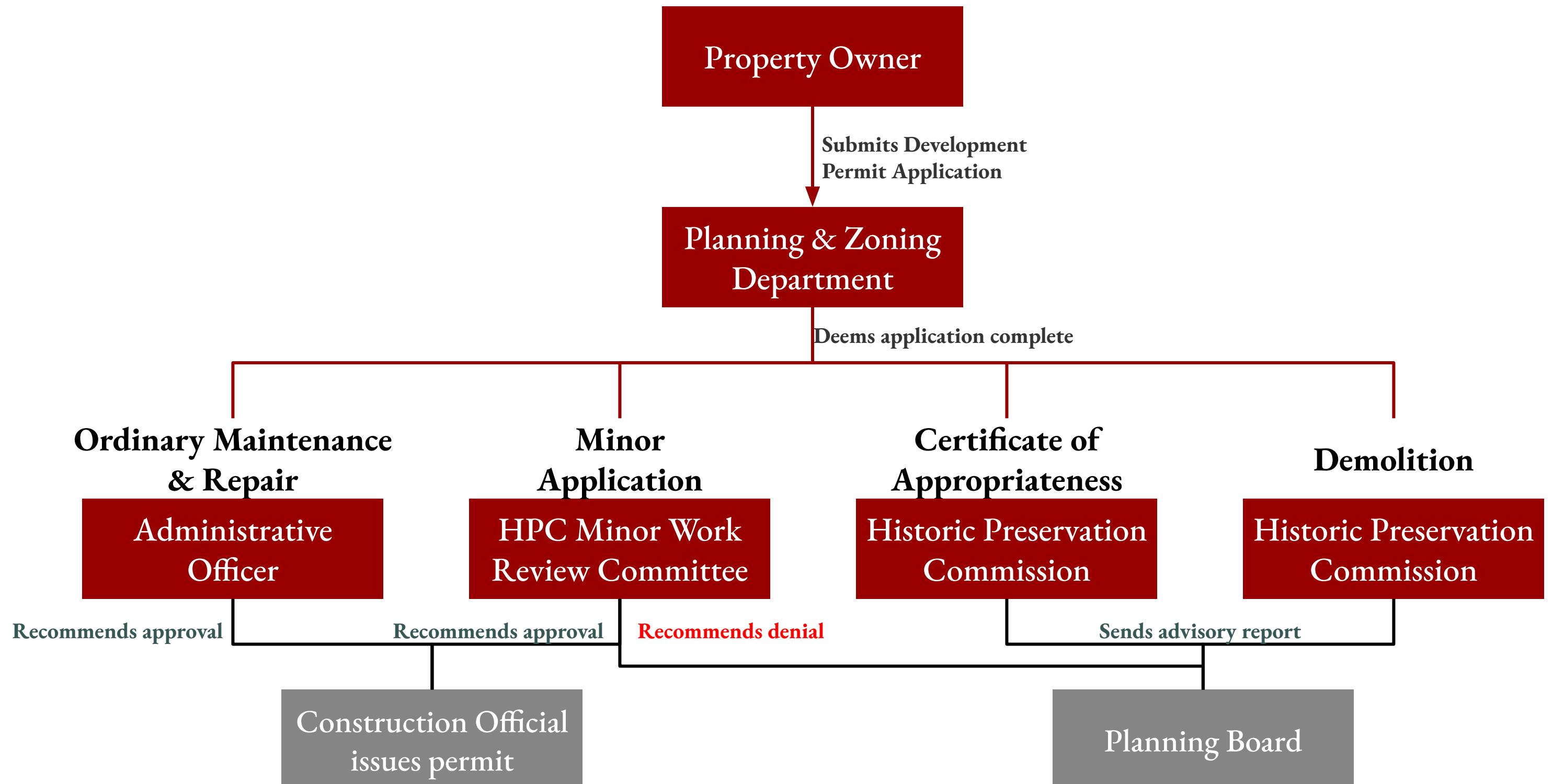
- Changes to the **interior** of a structure
- **Landscaping**
- **Exterior painting**
- **Ordinary maintenance and repair**
(verified by Administrative Officer)

Question

Which of the following activities in the Local Historic District **does not require review** by the Historic Preservation Commission?

- A. Changing a roof material
- B. Replacing a side window
- C. Enclosing a front porch
- D. Adding a fence
- E. Painting the front facade

Historic Preservation Commission



***Contact the Zoning Office to
verify the nature of your project***

Survey Status

Contributing Building

vs.

Non-Contributing Building



Survey Status



Contributing Building

- Was present during the Historic District's **period of significance**
- Retains its **historic character**, meaning that its architectural style and features are still intact and have not been significantly altered
- Contributes to the overall historic significance of the Historic District, either by representing an important **period of history** or by being associated with a **person or event** of historical significance

Survey Status



Non-Contributing Building

- Was not present during the **period of significance**;
- Due to alterations, disturbances, additions or other changes it **no longer possesses historic integrity** reflecting its character at that time or is incapable of yielding important information about the period;
- Does not independently meet the **National Register criteria**.

Property Report

New Jersey Department of Environmental Protection
Division of Parks and Forestry

PROPERTY REPORT

Property Name:	SPINNING AND PATTERSON BUILDING	Ownership:	Private
Address:	2 BROAD ST	Apartment #:	
ZIP:			

PROPERTY LOCATION(S):

County:	Municipality:	Local Place Name:	USGS Quad:	Block:	Lot:
MONMOUTH	Red Bank borough		Long Branch	30.01	21

Property Photo:



Old HSI Number: NRIS Number: HABS/HAER Number:

Description:

The Spinning & Patterson Building, built 1873, is a three-story, four-bay Italianate row building occupying the prominent chamfered corner of Broad Street and W Front Str with zero setback and party walls. The running bond brick façade is crowned by a deep, projecting bracketed cornice with a paneled frieze; large block consoles are interspersed with smaller modillion blocks, and bed- and crown-moldings create a strong shadow line. Upper stories are organized by tall, narrow segmental-arched window openings. Each opening carries a molded hood composed of stacked S-curved profiles that flare at the ends and sit on small console blocks; molded sills project on short corbels. Current windows are 2/1 replacements and read smaller than the original 2/2 sashes within the arched heads. The ground story has contemporary storefront infill: a classically styled surround with a painted entablature/sign band that projects as a shallow cornice with small modillion accents; fluted pilasters on plinth bases frame wide display bays filled with full-height glazing set on a low cast-concrete bulkhead. Historic documentation indicates the original storefront faced Broad Street with a centered entry flanked by projecting display windows and a south entry to the upper floors, while the West Front Street ground level was largely solid masonry used for signage. Portions of the brick show surface wear likely from abrasive paint removal; a short secondary parapet associated with a later addition appears to have replaced an earlier pair of chimneys on the W Front St elevation.

A 1½-story wood-frame store occupied this corner from 1829 to 1872 under Morford & Wooley (later Morford & Spinning). In 1873 the present three-story brick block was erected for Spinning & Patterson, whose small notions store occupied the first floor while the Red Bank Register maintained offices above (1873-1889). The building survived the 1882 Child's Bakery fire that devastated much of the block. In 1889 clothier J. Kridel opened here, purchasing the property in 1913 and remodeling the storefront with larger display windows; period photographs suggest a set-back enlargement at the third floor by the 1910s. In 1946 the Natelson Brothers introduced a clothing store and, in 1950, architect Herman Litwock (Peter Copeland & Assoc., Newark) prepared a context-sensitive modernization featured in the Red Bank Register. Natelson's continued through the late twentieth century, followed by other retail tenants.

The building is contributing to the Broad Street Historic District under Criterion C (Design/Construction). Despite a modernized storefront and replacement sashes, the building retains the form, materials, and high-style Italianate detailing—notably the deep bracketed cornice, molded hooded window crowns, and rhythmic segmental-arched fenestration—that define Red Bank's late-19th-century commercial architecture. Its long-standing corner presence, survival of the 1882 fire, and continued retail use also support integrity of location, setting, feeling, and association, reinforcing the architectural rhythm and historic streetscape of Broad and West Front Streets.

Survey Name: Broad Street Historic District
Surveyor: Steven Smolyn
Organization: Architectural Heritage Consultants, LLC

Property ID: (Primary Contact)

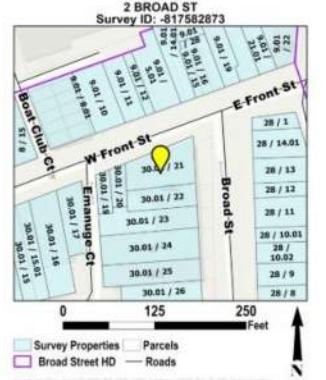
Property ID: -817582873

Setting:
Prominent corner parcel at the intersection of Broad St and W Front St anchoring the commercial district of continuous zero-lot-line street wall of attached brick storefront blocks, wide concrete sidewalks.

Registration and Status Dates:	National Historic Landmark? <input type="checkbox"/>
	National Register: <input type="checkbox"/>
	New Jersey Register: <input type="checkbox"/>
	Determination of Eligibility: <input type="checkbox"/>
	Certification of Eligibility: <input type="checkbox"/>

Eligibility Worksheet included in present survey? Is this Property an identifiable farm or former farm?

Location Map:



Site Map:

BIBLIOGRAPHY:
Author: Title: Year: HPO Accession #: (if applicable)

(None Listed) Woolman & Rose map 1878

Additional Information:

More Research Needed? (checkbox is Yes)

INTENSIVE-LEVEL USE ONLY:

Attachments Included: Building Bridge
 Structure Landscape
 Object Industry

Historic District?
District Name: Broad Street Historic District
Status: Contributing

Associated Archeological Site/Deposits?
(known or potential sites. If Yes, please describe briefly)

Conversion Problem? Conversion Note: 99892245

Date form completed: 9/25/2025

Page 2

Question

Which of the following **directly restricts** a private property owner's ability to alter their building?

- A. Listing on the National Register of Historic Places
- B. Listing on the State Register of Historic Places
- C. Local Historic Preservation Ordinance**
- D. Local Historical Society Report

Question

In a historic district, what is the **primary factor** that determines whether a building is classified as ***contributing*** or ***non-contributing***?

- A. The building's architectural style matches the majority of the district.
- B. The building was constructed within the district's period of significance and retains its historic integrity.
- C. The building is in good physical condition and well-maintained.
- D. The building is located within the geographic boundaries of the historic district.

Historic Design Guidelines

Role of Design Guidelines

Do

- Provide up-front guidance to property owners and qualified professionals
- Advance the historic character of the historic district
- Prioritize design considerations and encourage appropriate alterations
- Improve quality and integrity of construction projects
- Preserve the town's charm and property values

Do Not

- Enumerate specific standards or regulations for construction (UCC)
- Increase new construction or rehabilitation activities
- Regulate the density or location of development (Planning Board)
- Improve property maintenance (local ordinances)
- Regulate interior design

Audience

Applicant & Public

What is historic in my town?

What can I do with my property?

What is the review process?

Design Professionals

What design approach or styles are appropriate?

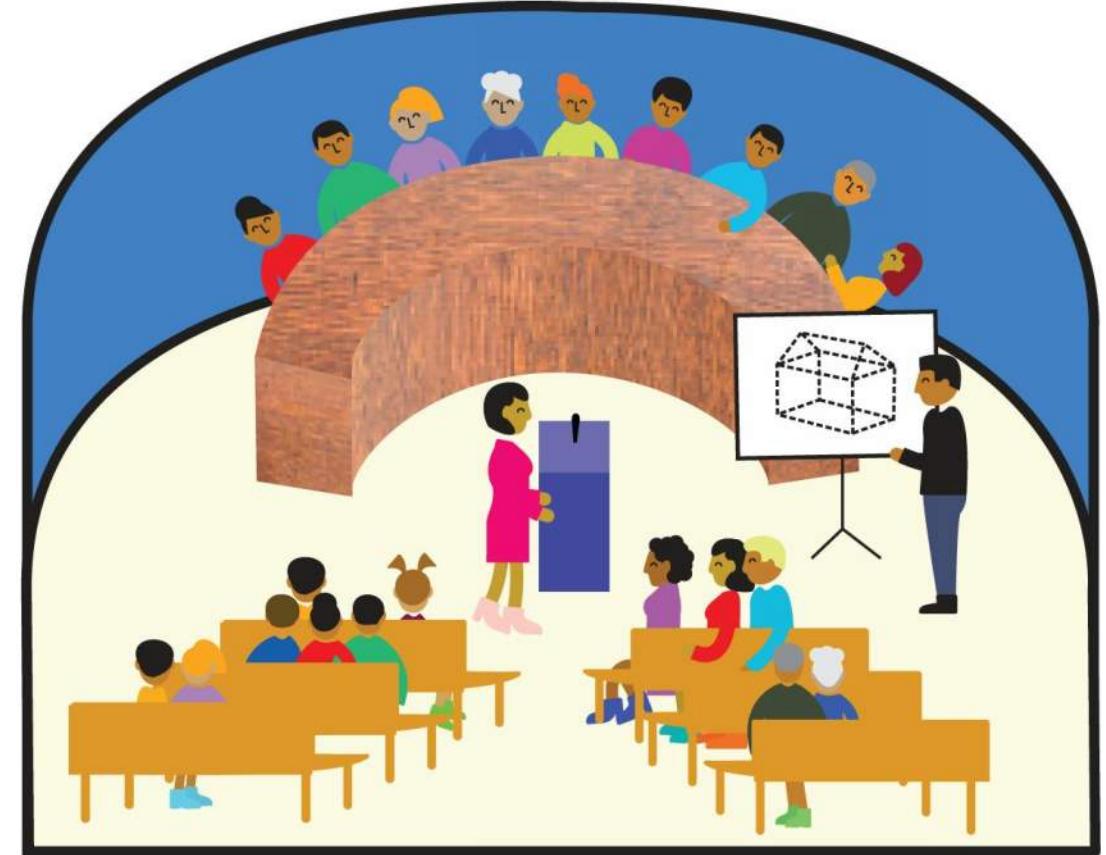
What needs to be submitted or presented?

What previous successful projects should I consult?

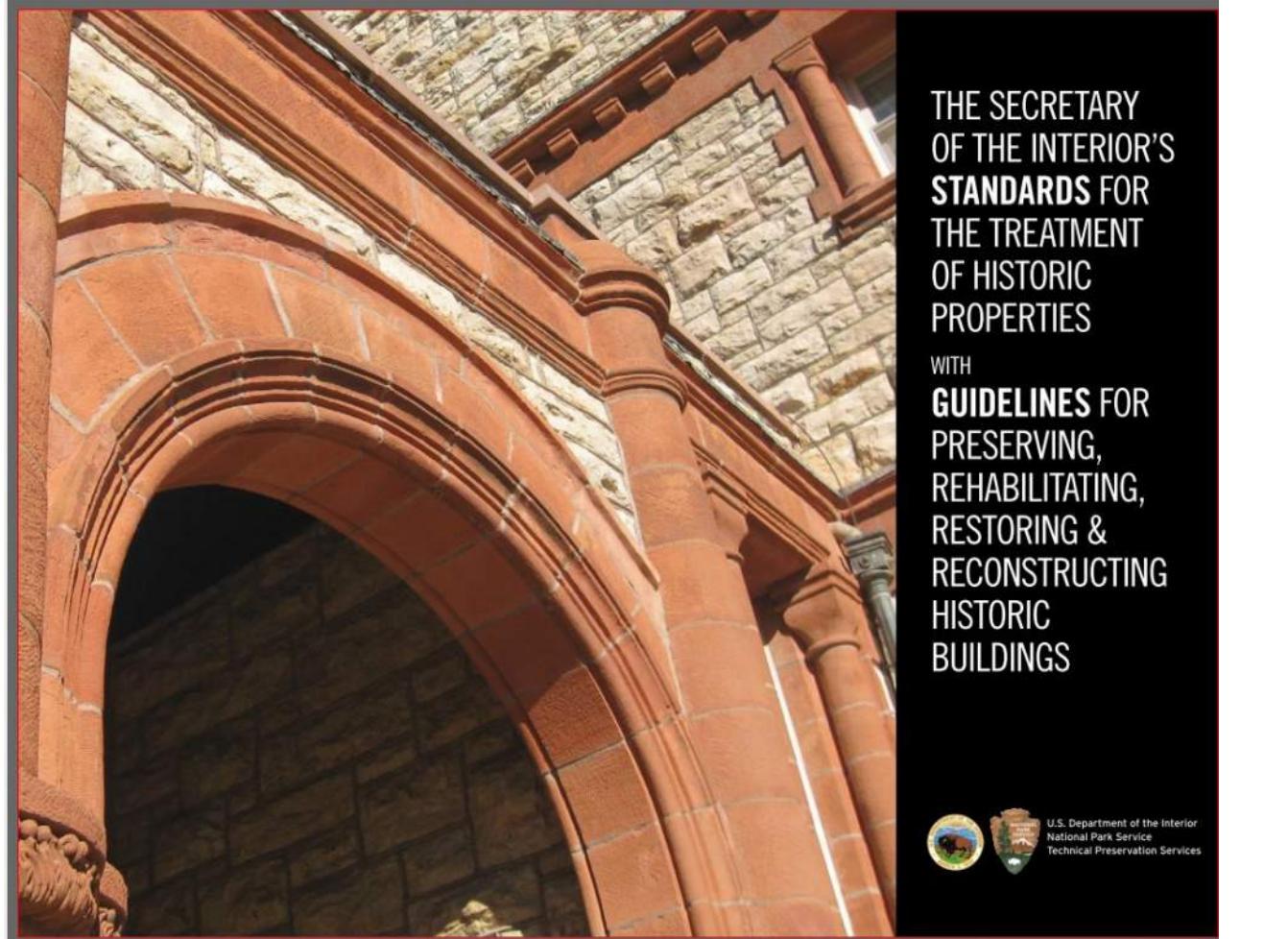
Commission & Staff

What standards do we review applications against?

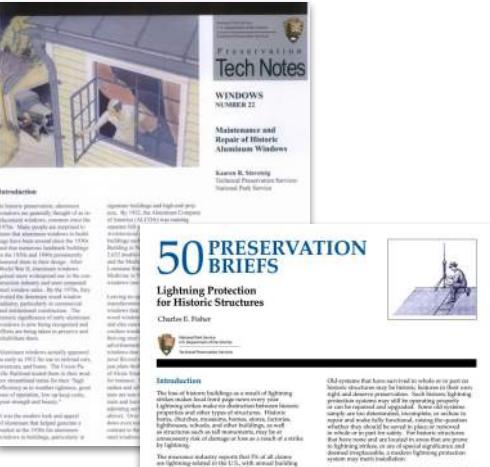
Where can we direct applicants for information?



Preservation Guidelines



2017



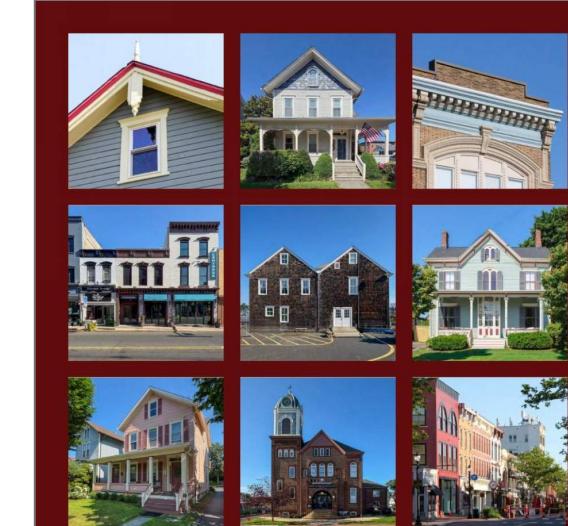
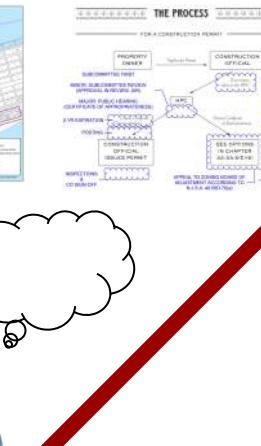
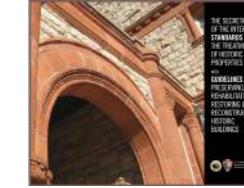
Design Guidelines



The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Synthesis



Historic Design Guidelines

Borough of Red Bank
Historic Preservation Commission

Clear Upfront Guidance

Objective Standards

Question

What is the **primary purpose** of historic design guidelines?

- A. To mandate that all buildings remain unchanged.
- B. To provide a framework for preserving character while allowing compatible changes.
- C. To require that all new construction imitates historic styles.
- D. To enforce strict restoration of buildings to their original state.

Introduction



Historic Design Guidelines

Borough of Red Bank
Historic Preservation Commission

Architectural Heritage Consultants, LLC

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Additions & New Construction

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Appendix

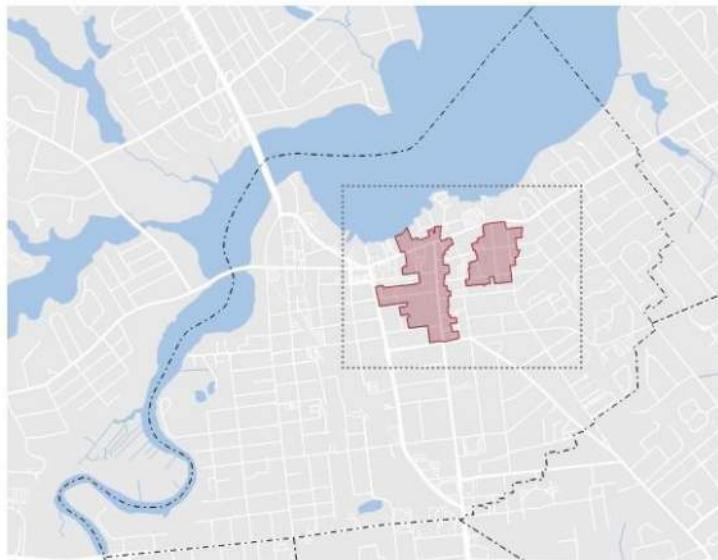
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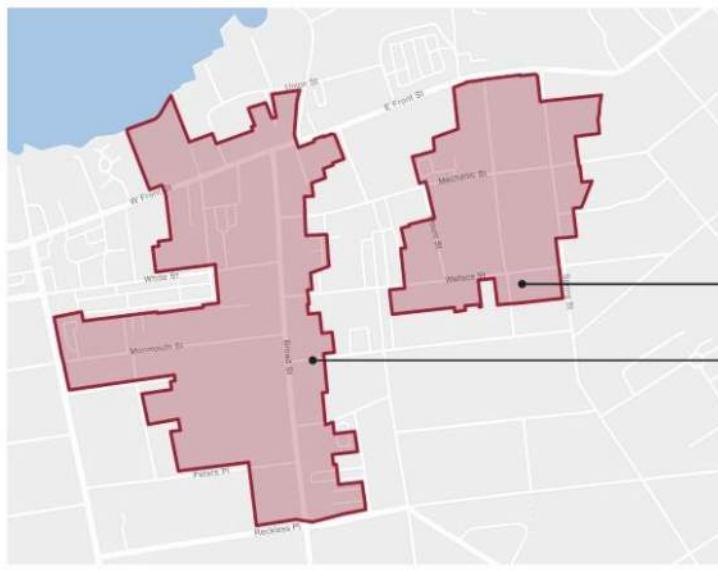
Introduction

Introduction

Historic Districts



Map - Borough of Red Bank



Enlarged Map - Historic Districts

Washington Street Historic District

Broad Street Historic District
(Design District Overlay Zone)

Notes

Illustrative maps - refer to the Borough Zoning Map for official district boundaries.

There may be additional historic resources designated outside these districts - refer to Borough Ordinance for official list.

7

Historic Design Guidelines

Review Process

Development Application

```
graph TD; PO[Property Owner] --> PZD[Planning & Zoning Department]; PZD --> OM[Ordinary Maintenance & Repair]; PZD --> MA[Minor Application]; PZD --> CAP[Certificate of Appropriateness]; OM --> AO[Administrative Officer]; MA --> HPC[HP Minor Work Review Committee]; CAP --> HPC; AO --> R[If required, Construction Official issues permit or approval]; HPC --> R; HPC --> PB[Planning Board]; HPC --> AR[Advisory Report]; PB --> AR
```

Ordinary Maintenance & Repair: In-Kind Replacement

Repair of any deterioration, wear or damage to a structure or any part thereof to return the same, as nearly as practicable, to its condition prior to the occurrence of such deterioration, wear, or damage with in-kind material and quality workmanship. Ordinary maintenance shall further include in-kind replacement of exterior elements or accessory hardware, including signs, using the same materials and workmanship, and having the same appearance.

Minor Applications: Expedited Review

- ✓ Fences
- ✓ Signs
- ✓ Lighting
- ✓ Doors
- ✓ Windows
- ✓ Roofs
- ✓ Paving
- ✓ Exterior sheathing
- ✓ Streetscape work

Demolition or Relocation Permit

```
graph TD; PO[Property Owner] --> PZD[Planning & Zoning Department]; PZD --> HPC[Historic Preservation Commission]; HPC --> AR[Advisory Report]; HPC --> PB[Planning Board]
```

Notes

Refer to §490-55 Historic Districts/Sites Regulations and Procedures for additional details.

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Introduction

Historic Design Guidelines

Preservation Philosophy

Red Bank's historic buildings and streetscapes tell the story of a community shaped by river trade, railroads, working-class neighborhoods, and vibrant commerce. From the 19th-century storefronts of Broad Street to the tree-lined cottages of Washington Street, these places reflect generations of people who lived and worked here—and continue to define the Borough's unique identity.

A Living History

Historic preservation in Red Bank is guided by the idea of stewardship: caring for the buildings and neighborhoods we've inherited so they can be appreciated by future generations. Preservation isn't just about restoring old buildings—it's about keeping the character of the community alive, while allowing thoughtful change over time.

Original Materials Matter

Many of Red Bank's historic buildings still feature original brickwork, wood siding, slate roofs, and finely crafted windows and porches. These details give the town its charm—and they're often impossible to recreate once lost. For this reason, repair is always preferred over replacement. Simple maintenance, like painting wood trim or clearing gutters, goes a long way in preserving historic buildings.

Recognizing Change

Buildings naturally evolve over time, and some of those changes—like an early 20th-century storefront update or a Victorian porch added to a modest house—can themselves become historically significant. Preservation supports retaining these meaningful layers of history, while also encouraging the removal of alterations that are incompatible or diminish historic character. We recognize that downtown is a living place, but change must be managed carefully so that what is preserved continues to reflect Red Bank's architectural heritage.

Making Sensitive Updates

When rebuilding a missing feature or making an addition, new work should be based on clear evidence—like old photographs or physical remnants—not guesswork. Any updates should blend in respectfully without trying to fake age or create a false sense of history. In some cases, modern materials may be used, but only when they closely match the original in appearance and don't damage the surrounding historic fabric.

Keeping Red Bank Authentic

The strength of Red Bank's historic districts lies in their authenticity. These are not frozen-in-time museum pieces, but living neighborhoods that continue to serve residents, businesses, and visitors. Just as market needs may bring change, preservation ensures that such change is handled with care—compatible with what is already there, identifiable as new, and reversible where possible. By balancing adaptation with respect for original features, we ensure that Red Bank's story remains visible for future generations.

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Introduction

Guiding Standards

The Secretary of the Interior's *Standards for the Treatment of Historic Properties* prepared by the National Park Service (NPS) are referenced by the HPC to guide reviews of proposed work to historic resources. As the most common treatment in Red Bank is rehabilitation, due to the ability to make alterations and additions, the Secretary's *Standards for Rehabilitation* are enumerated below:

Secretary of the Interior's Standards

Rehabilitation

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. Archaeological 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**.



Treatment Approaches

Preservation

The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

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 portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction

The act or process of reproducing by new construction the exact form and detail of a vanished or non-surviving building, structure or object, or any part thereof, as it appeared at a specific period of time when documentary and physical evidence is available to permit accurate reconstruction.



Source & Additional Guidance

Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic Context

Historic Overview



Red Bank, N.J. Fowler & Rhines, 1881.
Monmouth County Historical Association.

Introduction

Red Bank, situated at the head of navigation on the Navesink River, is a town whose architectural character reflects its evolution from a river port into a bustling commercial hub and a tightly knit residential enclave. The Broad Street and Washington Street Historic Districts show distinct but interrelated dimensions of Red Bank's development. Broad Street emerged as the commercial hub of northeastern Monmouth County, home to banks, shops, and office buildings that reflect the town's rise to regional prominence. Washington Street, by contrast, developed as an early residential neighborhood for the town's working-class and middle-class residents, many of whom were employed in the downtown or nearby small-scale industries.

Over the years, Red Bank has transitioned from a maritime port and railroad center into a vibrant, walkable downtown with a reputation for arts and culture. While today it is known for its boutique retail, theaters, and restaurants, Red Bank's historic districts continue to express the architectural layers of its 19th- and early 20th-century growth and the enduring identity of a "neighborhood town" that grew concentrically around its commercial core.

Previous:
Sanborn Map Company. Red Bank, New Jersey. 1895. Princeton University.

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Historic Design Guidelines

Architectural Styles

Vernacular Building Traditions

Vernacular architecture refers to buildings constructed using traditional methods, local materials, and regionally adapted forms, typically without the involvement of formally trained architects. Rather than adhering strictly to high-style design, vernacular buildings evolve from cultural traditions, functional necessities, and the skills of local builders and craftspeople. These structures often reflect the environmental conditions, agricultural practices, and economic realities of their respective settings, resulting in architecture that is deeply rooted in both place and time. While vernacular forms may incorporate stylistic details borrowed from popular architectural movements—such as Italianate cornices or Victorian porches—longstanding regional building practices shape their underlying forms.

In Red Bank, vernacular buildings are predominantly simple, wood-framed structures that serve as functional residential dwellings. Characterized by straightforward design, minimal ornamentation, and efficient use of space, these vernacular Victorian cottages reflect the daily lives and practical needs of the town's working and middle-class residents. Specific examples in Red Bank include many of the small frame houses scattered throughout the Washington Street Residential District, which collectively convey the historical narrative of the area's 19th-century working-class community.



Vernacular house with stenciled entry, saw-tooth trim, vergeboard on Spring St



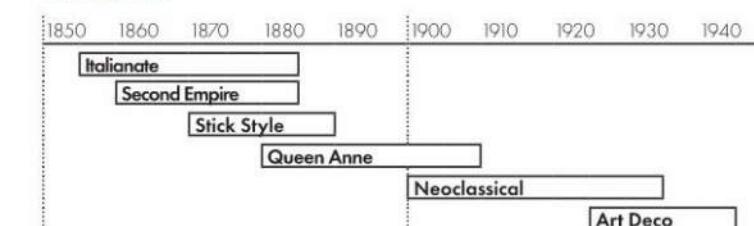
HPC Priority: Character-Defining Features

During alterations, preserve important historic features which reflect the building's architectural style.

Recommended Color Palettes

Appropriate historic paint colors are encouraged, but not required by the HPC. The overall palette should be holistically considered with each color in relationship to others.

Timeline



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Design Guidelines

How to Use These Guidelines

Each section of the Design Guidelines is organized to help property owners, architects, and contractors make informed decisions that support Red Bank's historic character. Sections begin with a narrative that provides historical context and identifies the character-defining features of the building element or treatment being addressed. Diagrams and charts illustrate appropriate and inappropriate approaches, while sidebars include excerpts from the Secretary of the Interior's Standards and links to additional technical guidance. At the end of each section, the formal guidelines are presented—organized by Contributing Buildings with a greater emphasis on preserving original features and integrity and Non-Contributing Buildings with more flexibility, focusing on compatibility with the surrounding historic context.

Contributing Buildings

A building that meets criteria for historical significance within Red Bank, specifically:

- Was present during the historic district's period of significance (approximately Year to Year); or
- Retains its historic character, meaning that its architectural style and features are still intact and have not been significantly altered; or
- Contributes to the overall historic significance of the historic district, either by representing an important period of history or by being associated with a person or event of historical significance.

Non-Contributing Buildings

A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because it:

- Was not present during the period of significance; or
- Was altered, disturbed, or modified in a manner that eliminates its character defining features.

Inappropriate Treatments

Poor practices which may damage the building or historic materials.

Designs not suitable for the historic district.



Secretary of the Interior's Standards

Excerpts from the Rehabilitation standards and commentary.



HPC Priorities

Important principles that reflect the Red Bank HPC's core preservation goals, denoted with a Navesink ice boat icon



Additional Guidance

Detailed technical documentation, policy explanations, and local ordinance citations.

Materials Matter

Whenever possible, the use of genuine historic materials—such as wood, slate, brick, or stone—is strongly encouraged to preserve the authenticity and craftsmanship that define Red Bank's historic buildings. Retaining and repairing original materials is always the preferred approach. In some cases, however, substitute or imitative materials (such as composite decking or fiberglass windows) may be considered appropriate, particularly on non-contributing buildings or in locations not prominently visible from the public right-of-way. Any use of alternative materials should closely match the appearance, texture, and detailing of the original, and must not compromise the character of the historic district. The adjacent checklist, adapted from the *Secretary of the Interior's Standards*, provides a framework for evaluating proposed materials.



Checklist

Substitute materials may be considered under the following conditions:

- Unavailability of the historic material
- Unavailability of historic craft techniques and lack of skilled artisans
- Poor original building material
- Code-related changes
- Replacement of a secondary feature
- Construction of a new addition
- Reconstruction of a missing feature
- Enhanced resilience and sustainability



Question

When may substitute materials be used on a contributing building?

- A. Only when the original material is deteriorated beyond repair and the substitute replicates its appearance and finish**
- B. Whenever the new material is easier to install**
- C. Any time the substitute provides better insulation**
- D. Whenever the substitute is available in historic colors**

Design Guidelines - Roofs

Historic Design Guidelines

Roofs

 Broad Street Historic District
 Washington Street Historic District



Steeply pitched cross-gable roof with open eaves and paired brackets, characteristic of the Gothic Revival style, with a corbeled-cap brick chimney.

Roofs, with their unique and intricate ornamental details, play a critical role in defining the architectural character and silhouette of historic buildings. They establish the building's form, influence the perception of massing, and often display unique ornamental details that contribute to the streetscape. In Red Bank's historic districts, roofs serve not only as protective coverings but also as expressions of evolving stylistic preferences and building technologies from the mid-19th to the early 20th century.

In the **Broad Street Historic District**, rooflines are typically flat or low-pitched and obscured behind parapets or ornamented cornices. Although rarely visible from the street, these roof forms are integral to the commercial block typology and often conceal complex drainage systems or light wells. Where visible—such as at corner buildings or along side streets—roofs may reveal original materials, skylights, or chimney forms.

By contrast, the **Washington Street Historic District** features a wide variety of pitched roof forms that are prominently visible from the street. Gabled, hipped, and cross-gabled roofs dominate, with occasional examples of Second Empire mansard roofs or decorative gable-front cottages. These roofs often feature wood or slate shingles and are characterized by dormers, finials, and decorative eaves.



Secretary of the Interior's Standards

Preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

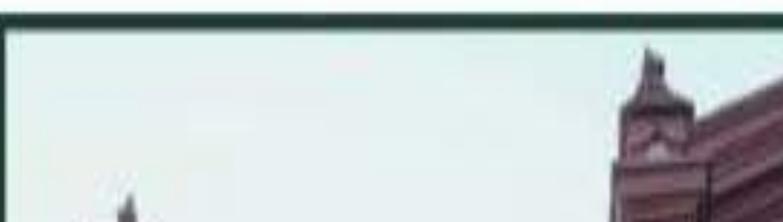


Bold Italianate cornice with paired brackets, deep eaves, and decorative cross-bracing at corners.

Existing ¹		Replacement			
		Slate	Wood	Metal	Asphalt or Non-Historic
Slate		✓	✗	✗	✗
Wood		✗	✓	✗	✗
Metal		✗	✗	✓	✗
Asphalt or Non-Historic		✓ ²	✓ ²	✓ ²	✓

✓ Appropriate
✗ Inappropriate

¹ Significantly deteriorated beyond repair
² Based upon historical documentation



Design Guidelines - Exterior Cladding

Historic Design Guidelines

Exterior Cladding

 Broad Street Historic District
 Washington Street Historic District



Wood siding on the main wall surface with decorative fish-scale shingles in the front-facing gable, combining texture and color variation typical of late 19th-century Victorian-era design.

Exterior cladding, a visually defining element of a historic building, not only protects the structure from the elements but also serves as a tangible link to the past. The use of original cladding materials in Red Bank's historic districts is crucial, as it helps convey a building's historical and architectural integrity, and their preservation is central to any intervention.

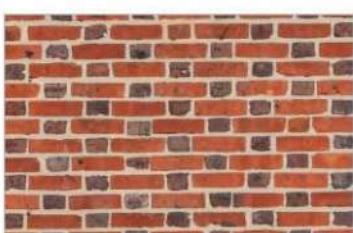
In the **Broad Street Historic District**, commercial buildings are typically constructed of brick or stone masonry, often with stucco or terra cotta accents. These materials not only reflect fireproofing practices of the late 19th and early 20th centuries but also convey the commercial aspirations of a growing port and railroad town. Masonry cladding often includes decorative cornices, pilasters, and storefront piers—elements that should remain intact and visible.

In contrast, the **Washington Street Historic District** is predominantly composed of small-scale residential buildings clad in painted wood siding or shingles. These modest materials reflect the working- and middle-class origins of the neighborhood, and their straightforward detailing offers a compelling record of vernacular Victorian and early 20th-century domestic design.



Secretary of the Interior's Standards

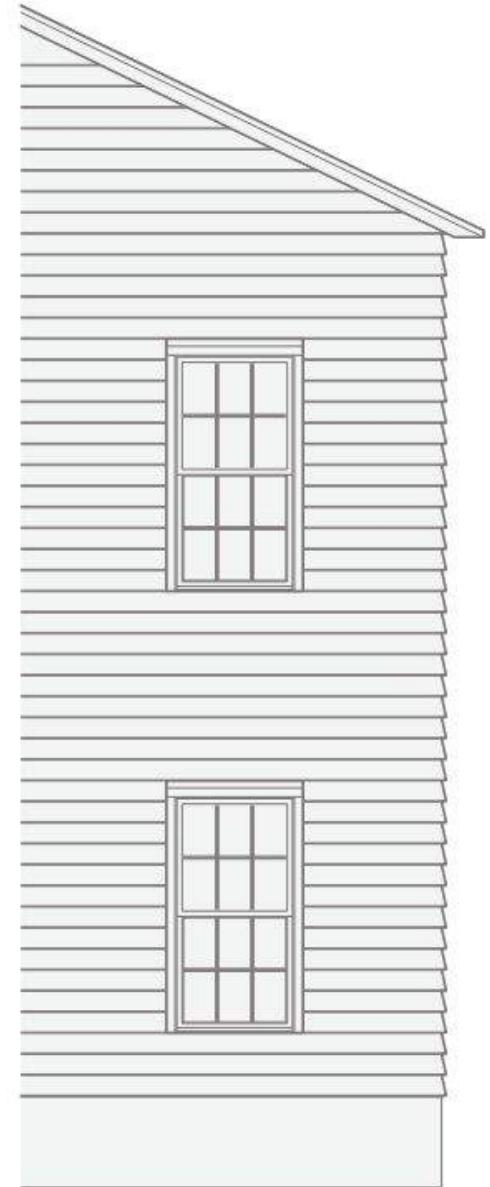
Preserve exterior cladding features that are important in defining the overall historic character of the building (such as siding, walls, cornices, brackets) and decorative ornament and other details, such as patterns and finishes.



Common bond brickwork with variation in coloration from clay firing process.



✓ **Appropriate** corner boards for board sidings on Second Empire, Queen Anne, and most Colonial Revival style houses.



✗ **Inappropriate** to remove corner boards, trim, and cornice trim board when re-siding a wall as this diminishes historic character.

Design Guidelines - Windows

Historic Design Guidelines

Windows

Broad Street Historic District
Washington Street Historic District



Tall, narrow double-hung windows with segmental arched hoods and a projecting bay.



Segmental arched masonry window openings, common in Italianate buildings.



Secretary of the Interior's Standards

Preserve windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g. double-hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.



Round-arched window with elaborate molded hood, scroll brackets, and decorative keystone.

Windows are among the most visible and character-defining features of historic buildings. Their size, shape, material, and configuration reflect the architectural style, construction period, and function of the structure. In Red Bank, windows play a crucial role in contributing to the authenticity of individual buildings and the integrity of the streetscape. Their preservation is critical to maintaining the historic character of both commercial and residential settings.

In the **Broad Street Historic District**, windows are typically located in the upper stories of masonry commercial buildings. Tall, narrow, vertically proportioned windows—often segmentally arched or rectangular—are grouped in regular bays and framed with stone or brick lintels, sills, or surrounds. Window openings often follow a strict rhythm and may include decorative metal or wood hoods.

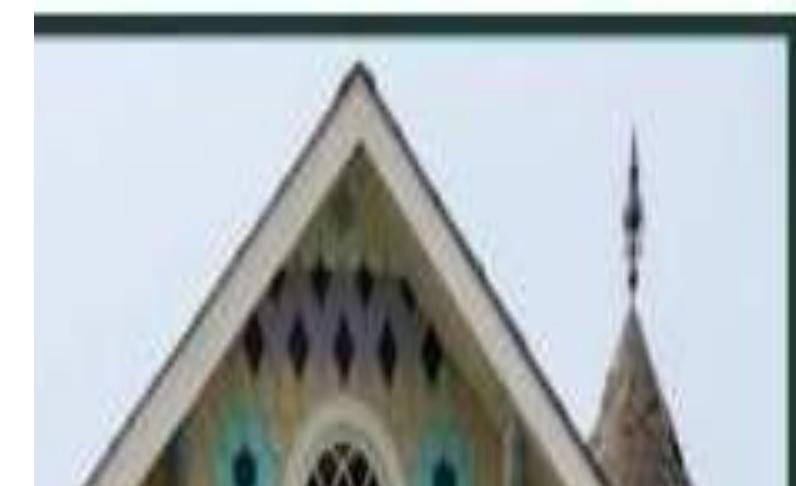
The **Washington Street Historic District** features a variety of wood windows on small-scale frame dwellings. Double-hung sash windows are the most common, with six-over-six, two-over-two, or one-over-one configurations, depending on the era. Bay windows, arched windows, and decorative sashes—such as those featuring stained or etched glass—are commonly found in Queen Anne or Italianate homes.

Existing ¹	Replacement			
	Wood	Metal	Vinyl	Composite
Wood	✓	✗	✗	✗
Metal	✓ ²	✓	✗	✓
Vinyl	✓ ²	✗	●	✓
Composite	✓ ²	✓ ²	✗	✓

¹ Significantly deteriorated beyond repair

² Based upon historical documentation

- ✓ Appropriate
- Case-by-case
- ✗ Inappropriate



Design Guidelines - Porch & Entrance

Porch & Entrance

Washington Street Historic District



Broad wraparound porch with turned columns, balustrade, skirting lattice, and striped fabric awnings.

Porches and entrances are defining features of the historic homes in Red Bank, serving both practical and architectural functions. These elements mediate between the public and private realms—offering shelter, shade, and social space—while contributing to the overall rhythm and architectural identity of the neighborhood's streetscape. From modest entry stoops to full-width front porches, these features reflect middle- and working-class residential character.

Most dwellings include front porches or recessed entries that reflect their period style. Italianate and Gothic Revival houses may feature narrow porches with turned posts and decorative brackets, while Queen Anne cottages are often enhanced with spindlework, balustrades, and ornamental gables. Even vernacular buildings exhibit thoughtful entrance detailing, including paneled doors, transoms, sidelights, and modest trim. Entrances and porches were constructed with a high degree of craftsmanship and were integral to the building's design—rarely later additions.

Preserving these original features is essential to maintaining the historic character and architectural integrity of the district. Repairs should prioritize the retention of historic material and detailing, while alterations must respect the form, scale, and ornamentation of the original porch and entry components.



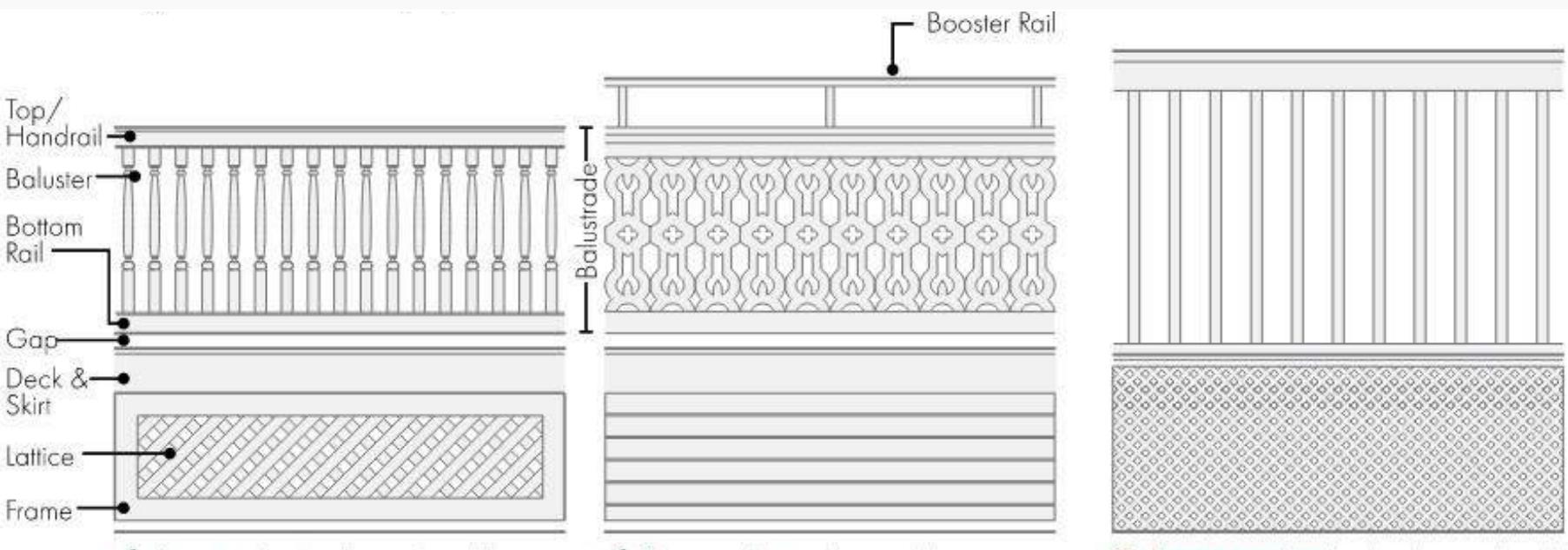
Secretary of the Interior's Standards

Preserve entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.



Narrow front stoop with turned posts, and decorative brackets.

43

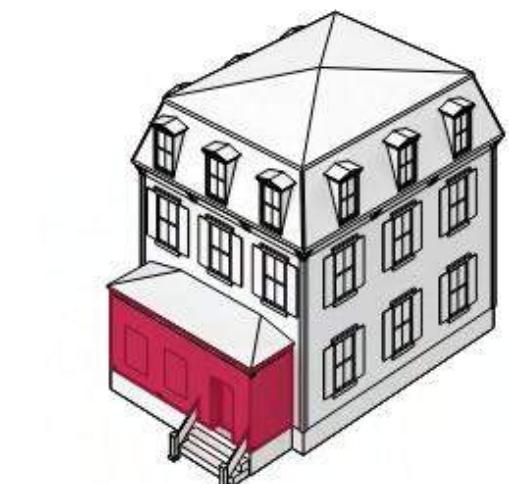


✓ **Appropriate** railing with tightly-spaced balusters & diagonal framed latticework

✓ **Appropriate** railing with booster rail extension, horizontal board skirting



✓ **Appropriate** restoration of an original open porch



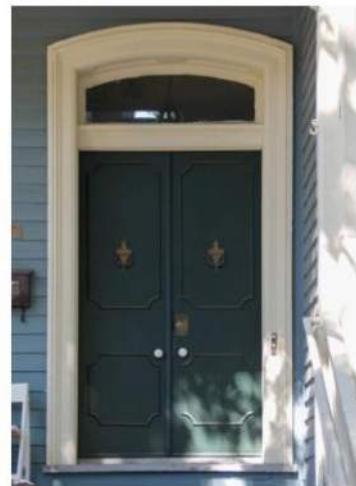
✗ **Inappropriate** Enclosure of the front porch with incompatible window openings.

Design Guidelines - Doors

Historic Design Guidelines

Doors

Washington Street Historic District



Paneled double wood doors with arched transom and molded surround.



Full-light glazed double doors with divided panes and transom, accentuated by pilasters.

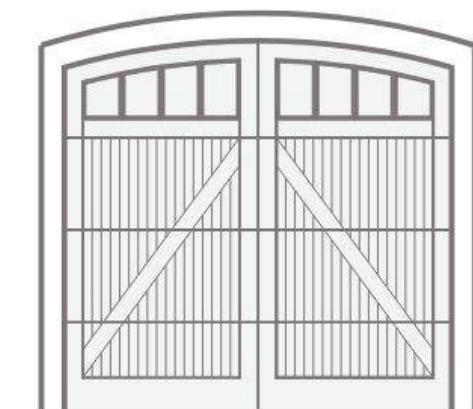
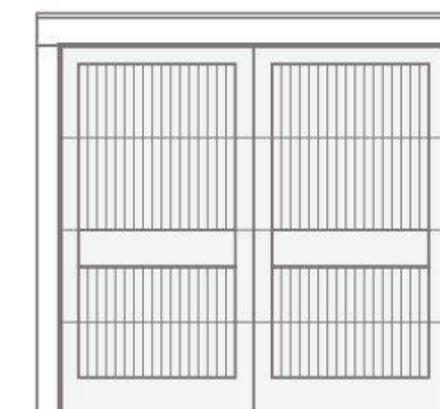
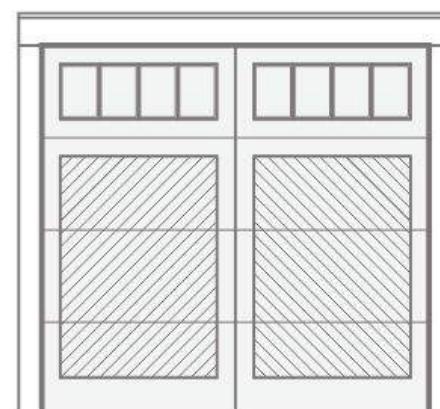


Traditional double doors with raised panels and glazed upper sections with transom.

Doors are essential elements of residential architecture in Red Bank, serving both practical and symbolic roles. As the focal point of the home's façade, entrance doors convey the architectural style, era of construction, and the original social aspirations of the residents. The original entry configuration of homes features wood-paneled doors often enhanced with glazing, sidelights, or transom windows.

Historic doors were crafted to reflect both the function and style of their time. Simple, vernacular homes typically have modest, paneled doors, while more stylistically ambitious Italianate, Gothic Revival, or Queen Anne homes feature more elaborate entry treatments, including carved panels, etched or colored glass, and decorative moldings. The proportions, detailing, and materials of historic doors reflect traditional craftsmanship that is difficult to replicate with modern materials.

Preserving original doors maintains the architectural integrity and visual coherence of the historic district. Repairs to historic doors and door surrounds are preferable to replacement, which should only occur when deterioration is extensive. New or replacement doors, if necessary, should closely match the original doors in terms of material, size, glazing pattern, and style to maintain the visual continuity and historical authenticity of the district.



✓ **Appropriate** garage door styles and configurations



✗ **Inappropriate** Contemporary replacement front doors



Question

What is the preferred approach for **replacing roofing** on a contributing building in Red Bank?

- A. Use any modern roofing product, because roofs are not character-defining**
- B. Replace historic roofing with materials that match the original profile, texture, and color**
- C. Change the roof pitch to improve drainage**
- D. Increase the roof height for added attic space**

Question

Which **window replacement** aligns with the Design Guidelines?

- A. A smaller vinyl replacement with simulated muntins between the glass**
- B. A new window with tinted glazing**
- C. A replacement matching the original size, operation, muntin pattern, and exterior material**
- D. A casement window replacing a historic double-hung**

Question

What is the proper treatment for doors on contributing structures?

- A. Replace with modern steel doors for increased security**
- B. Install a sliding patio door on the primary façade if it improves interior light**
- C. Retain original doors and surrounds, repairing wherever possible**
- D. Replace with an entirely new design that “updates” the façade**

Design Guidelines - Storefronts

Historic Design Guidelines

Storefronts

Broad Street Historic District



Storefronts along Broad Street maintain horizontal alignment with adjacent transoms or cornices, reinforcing historic proportions and streetscape continuity.

Storefronts, central to the architectural character and economic vitality of Red Bank, serve as a living testament to the community's evolution into a regional commercial hub in the late 19th and early 20th centuries. Prominently set along the streetscape, storefronts historically provided visual access and daylight while showcasing goods. The HPC recognizes that the Broad Street Historic District is a living place that must adapt; preservation channels that change toward compatible treatments that retain—and, where appropriate, reveal—character-defining elements. Preserving surviving historic storefronts or restoring lost designs based on documentation reinforces the district's identity. In contrast, previously altered modern storefronts are appropriate candidates for thoughtful upgrades that respond to current mercantile needs within the historic context.

Early commercial buildings typically featured large display windows framed by cast-iron, wood, or brick piers, recessed entrances, and transoms to increase ventilation and natural light. Above, a signband accommodated painted signage and was capped by a decorative cornice. Exceptional local examples include late-19th-century Italianate buildings near Broad and Front Streets, featuring cast-iron columns, enriched cornices, and expansive glazing, as well as early 20th-century Neoclassical buildings.



Secretary of the Interior's Standards

Preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.



HPC Priority: Adaptive Reuse

The HPC has discretion in the application of these guidelines to consider economic viability and to allow building owners and businesses operating in historic buildings to make changes consistent with market demands.

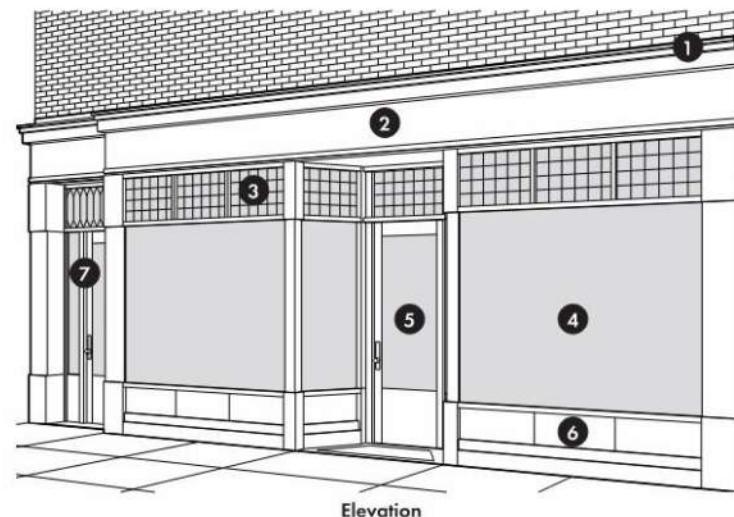


Historic storefront with large display windows above bulkhead sill

Storefronts

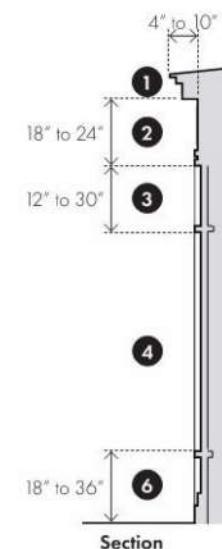
Components

Historic storefronts are typically composed of several distinct elements: large display windows with thin wooden or metal mullions, recessed central or offset entrances featuring wood-and-glass doors, transoms above the entry, and windows for ventilation and daylight, as well as bulkheads (or sills) below windows—often paneled in wood, brick, or stone. These storefronts were usually framed by substantial piers constructed of brick, stone, or cast iron, which provided both structural support and architectural definition. Above the storefront openings, signbands were historically used for painted signage, often framed by a decorative lower cornice that separated the storefront from the upper floors. Each element contributes to the overall visual composition, rhythm, and proportions of historic commercial façades. Preserving or restoring these original components or accurately replicating them when lost maintains the district's architectural coherence and pedestrian appeal.



Elevation

1. **Lower Cornice:** A horizontal projection between the transom and upper façade that often overhangs the signband fascia. It visually separates the storefront from upper stories and is typically detailed in proportion to the overall design.
4. **Display Window:** The large, glazed area that allows merchandise and interior activities to be viewed from the sidewalk. Typically framed in wood or metal, it is the most prominent feature of a storefront.
2. **Signband:** The flat area above the transom or storefront cornice where signage is located. It aligns with adjacent storefronts for continuity.
3. **Transom:** A horizontal window or series of windows located above the display window or door. Transoms provide natural light into the store's interior and often feature decorative glazing or prism glass.
5. **Door:** The primary point of entry, often recessed to create a small sheltered vestibule. Doors are typically constructed of wood or metal with vertical stiles and substantial top and bottom rails framing a glass panel.
6. **Sill/Bulkhead:** The solid panel below the display window, constructed of wood panels, brick, or decorative tile. It elevates the glazing off the sidewalk and protects it from damage while providing a base for the storefront.
7. **Residential/Auxiliary Entry:** A secondary entrance, often narrower, leading to upper-floor residential or office uses. These are typically set off to the side and may retain original doors or detailing distinct from the primary commercial entry.



Section

53

Design Guidelines - Storefronts

Historic Design Guidelines

Storefronts

Broad Street Historic District



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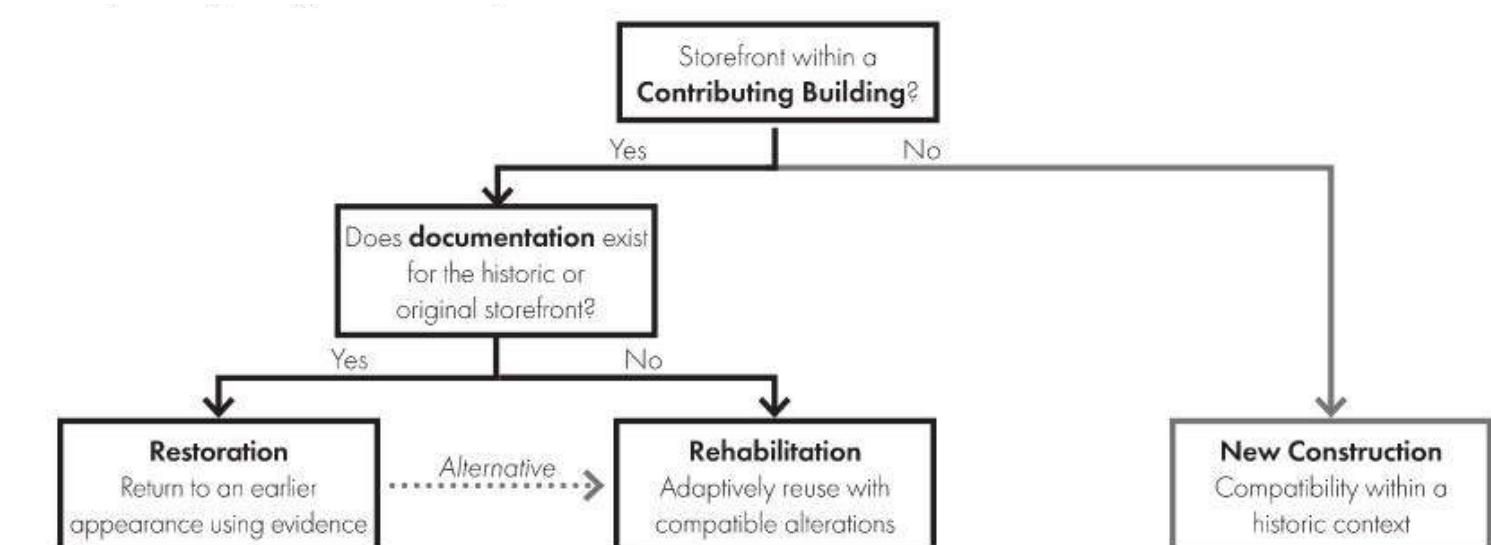


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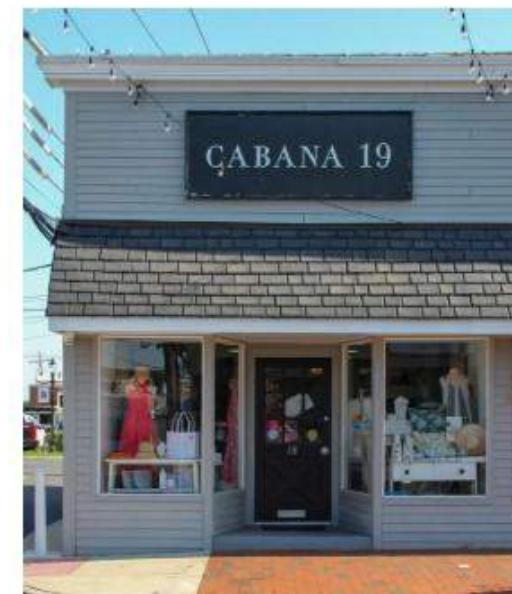
Historic storefront with large display windows above bulkhead sill



Contributing Building with intact historic fabric - Restoration appropriate



Contributing Building without intact historic fabric - Rehabilitation appropriate



Non-Contributing Building without historic fabric - New Construction appropriate

Design Guidelines - Storefronts

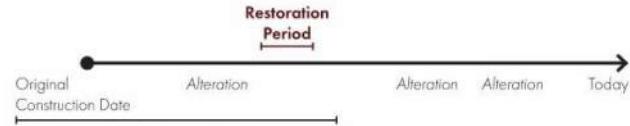
Historic Design Guidelines

Storefront Restoration

Return to an earlier appearance using evidence...

Restoration involves accurately returning altered or missing storefronts to their original appearance or the historical appearance they had at a particular time (the restoration period). Effective restoration requires documentary evidence, such as detailed historic photographs, postcards, architectural drawings, or intact elements of the original design. Surviving examples on Broad Street demonstrate typical historic storefront components, including wood or cast-iron columns, transom windows, paneled bulkheads, and decorative cornices.

Restoration emphasizes the retention or precise replication of these historic details, including historically accurate paint colors and the placement of signage. Notable examples suitable for restoration are found along Broad Street's Italianate commercial blocks, particularly near the intersection with Front Street, where photographic documentation and intact fabric often exist.



Intact historic storefront featuring classical columns, recessed entry, and transoms.



Well-preserved early 20th-century storefront with recessed entry and display window.

Contributing Buildings

- Original Components:** Use historical photographs or physical evidence to accurately restore the original storefront elements, including display windows, transoms, recessed entries, and bulkheads.
- Materials:** Employ materials matching the historic storefront features, such as wood, cast iron, pressed metal, stone, terra cotta, or historically accurate glass.
- Proportion:** Restore the full height and width of the original storefront opening and avoid reducing transparency.
- Transom:** Reopen historically infilled transoms to re-establish the original storefront proportions and lighting conditions.
- Entry:** Recreate the recessed entryway using historically accurate materials and finishes, like hexagonal tiles or terrazzo.
- Door:** Restore the historic entry door based on photographic or physical evidence, matching original materials, proportions, glazing patterns, and hardware.



Restoration Checklist

Restoration of a historic storefront within a Contributing Building requires at least one of the following:

- Historic Photographs or Postcards:**
 - Street-level images of the original configuration and detailing; or
- Original Drawings:**
 - Plans, elevations, or sketches of the original configuration and detailing; or
- Neighboring Storefront Precedents:**
 - Similar storefronts within the same block frontage from the same construction period to use as a guide.

Restoration Period

The span of time during which a property attained significance and to which it is being restored.

It excludes changes made before or after the period unless they are essential to interpret the period of significance.

Examples of Documentary Evidence



52 Broad St, circa 1910



9-11 Broad St, circa 1907

Storefront Rehabilitation

Adaptive reuse with compatible alterations...

Rehabilitation involves sensitively adapting historic storefronts for contemporary commercial use while preserving original character-defining elements. Rehabilitation allows flexibility in design solutions, such as incorporating barrier-free access, provided historic fabric is not compromised.

Successful rehabilitation involves retaining and repairing existing historic materials—such as decorative cornices, original piers, and bulkheads—and maintaining the historic proportions and transparency of display windows and transoms. Examples of successful rehabilitations along Broad Street often retain the original cast-iron piers and transom patterns while introducing discreet modern elements that accommodate contemporary retail requirements, demonstrating a balance between historic preservation and practical reuse.



Storefront with modern materials respects original proportions and maintains transom band.



Storefront with angled display windows and recessed entry references historic designs.



Rehabilitation preserving original arched openings, cornice, and storefront framing.



Modest storefront with overhead awning.

Contributing Buildings

- Key Features:** Retain the significant original storefront features, making minimal changes necessary for adaptive reuse.
- Compatible Alterations:** Ensure alterations to character-defining features such as the display windows, doors, or bulkheads respect historic scale and proportions.
- Transparent Materials:** Use clear glass and avoid mirrored or heavily tinted glazing to maintain historic transparency.
- Entry:** Maintain or adapt existing recessed entries for new uses, using compatible flooring materials.
- Door:** Preserve the traditional location and alter to the minimum extent feasible to provide barrier-free access.

Storefronts

Historic Design Guidelines

New Construction Storefronts

Compatibility within a historic context...

New storefronts are an opportunity to manage change compatibly with the historic streetscape. Although non-contributing buildings may lack architectural significance, their storefronts can echo the traditional features and rhythms of nearby contributing buildings. New work should emphasize verticality, transparency, and pedestrian orientation—qualities typical of 19th- and early-20th-century commercial façades—while avoiding false historicism. Elements such as transom windows and paneled bulkheads can be incorporated into a simplified contemporary expression that preserves character-defining patterns and materials.



Recessed entries, large display windows, and transom elements



Simplified historic proportions with sign band



HPC Priority: Compatibility of New Storefronts

The degree to which new work respects and reinforces the visual and architectural character of the historic district must be a central goal of the design team. New storefronts should reflect a thoughtful response to the historic district's proportions, materials, scale, rhythm, and detailing.



X Inappropriate Faux-historic entry surround within all-glass storefront



X Inappropriate Contemporary canopy with exaggerated form disrupts facade



X Inappropriate Ultra-modern all-glass storefront

Design Guidelines - Signs

Signs

Broad Street Historic District



Projecting blade signs mounted on decorative brackets are appropriately scaled and oriented for pedestrian visibility.

Signage has long played an essential role in defining the character and commercial vitality of Red Bank. Historically, signs were carefully designed and thoughtfully placed, enhancing rather than competing with the architecture of the building façade. Early commercial signage reflected the economic growth and prosperity of Red Bank from the late 19th to early 20th centuries. Storefront signbands—located above display windows and below the upper façade—were commonly painted with business names in legible, well-crafted lettering. Projecting signs, bracketed blade signs, and awning signs complemented storefront signbands, offering additional pedestrian-level visibility.

Historic photographs of Broad Street show that signage was generally modest, well-scaled, and executed with high-quality materials, such as wood or metal, emphasizing clarity and durability. Ornate cast-iron brackets for blade signs, carved wooden signs with gold leaf lettering, and painted canvas awnings were typical features. Effective signage respects historic proportions, quality, and placement, reinforcing architectural character while providing clear identification for businesses.



Simple hanging signs are compatible with traditional storefront proportions.

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Historic Design Guidelines

Sign Types

Historically appropriate commercial signage in Red Bank encompasses several traditional sign types. **Carved** and **Dimensional** signs, typically made from painted or stained wood, reflect the district's historic craftsmanship and quality. These signs were often enhanced with gold-leaf lettering or painted detailing, providing elegance and legibility. **Pin-Mount** letters, directly affixed to masonry signbands, became common during the district's early-20th-century commercial expansion. Metal letters—bronze, brass, or aluminum—provided subtle three-dimensionality and understated sophistication, exemplified historically by bank and professional office signage.

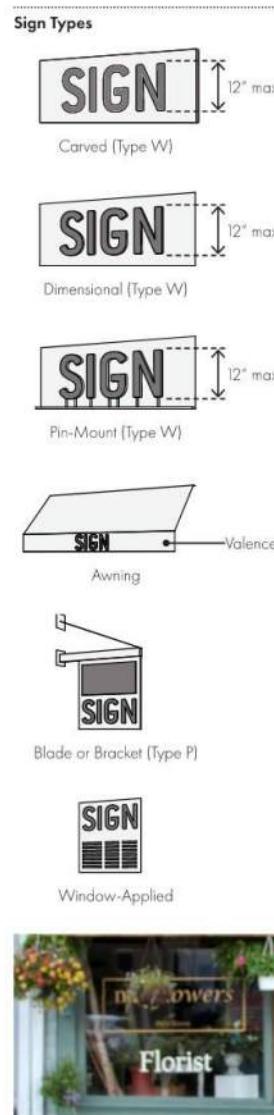
Awning signs—with simple lettering painted or printed on canvas—have historically contributed both to the aesthetic character and to providing functional shading. Hanging **Blade or Bracket** signs, suspended perpendicular to storefronts, allowed pedestrians to identify businesses from a distance. Historically, these signs incorporated wood or metal panels suspended from decorative iron brackets, offering visibility without overwhelming the architecture.



Dimensional sign.

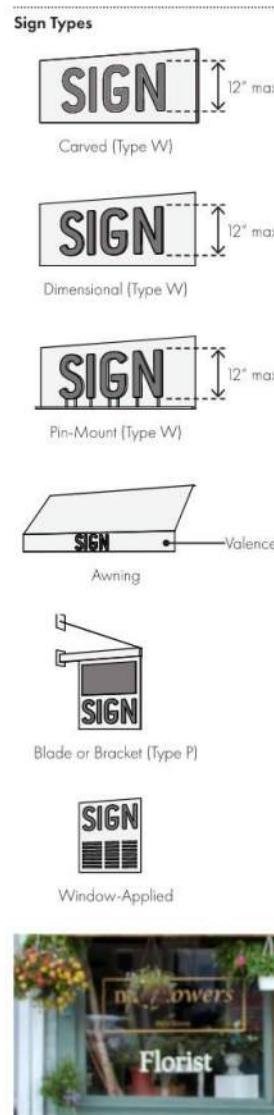


Painted sign with gooseneck lights.



Window-applied sign.

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Commercial Lighting

Lighting enhances signage visibility while contributing to Red Bank's historic streetscape character. Historically, sign lighting was subtle and carefully integrated with architectural features. Common techniques included simple **Project Above** fixtures, often with gooseneck or shaded lamps providing downward-directed illumination, which highlighted the sign's lettering without causing glare or visual clutter.

Projecting Below fixtures, directing soft illumination upwards, were occasionally employed, though less frequently. These were typically small-scale, designed to highlight pin-mounted lettering or carved sign panels discreetly.

Contemporary signage within historic Broad Street storefronts may incorporate **Halo** lighting, where illumination occurs behind dimensional letters or signs, softly silhouetting signage against the façade. While historically uncommon, halo lighting can be compatible if carefully designed, maintaining appropriate illumination levels, subtlety, and integration with historic architectural character.



Recessed storefront entry with overhead downlights integrated into the soffit.



Gooseneck sign lighting fixtures mounted above a projecting signboard.

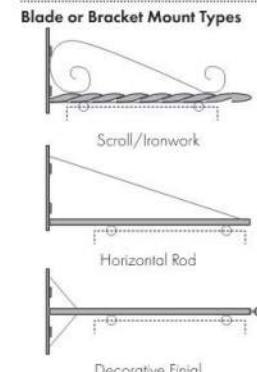


Compact wall-mounted spotlights highlight dimensional sign.



Gooseneck fixtures mounted above the cornice provide discreet, downward sign illumination.

Illumination Temperature



Sign Illumination



Projecting Above



Projecting Below



Halo

Design Guidelines - Site & Streetscape

Site & Streetscape



Row of modestly scaled houses in the Washington Street Historic District with shallow front yards, porches, and minimal setbacks

The site and streetscape features within Red Bank play an essential role in defining the overall historic character and shaping pedestrian experiences. Streetscapes represent a layering of design elements—such as sidewalks, fencing, landscaping, and building setbacks—that reflect historical development patterns, property use, and community values.

In the **Broad Street Historic District**, streetscape elements reinforce its identity as Red Bank's primary commercial corridor. Wide sidewalks, minimal building setbacks, and street trees collectively create a pedestrian-friendly environment.

Conversely, the **Washington Street Historic District** represents Red Bank's earliest residential neighborhood, characterized by narrow, tree-lined streets, modestly scaled homes, and minimal setbacks. Front yards are typically shallow, creating intimate relationships between houses and sidewalks. Original landscape features such as decorative iron fences, low stone retaining walls, and mature shade trees enhance the district's charm and reflect the historic residential scale.



Secretary of the Interior's Standards

Preserve features of the building site that are important to the overall historic character of the setting. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, or gardens; furnishings and fixtures, such as light posts or benches, decorative elements, and important views or visual relationships.



Continuous façades along Broad Street with wide sidewalks is a pedestrian-oriented streetscape

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Historic Design Guidelines

Sidewalks & Walkways

Sidewalks and walkways are integral to the pedestrian character of Red Bank's historic districts, shaping both public and private spaces. In the **Broad Street Historic District**, sidewalks were historically wide, accommodating the heavy pedestrian traffic associated with commercial uses. Original materials included brick or concrete, sometimes with decorative scoring or curb details that emphasized storefront entries and crosswalks. Maintaining sidewalk widths, alignments, and traditional paving patterns enhances pedestrian comfort and reinforces historic character.

In contrast, sidewalks and residential walkways in the **Washington Street Historic District** were typically narrower, reflecting a more intimate scale. Historically paved with stone slabs or early concrete, residential walkways connected sidewalks directly to front porches and entries. Preserving these narrower proportions and traditional paving materials ensures continuity with the district's historic streetscape and pedestrian scale.



Concrete sidewalks and narrow walkways leading to front porches



Sidewalk lined with evergreen plantings creates a buffer between the street and house



Straight concrete walkway connecting the public sidewalk to a raised front porch entry

Driveways & Parking Areas

Historically, provisions for vehicles were minimal within Red Bank's historic districts, particularly before the 1920s. In the **Broad Street Historic District**, parking was historically confined to rear alleys, side streets, or off-street parking lots rather than directly in front of Broad Street itself. The preservation of rear or side locations for vehicular access and parking areas is important to maintaining the uninterrupted commercial character of the district's primary façade alignments.

In the **Washington Street Historic District**, early residential properties often lacked driveways entirely or featured narrow, unobtrusive side drives or carriage lanes, typically paved with gravel or brick. Parking was traditionally accommodated toward the rear of the property or accessed via shared driveways. Preserving the historic scale and placement of these driveways while minimizing paving widths helps maintain the district's residential charm and prevents disruption of historic site patterns.



Narrow concrete driveway leading to rear parking area, preserving the front yard's historic character.



Gravel side driveway providing access to rear yard parking, consistent with historic residential patterns.



X Inappropriate Expansive front yard parking area paved with interlocking concrete pavers, disrupting the traditional streetscape.

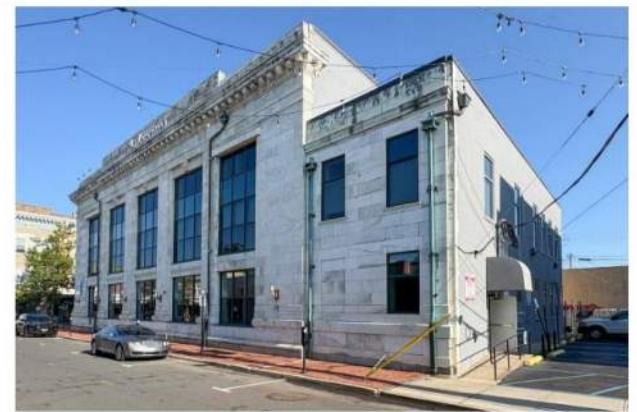
Question

Which of the following is an **appropriate storefront alteration**?

- A. Installing a flush, full-height glass wall that obscures historic components**
- B. Retaining or reconstructing transoms, bulkheads, and display windows in their historic proportions**
- C. Lowering the height of display windows to modernize appearance**
- D. Covering historic columns or pilasters with synthetic materials**

Additions

Additions



Addition has gained historic significance in its own right

Preserving the architectural integrity and visual continuity of Red Bank's historic districts hinges on the thoughtful design of additions to historic buildings. When approached with care, additions can cater to evolving needs—such as expanded residential living space or upgraded commercial functionality—without compromising the character and integrity of the existing building.

Additions are a natural part of a building's evolution, responding to changing economic demands, business expansion, or the needs of growing families. Historically, additions reflected the building practices and materials of their time while respecting the scale and massing of the original structure. In the same spirit, new additions today should be designed to complement historic forms without resorting to mimicry.

Preservation principles emphasize compatibility, sensitivity to original design, and differentiation between new construction and historic fabric. Additions should reinforce the district's historic development patterns and respect key features such as rooflines and material palettes. Successful additions employ a scale, massing, and architectural expression that harmonizes with the historic context while remaining subordinate to the original building—ensuring the district's authenticity is sustained over time.

Previous:
Sanborn Map Company. Red Bank, New Jersey. 1908. Princeton University.



Secretary of the Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.



HPC Priority: Subordinate Additions

New additions should be smaller than the historic building – it should be subordinate in both size and design to the historic building.



Additional Guidance

Preservation Brief 14: New Exterior Additions to Historic Buildings

Historic Design Guidelines

Site Placement

Historically, additions to commercial buildings in the **Broad Street Historic District**, such as those along Front Street and Broad Street, closely followed established street edges and setbacks, maintaining the district's pedestrian-oriented streetscape, which is a design that prioritizes the needs of pedestrians over vehicles. For example, additions to the Union House (circa 1809), a former tavern now restaurant, seamlessly integrated into the surrounding urban fabric. Preservation principles dictate that new additions to commercial buildings should reinforce existing street alignments, preserve historic sightlines, and respect established patterns of lot coverage and pedestrian circulation. Additions should maintain or enhance accessibility and visibility from sidewalks, preserving Red Bank's distinctive urban form.

Residential additions in the **Washington Street Historic District** historically respected modest front yard setbacks and narrow side yards typical of mid-19th-century layouts. Small frame houses set closely together on narrow, tree-lined streets established a consistent rhythm and intimate neighborhood scale. For instance, houses along Mechanic and Wallace Streets historically received rear or side additions, preserving the district's character-defining streetscape. Preservation principles require residential additions to continue this tradition, respecting established setbacks, orientation, and open spaces, ensuring compatibility with the district's intimate scale, and preserving the neighborhood's pedestrian-friendly environment.

Height, Massing, Proportion & Scale

In the **Broad Street Historic District**, commercial additions historically varied from modest, single-story expansions to larger multi-story rear or side extensions. Notably, early 20th-century Neo-Classical and Italianate commercial buildings demonstrate incremental expansions that maintained visual unity through consistent height and proportional relationships. Preservation principles recommend that commercial additions respect the predominant height, massing, and proportion of adjacent historic buildings. Additions should complement existing building volumes and rhythm, remaining visually subordinate and clearly secondary to the historic core of the building.

Within the **Washington Street Historic District**, residential additions historically followed a restrained approach to height, massing, and scale, preserving modest building forms typical of middle-class Victorian architecture. Examples include rear extensions of 1 1/2 to 2 stories that maintained harmonious proportions with the original houses, meaning they were in proportion with the original structures. Preservation principles guide new residential additions to respect this precedent, emphasizing subordinate scale, massing compatible with original structures, and proportions sympathetic to neighboring homes, thereby maintaining the district's historic rhythm and scale.

Historic Design Guidelines

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Washington Street setting



Front yard additions conceal the original building

Architectural Features & Materials

Commercial additions in the **Broad Street Historic District** historically reflected prevailing architectural styles while clearly distinguishing newer construction. For example, late-19th-century Italianate buildings incorporated cornices, sheet metal detailing, and masonry patterns in additions that were stylistically cohesive yet differentiated from original facades. Preservation principles encourage additions that reference but do not mimic historical styles, utilizing contemporary interpretations of traditional materials and details to complement rather than replicate historic features. Additions should be identifiable as new work, respecting the architectural integrity of the original buildings.

Residential additions historically featured modest architectural detailing consistent with original structures, including simplified cornices, window and door embellishments, and porch treatments. Examples such as Second Empire cottages and Victorian Stick Style homes in the **Washington Street Historic District** retained their architectural coherence despite alterations. Preservation principles recommend adding to residential structures compatible yet simplified architectural details that reflect rather than replicate historic stylistic expressions. Material choices should echo traditional textures and finishes, ensuring the historic character of the neighborhood remains cohesive and visually harmonious.



Storefront with awning and display windows complement the proportions of the facade



Upper facade with regularly spaced windows and cornice



Porch with square columns, and simple balustrade



Pair of double-hung windows with simple crown molding



Second Empire-style building with several rear additions constructed in a compatible materials

Additions

Side & Rear Yard Additions

In the **Washington Street Historic District**, modest residential lots require sensitive placement of additions. Locate additions at the rear or on inconspicuous side elevations, minimizing visibility from public rights-of-way. Design additions to be clearly subordinate to the historic building in size, scale, and form. Avoid attaching additions to primary elevations or obscuring distinctive architectural features. Transitions should be made through setbacks or connectors to preserve the original massing. Materials and details should be compatible yet distinguishable as new construction.



✓ **Appropriate** Rear addition is modest in scale and connected in a way that preserves the original massing



✗ **Inappropriate** Side addition overwhelms the house, obscures character-defining features, and disrupts the building's original proportions

Rooftop Additions

In the **Broad Street Historic District**, where commercial buildings often feature flat roofs and articulated cornices, rooftop additions require careful design to preserve architectural character. They should be limited to buildings where the roof form can visually support an added story or structure without disrupting the original silhouette, and set back from the primary façade to minimize street-level visibility.

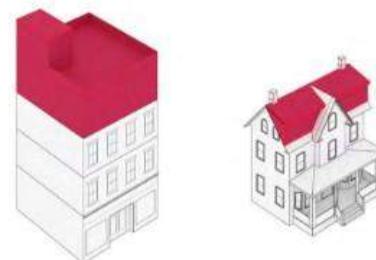
In the **Washington Street Historic District**, dormer additions should be modest in scale, subordinate to the main roof, and aligned with existing window openings. Avoid additions that overpower historic character or conceal significant features such as cornices, parapets, or original rooflines. Use compatible materials and proportions so the work reads as a later intervention.



✓ **Appropriate**



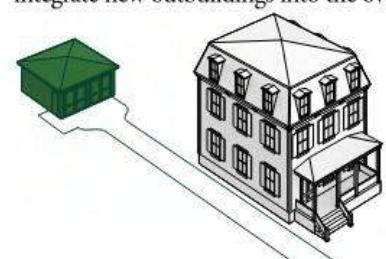
✗ **Inappropriate**



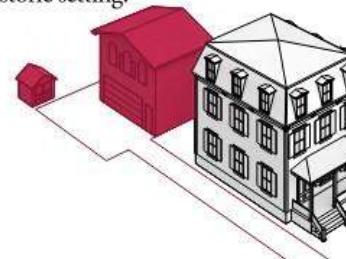
✗ **Inappropriate**

Carriage House & Accessory Structures

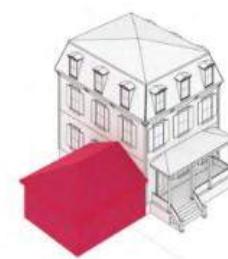
In the **Washington Street Historic District**, outbuildings were historically modest in scale and located at the rear of narrow lots. New accessory structures should be sited behind the primary building and reflect the historic patterns of outbuilding placement. Design these structures to be compatible in scale, materials, and detailing without mimicking historic buildings. Avoid creating false historic appearances; accessory structures should be clearly contemporary yet sympathetic to their context. Historic carriage houses should be preserved and rehabilitated rather than replaced. Use landscaping and site design to integrate new outbuildings into the overall historic setting.



✓ **Appropriate** Garage located at rear of property, subordinate to the building



✗ **Inappropriate** Large garage and prefab shed not located in a historically-accurate place



✗ **Inappropriate** Wide street-facing garage aligned with primary facade

New Construction

New Construction



New construction respects the height, proportions, and materials of neighboring historic buildings while introducing a contemporary interpretation that fits the established streetscape.

New construction within Red Bank's historic districts presents a valuable opportunity to reinforce the established character, rhythm, and identity of these historically rich environments. Whether filling a vacant lot or replacing a building that does not contribute to the historical significance of the district, new construction should respect the traditional patterns of development—such as lot width, building orientation, setbacks, and height—while contributing a contemporary layer to the district's architectural narrative.

Throughout Red Bank's history, new buildings emerged in response to shifting needs. From commercial infill along Broad and Monmouth Streets to the expansion of worker housing in the Washington Street neighborhood, each era has added to the built environment with a respect for context.

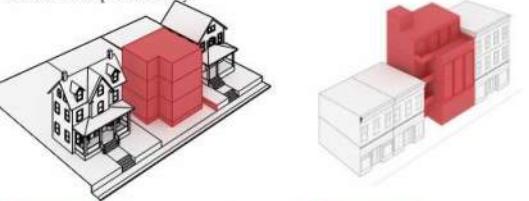
New buildings should respect the massing, scale, and materiality of surrounding historic structures, using simplified forms and high-quality materials that reference—but do not replicate—historic buildings. Contemporary architectural expression is welcome when it is thoughtfully integrated and visually subordinate within its context. Above all, new construction should reinforce the cohesive identity of the district and support its long-term vitality.

Historic Design Guidelines

Site Placement

New construction in the **Washington Street Historic District** must maintain the established rhythm and spacing of this closely-knit mid-19th-century neighborhood. Houses in the residential neighborhood are sited on narrow lots with minimal front setbacks, generally aligned with adjacent buildings and oriented toward the street. New residential structures should follow this pattern, preserving the streetwall and pedestrian-oriented scale. Wide gaps between buildings, prominent garages, or front-facing driveways are discouraged. The site layout must reinforce the traditional lot configuration and the intimate character of the district's narrow, tree-lined streets.

Consistent setbacks at the sidewalk, continuous storefronts, and alignment of building fronts define the commercial core of the **Broad Street Historic District**. New construction should maintain this continuity and reinforce the active streetscape. Variations that introduce plazas, front parking areas, or deep setbacks are inconsistent with the traditional commercial density of the district. Buildings should be oriented toward the street with main entrances facing the public right-of-way and side or rear service entries kept secondary.



Inappropriate New construction disrupts the established rhythm and spacing of narrow-lot houses, overpowering the pedestrian scale

Inappropriate Deep setbacks and broken storefront alignment interrupt the continuous streetwall

Guidelines

- Development Patterns:** Match established frontage widths, setbacks, and spacing between buildings as observed in contributing historic structures within the district.
- Building Orientation:** Orient new primary buildings toward the street, consistent with surrounding historic properties.
- Setbacks:** Align new construction with shallow front setbacks in the Washington Street Historic District. Maintain the consistent zero-lot-line condition and continuous commercial streetwall in the Broad Street Historic District.
- Streetscape Rhythm:** Design building widths, facade divisions, and spacing to reflect the established rhythm and pedestrian scale. Avoid overly wide structures or large gaps between buildings.
- Circulation Patterns:** Include access features such as sidewalks, rear alleys, and entry placements that are consistent with the block's historic layout.
- Site Features:** Retain character-defining elements such as mature trees, topography, historic fences, and original sidewalk curbing.
- Building-to-Open-Space:** Provide front and side yard open space consistent with residential patterns in the Washington Street Historic District. Maintain full lot coverage typical of historic commercial development in the Broad Street Historic District.

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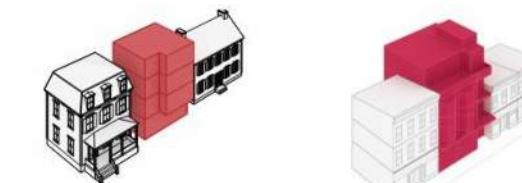
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New Construction

Height, Massing, Proportion & Scale

Buildings in the **Washington Street Historic District** are typically 1½ to 2½ stories in height and exhibit modest, compact massing. New construction should respect this uniform residential scale, avoiding oversized additions or structures that dominate their neighbors. Where larger homes are proposed, their volume should be broken into smaller articulated forms to reduce perceived bulk. The vertical and horizontal proportions of front façades should reflect traditional gabled house types, with window and door openings appropriately scaled and aligned to maintain harmony with the district's 19th-century vernacular traditions.

New construction in the **Broad Street Historic District** should reflect the prevailing commercial massing: one- to four-story masonry buildings with consistent storefront proportions. While some historic buildings are grander in scale—such as the Neo-Classical Red Bank Trust Company—new buildings should respond to the rhythm of their immediate context. Projects with greater mass should incorporate step-backs, varied rooflines, or recessed upper stories to reduce their visual impact. Proportions should be vertically oriented, with storefront bays, windows, and architectural detailing aligned to respect neighboring contributing resources. Transitions between older and newer buildings must be handled carefully to preserve the district's legible historical evolution.



Inappropriate New construction exceeds the height and massing of historic neighbors, overwhelming the streetscape

Inappropriate New construction overwhelms adjacent historic buildings in height and massing, ignoring the established vertical proportions and rhythm

Guidelines

- Height:** Match the general height of adjacent contributing buildings within the district. Reflect 1½–2½ story residential forms with pitched roofs in the Washington Street Historic District. Reflect 2–4 story commercial blocks with continuous cornice lines Broad Street Historic District.
- Proportions:** Design vertical and horizontal façade proportions to align with those of nearby contributing structures.
- Articulate Massing:** Break up large volumes using step-backs, projecting bays, varied rooflines, or horizontal elements such as cornices to reduce perceived scale.
- Preserve Public Viewsheds:** Maintain views to and between contributing buildings. Avoid placing oversized infill in locations that block historic side yards, alleys, or open spaces.

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New Construction

New Construction



New construction respects the height, proportions, and materials of neighboring historic buildings while introducing a contemporary interpretation that fits the established streetscape.



HPC Priority: Compatibility of New Construction

Compatibility requires more than similarities of massing or abstract references; it must be a primary objective of the design professional and an integral part of the design process for projects in historic districts.

New construction within Red Bank's historic districts presents a valuable opportunity to reinforce the established character, rhythm, and identity of these historically rich environments. Whether filling a vacant lot or replacing a building that does not contribute to the historical significance of the district, new construction should respect the traditional patterns of development—such as lot width, building orientation, setbacks, and height—while contributing a contemporary layer to the district's architectural narrative.

Throughout Red Bank's history, new buildings emerged in response to shifting needs. From commercial infill along Broad and Monmouth Streets to the expansion of worker housing in the Washington Street neighborhood, each era has added to the built environment with a respect for context.

New buildings should respect the massing, scale, and materiality of surrounding historic structures, using simplified forms and high-quality materials that reference—but do not replicate—historic buildings. Contemporary architectural expression is welcome when it is thoughtfully integrated and visually subordinate within its context. Above all, new construction should reinforce the cohesive identity of the district and support its long-term vitality.

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Historic Design Guidelines

Architectural Features

New residences in the **Washington Street Historic District** should interpret rather than replicate traditional features such as gabled roofs, wood clapboard siding, double-hung windows, and open front porches. Architectural detailing—cornices, trim, window surrounds—should be compatible in scale and character with contributing houses, many of which display vernacular or Victorian-era embellishments. Porches are a defining feature and should be integrated into new designs with traditional depths and open railings. The use of fiber cement siding or wood-look composites may be considered if they closely approximate the visual qualities of painted wood. Avoid applied historical ornamentation as this creates a false send of history.

New buildings in the **Broad Street Historic District** start with a ground-floor storefront, which should be organized into a base (bulkhead), middle (display windows and entry), and top (transom and signband). Upper floors should include regularly spaced vertical windows and architectural elements such as cornices or pilasters that reflect 19th- and early 20th-century commercial design. Modern materials must be used in a way that respects traditional forms—such as aluminum windows sized and proportioned like historic wood windows. Lighting, signage, and entryway details must support the historic streetscape rather than compete with it. Generic corporate designs or blank façades are not acceptable within the district.



✓ **Appropriate** Front porches create a welcoming pedestrian-friendly scale



New construction lacks historic storefront proportions and materials, disrupting the district's streetscape rhythm.

Guidelines

- Façade Rhythm:** Reinforce the traditional pattern of solids and voids by balancing walls and window openings. Avoid excessive glazing or blank, unarticulated wall surfaces.
- Align Openings:** Place windows and doors in response to the building's interior layout, but ensure they align with the scale, spacing, and frequency of openings on adjacent contributing structures.
- Penetration:** Design windows and doors with vertical proportions, traditional trim profiles, and historically appropriate construction—such as double-hung sash in wood or aluminum-clad wood.
- Roof Forms:** Use roof shapes consistent with the historic district context. Gable, cross-gable, or hipped roofs with moderate pitch in the Washington Street Historic District. Parapeted flat roofs with articulated cornices in the Broad Street Historic District. Avoid shallow-pitched or overly modern roof profiles.
- Entries & Porches:** Where appropriate, design porches to reflect historic forms, proportions, and detailing consistent with the building type. Avoid modern enclosures or incompatible railings.
- Dormers:** Use dormers that are modest in size, aligned with windows below, and clearly secondary to the main roof. Avoid oversized, boxy, or excessive dormers that disrupt the roofline.

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Materials

Across both districts, new construction should use materials that reinforce the historic character and visual continuity of their context. Preferred materials include painted wood, wood-look fiber cement, brick, stone, and traditional roofing like slate or architectural asphalt shingles. Acceptable modern alternatives may include composites or aluminum-clad wood, provided they are detailed to resemble historic precedents closely. Avoid materials such as untextured vinyl siding, synthetic stone veneer, exposed CMU block, or reflective glass.

Material transitions should occur logically and consistently, particularly at corners, rooflines, and between stories. The authenticity of finish and craftsmanship should guide all material selections to ensure compatibility with contributing buildings in the district.



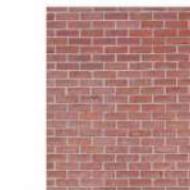
Standing seam metal



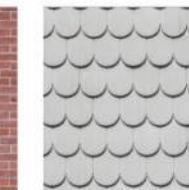
Asphalt shingle



Composite slate shingle



Brick masonry



Wood shingle



Wood siding

Guidelines

- Compatible Materials:** Select materials that reflect the texture, color, and construction techniques typical of the district. Use wood siding, wood shingles, and traditional asphalt shingle roofing in the Washington Street Historic District. Use brick masonry, stone trim, and wood in the Broad Street Historic District.
- Maintain Pedestrian Scale:** Avoid large, unbroken wall surfaces. Use traditionally scaled materials such as narrow clapboards or standard-sized brick to reinforce human-scaled proportions.
- Authentic Materials:** Use high-quality, long-lasting materials. Avoid synthetic products such as vinyl siding, EIFS, faux stone, or thin masonry veneers that lack historic character.

New Construction



Ultra-modern precast concrete and stained wood siding are incompatible with materials and detailing historically used in the district

Question

What is the most appropriate location for an addition to a contributing building?

- A. On the primary façade so the addition becomes a new focal point
- B. On the most visible elevation to showcase new architecture
- C. On a rear or secondary elevation, subordinate in scale and massing
- D. Anywhere on the site, as long as materials match

Question

Which of the following is the **most appropriate massing approach** for an addition to a contributing building?

- A. Additions may be taller than the historic building if set back 10 feet
- B. Additions should not overwhelm the existing building and must remain visually secondary**
- C. Additions should replicate the historic building exactly
- D. Additions can be flat-roofed even if the building is steeply gabled

Question

What do the Design Guideline emphasize for **new construction** projects in the historic districts?

- A. Exact replication of historic buildings
- B. Highly contemporary forms with no reference to neighboring structures
- C. Uniformity—every new building must match its neighbor
- D. Compatibility in form, scale, massing, rhythm, and setback without mimicking historic buildings

Resources

Appendix - Maps

Historic District Maps

Broad Street Historic District

Design District Overlay Zone



Previous:
Sanborn Map Company, Red Bank, New Jersey. 1922. Princeton University.

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Notes

Illustrative map—refer to Borough Zoning Map for official district boundaries

Historic Design Guidelines

Washington Street Historic District



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Notes

Illustrative map—refer to Borough Zoning Map for official district boundaries

Appendix - Glossary & Resources

Appendix

Glossary

Arch

A curved structural element spanning an opening

Baluster

A short vertical support in a railing

**Balustrade**

A railing supported by a row of balusters

Bargeboard

Decorative board along the gable edge of a roof

Bay

A division of a façade, often defined by windows or columns

**Bay Window**

A window projecting from a building's wall

Belt Course

A horizontal band across a façade, often marking floor levels

Bracket

A support element under eaves or overhangs, often decorative

Bulkhead

The lower panels beneath storefront display windows

Capital

The top portion of a column or pilaster

Casement Window

A side-hinged window that opens outward

**Cast Iron**

Molten iron molded into decorative or structural components

**Clapboard**

Horizontal wood siding with overlapping boards

Column

A vertical structural or decorative support

**Cornice**

A molded projection at the top of a wall

**Cresting**

Ornamental railing or decoration atop a roof or parapet

Dentils

Small, rectangular blocks used in a cornice

**Dormer**

A window set vertically in a roof projection

Double-Hung Window

A window with two sashes that slide vertically

Historic Design Guidelines

Resources & Bibliography

National Park Service

Technical Preservation Services
1849 C Street NW
Washington, DC 20240
Ph.: 202-513-7270
www.nps.gov

Preservation Tech Notes:
www.nps.gov/orgs/1739/preservation-tech-notes.htm
Preservation Briefs:
www.nps.gov/orgs/1739/preservation-briefs.htm

**New Jersey Historic Preservation Office
State of New Jersey**

Department of Environmental Protection
Historic Preservation Office
501 E. State Street, 4th Floor, P.O. Box 420
Trenton, NJ, 08625
Ph.: 609-984-0176
www.dep.nj.gov/hpo

Preservation New Jersey

PO Box 7815
West Trenton, NJ 08628
Ph.: 862-409-2976
www.preservationnj.org

Monmouth County Historical Association

70 Court Street
Freehold, NJ 07728
Ph.: 732-462-1466
www.monmouthhistory.org

Red Bank Historic Preservation Commission

90 Monmouth Street
Red Bank, NJ 07701
Ph.: 732-530-2740
www.redbanknj.org

Red Bank RiverCenter

46 English Plaza, Suite 6B
Red Bank, NJ 07701
Ph.: 732-842-4244
www.redbank.org

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Storefronts Summary Brochure



Thank You



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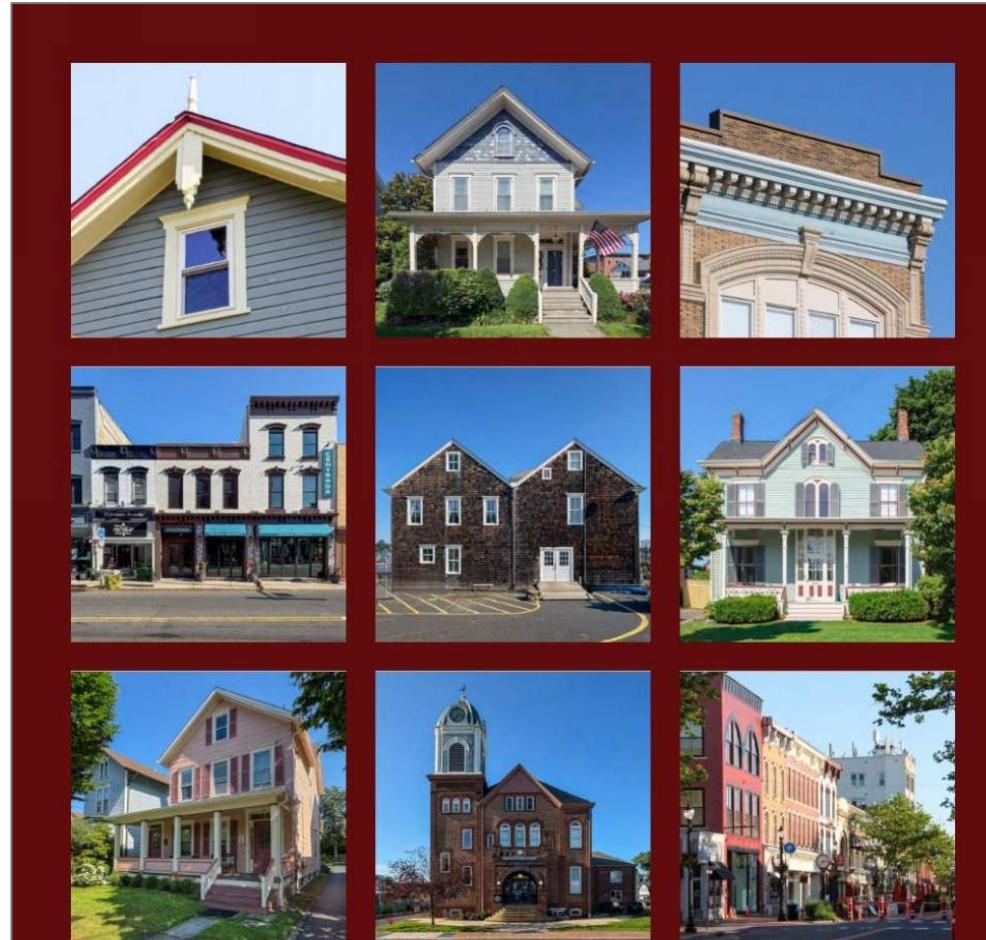
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Historic Design Guidelines

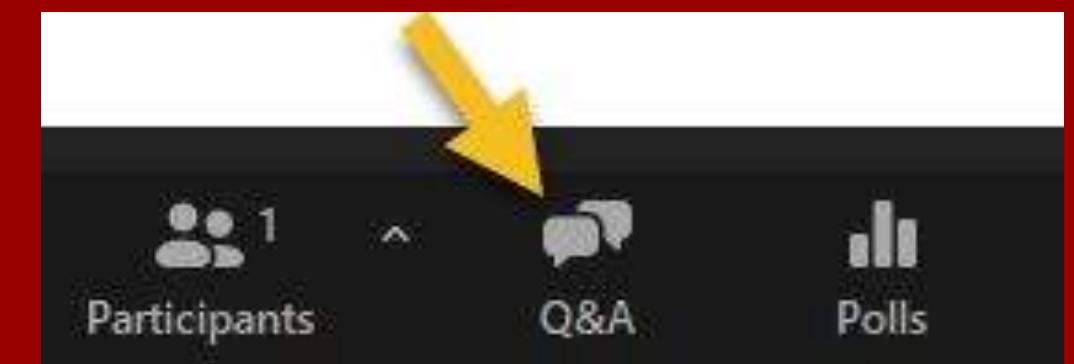
Borough of Red Bank
Historic Preservation Commission

www.redbanknj.org/228/Historic-Preservation-Commission

Questions

In-Person: Please raise your hand

Virtual Zoom: Type your question



Return feedback surveys before leaving.