






Historic Design Guidelines

Borough of Red Bank
Historic Preservation Commission

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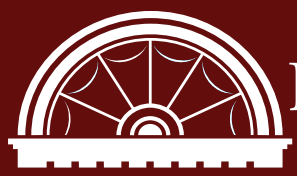
All photos are of locally-designated properties, except those indicated with *



NEW JERSEY HISTORIC TRUST

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Introduction

Welcome

Welcome to Red Bank's Historic Design Guidelines, a comprehensive reference for the maintenance, restoration, and sensitive adaptation of historic properties.

Red Bank's architectural fabric—ranging from the commercial frontage of Broad Street to the residential streetscape of Washington Street—illustrates the Borough's evolution from a nineteenth-century river port to a diverse, contemporary community. Preservation within this context does not imply stasis; it advances the careful stewardship of significant features while accommodating compatible, sustainable change that sustains Red Bank's distinctive character.

These guidelines direct inevitable change toward context-appropriate outcomes. They support commercial vitality and neighborhood quality by encouraging improvements that respect character-defining features, reinforce the streetscape, and meet present-day functional needs.

Whether you are a homeowner, a business owner, or an architect, these guidelines are designed to be your practical companion. They provide clear, straightforward advice to guide your decisions, ensuring that your project not only enhances your property but also contributes to the charm of the surrounding district. These guidelines are not just theoretical-they are based on established preservation principles and are tailored to Red Bank's unique context and character.

The Historic Preservation Commission (HPC) serves as a collaborative partner in this process. Drawing on expertise in architecture, planning, construction, and local history, the HPC collaborates with applicants to strike a balance between preservation objectives and contemporary requirements. Early consultation is strongly encouraged to clarify applicable standards, streamline the review process, and promote successful project outcomes—ensuring that Red Bank's historic places continue to serve the community now and in the future.

Previous:
Sanborn Map Company. Red Bank, New Jersey. 1889. Princeton University.

Purpose & Intent

Historic Preservation Commission

The Red Bank HPC reviews all exterior changes—including alterations, additions, demolitions, and new construction—within the historic districts: Broad Street and Washington Street as well as other historic resources within Red Bank. Its goal is to ensure that projects respect the historic character of each district.

HPC review goes beyond surface materials, considering overall building form, roof shapes, window and door placement, and site orientation. It also assesses proposed additions, substitute materials, and the retention of key historic features such as original windows, storefronts, and foundations. The HPC consists of seven regular members and two alternate members, all appointed by the Mayor. Members bring expertise in preservation, architecture, construction, and local history. A minimum of four affirmative votes is required to approve an application.

Design Guidelines

The Red Bank Historic Design Guidelines support the preservation and enhancement of the Borough's distinctive historic character by providing clear, practical guidance rooted in local context. These guidelines are designed to help property owners, architects, and contractors make informed decisions that reflect the architectural heritage of Red Bank. They reflect best practices in historic preservation and are grounded in the Secretary of the Interior's Standards for Rehabilitation.

The guidelines are not intended to enforce uniformity or restrict creative expression. Instead, they provide a flexible framework that encourages context-sensitive design and compatible alteration tailored to the unique qualities of each property. Within Red Bank, the Broad Street Historic District is a vibrant urban commercial corridor. At the same time, the Washington Street Historic District is an early residential neighborhood with a distinctly modest Victorian character. Both areas convey important stories about Red Bank's development and identity. The guidelines provide general principles for all of Red Bank's historical resources, as well as specific guidance for the commercial and residential districts, to support economic vitality without compromising historic character.

Property owners are encouraged to consult these guidelines early in the planning process to help ensure that any changes or improvements support the Borough's goals for preserving its historic fabric. The HPC will refer to these guidelines when reviewing applications for Certificates of Appropriateness. Each application is considered on a case-by-case basis, and the HPC retains the discretion to weigh the guidelines accordingly.

Within the designated Broad Street & Washington Street Historic Districts...

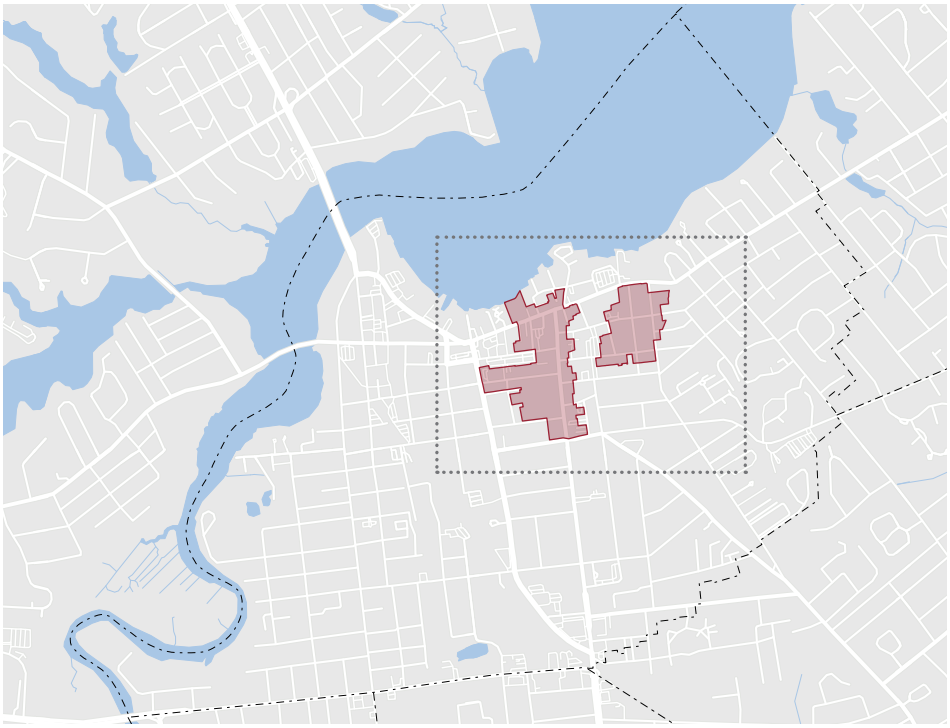
HPC does review:

- ✓ 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

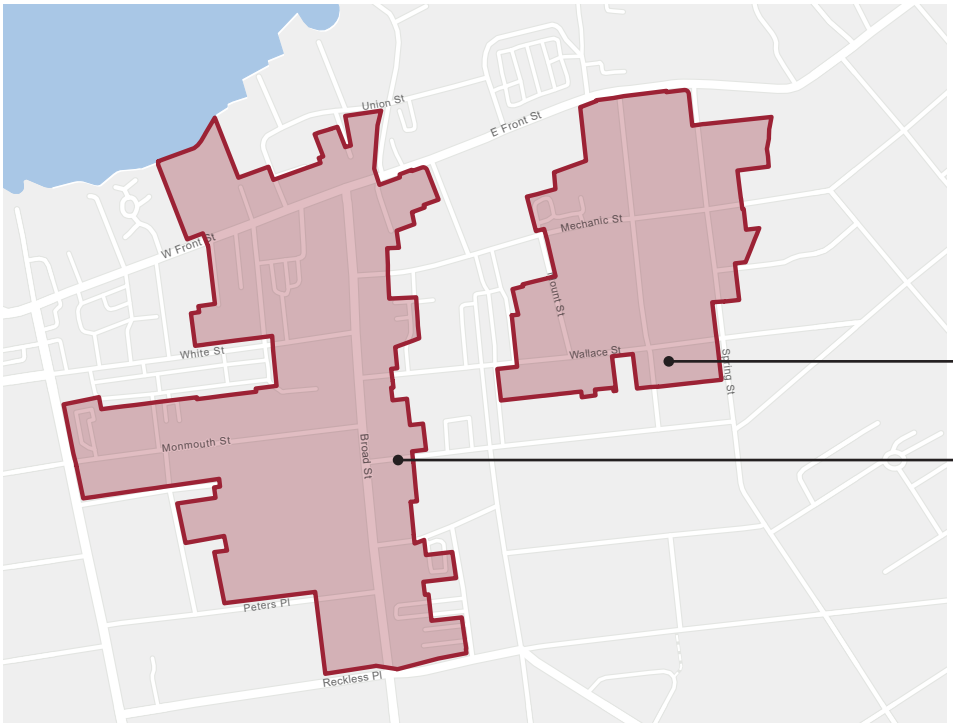
HPC does not review:

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

Historic Districts



Map - Borough of Red Bank



Enlarged Map - Historic Districts

Washington Street Historic District

Broad Street Historic District

(Design District Overlay Zone)

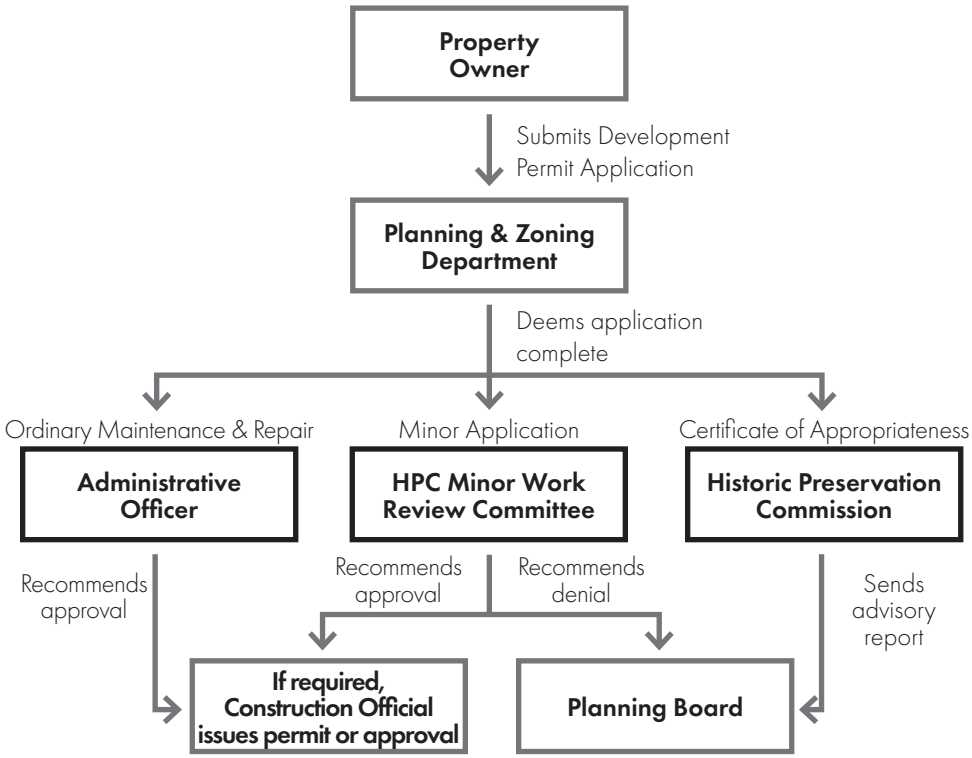
Notes

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

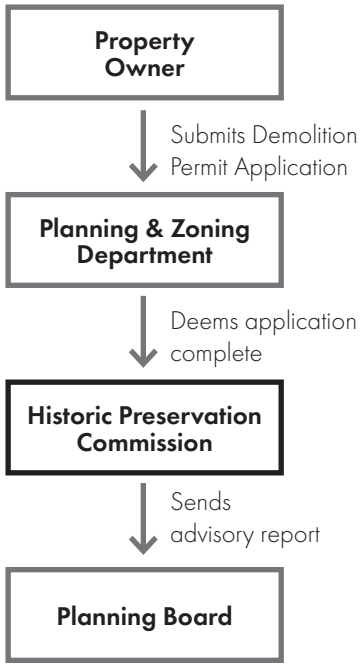
There may be additional historic resources designated outside these districts - refer to Borough Ordinance for official list.

Review Process

Development Application



Demolition or Relocation Permit



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, relocation, or removal
- ✗ Addition or new construction

Notes

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

Research & Investigation

Embarking on any project within Red Bank's historic districts should always commence with a comprehensive investigation. This crucial step, which may involve studying historic photos, maps, or selectively removing modern materials like vinyl siding, can unveil original architectural details that are worth preserving or restoring. Property owners are strongly advised to contact the Red Bank Public Library or the Monmouth County Clerks Office Archives Division for access to investigative resources. The Resources section also provides a list of additional research tools.

HPC Priority:
Evidence-Based Rehabilitation

Preserve the integrity of Red Bank's architectural resources by avoiding unnecessary interventions or inappropriate treatments to character-defining features.

Design Professional

While not always required, hiring a registered architect—especially one experienced in historic buildings—can be invaluable. Design professionals can interpret historic styles, seamlessly blend new work with existing structures, and document both existing and proposed conditions. Keeping your architect involved through construction helps ensure compliance with the Design Guidelines.

Application Checklist

- ☐ Architectural drawings of the existing and proposed work:
  - Site plan (addition or new construction)
  - Floor plans
  - Roof plans
  - Exterior elevations
  - Details of significant architectural features
- ☐ Photographs:
  - Existing front and side elevations
  - Existing project area, including overall and close-up views
- ☐ Product Specification Sheets:
  - Catalog descriptions
  - Product photographs
- ☐ Rendering & calculation of signage area (commercial signs)
- ☐ Physical samples of the proposed materials, if applicable

Application Materials

Each project type in these Guidelines outlines the required submission materials. Applications should be neat, clearly labeled, and to scale. Drawings must clearly distinguish between existing and proposed work, include dimensions, and be sufficiently detailed for the HPC to understand the proposed project fully. Most full submissions should use 24" x 36" sheets, while smaller projects may use 11" x 17". Photos and supplemental documentation should be high-resolution and clearly labeled.

Public Hearing

The Red Bank HPC meets on the third Wednesday of each month at 7:00 PM. Agendas are posted in advance. Applications are heard in the order received, although the Chair reserves the right to revise the schedule. Applicants—or a designated representative—must attend to present the project and answer questions. Corporations must be represented by attorneys. Architects or contractors are welcome and may be essential for discussing technical details. Public comment is invited for each application.

Construction & Compliance

Once a project is approved and a building permit is issued, all work must closely follow the approved plans. Minor changes must be reported to the HPC. In some cases, revisions may need formal review. A Certificate of Occupancy, if required, will not be issued until the Construction Official confirms compliance with the HPC-approved plans.

Refer to the HPC Application for specific submission materials by project type:

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.

HPC Priority:
Build in Accordance with Approved Plans

Projects must be completed consistent with the approved submission materials.

Additional Guidance

§490-55: Historic District/Sites Regulations and Procedures

NPS Preservation Brief #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character

NPS Preservation Brief #35: Understanding Old Buildings: The Process of Architectural Investigation

NPS Historic American Buildings Survey (HABS) Guidelines for Recording Historic Structures

Red Bank Public Library

Monmouth County Clerk Archives Division

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.

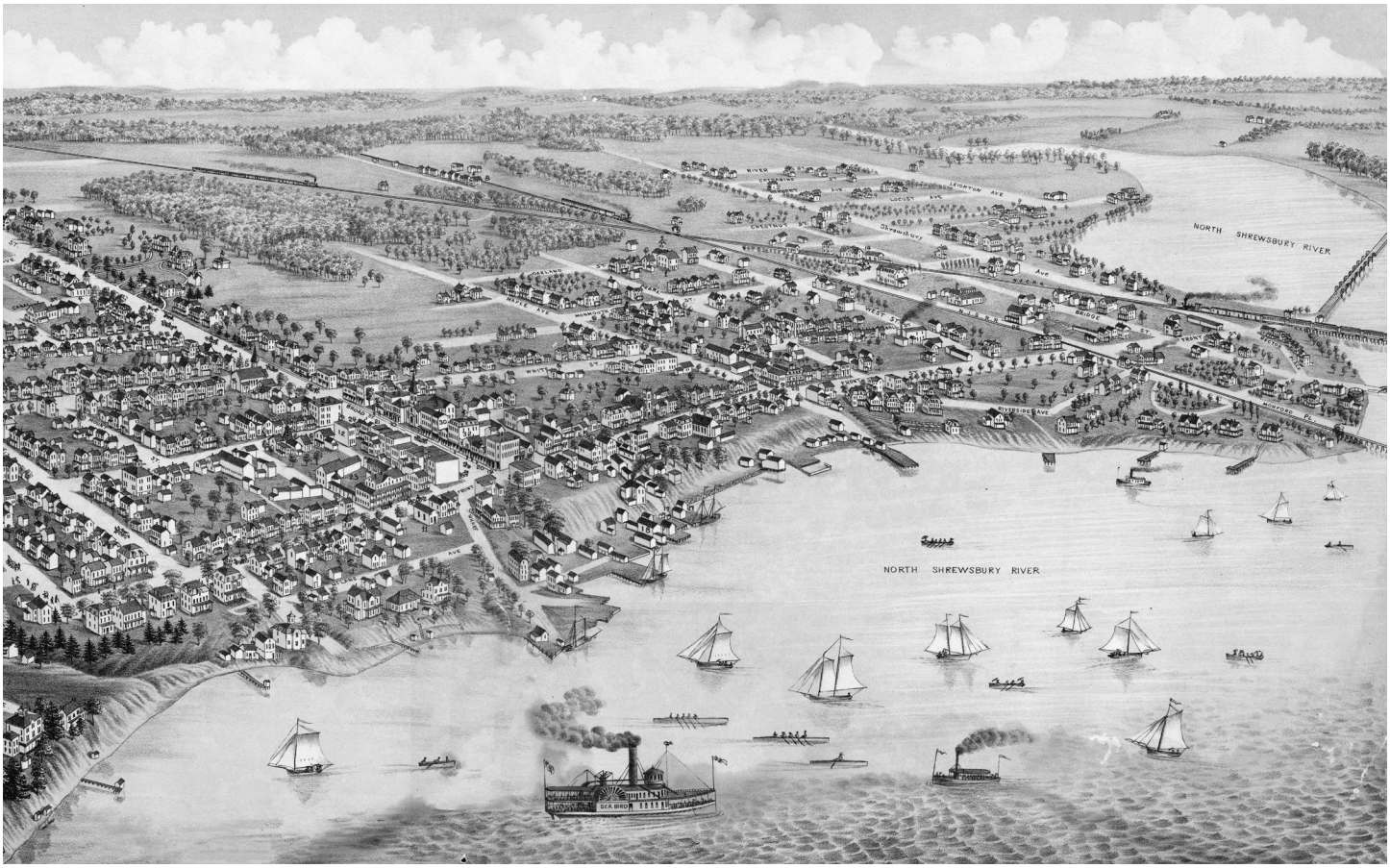
Reconstruction
The act or process of reproducing by new construction the exact form and detail of a vanished or non-surviving building, structure or object, or any part thereof, as it appeared at a specific period of time when documentary and physical evidence is available to permit accurate reconstruction.

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.

River Port Beginnings

The land now known as Red Bank was originally inhabited by the Lenni-Lenape. Its strategic location at the head of navigation on the Navesink River—the furthest point upstream navigable by ships—made it an ideal site for trade. English and Dutch colonists gradually developed the area into a modest port village in the early 18th century.

The oldest surviving structure, the Robert White Homestead at 20 South Street, dates to around 1700 and provides tangible evidence of the early river trade. This modest 1½-story cottage, likely built by Robert White, a freight supervisor and one of Red Bank's earliest settlers, retains its original beaded clapboard siding and fieldstone foundation despite later expansions. During the Revolutionary War, it was owned by Quaker loyalists who reportedly sheltered British officers.

By the late 1700s and early 1800s, Red Bank had developed into an active river port. Farmers from Middletown and Shrewsbury brought produce and goods to its docks, where sailing packets—and later steamboats—transported them to New York City. The town's access to maritime shipping routes fueled its early growth. A thriving shellfishing industry, especially oysters and clams harvested from the Navesink, further contributed to Red Bank's prosperity during this period. Warehouses, inns, and wharves lined the waterfront, serving sailors, traders, and local merchants.

At this time, the land beyond the riverfront remained largely agricultural, with scattered homes along King's Highway (now Broad Street) and East Front Street. Much of the surrounding area, including what would later become Washington Street, was still farmland, such as the Throckmorton tract. By the 1840s, however, Red Bank had gained a reputation as a growing hub of commerce and transport, complete with regular ferry service to New York. This early success laid the foundation for the town's rapid expansion later in the 19th century.

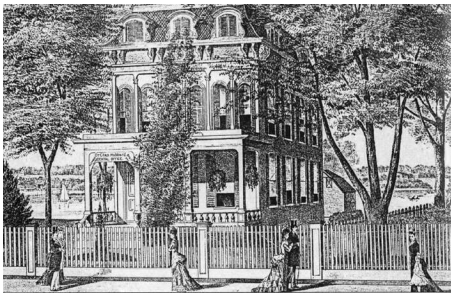
Robert White Homestead | 20 South St*

Expansion and the Railroad

The period from the 1850s through the 1880s marked Red Bank's transformation from a port and industrial hamlet into a thriving town. A commercial center took shape along Broad Street, supported by small workshops clustered on nearby Mechanic Street. In the 1850s, the Throckmorton Farm just east of Broad Street was subdivided, laying out the town's first planned residential neighborhood—Washington Street. Over the next few decades, adjacent streets such as Spring, Wallace, Mount, and Mechanic were similarly developed to accommodate a growing population of shopkeepers, artisans, and laborers.

By around 1880, the Washington Street neighborhood was fully developed, becoming Red Bank's earliest established residential enclave. These modest homes, just a few blocks from the downtown, formed compact, walkable neighborhoods. Though generally unadorned, a few houses reflected popular mid-19th-century styles like Second Empire and Stick Style. In 1874, a two-story Renaissance Revival-style brick schoolhouse was constructed at 65 Mechanic Street, giving the district a civic anchor that endures today.

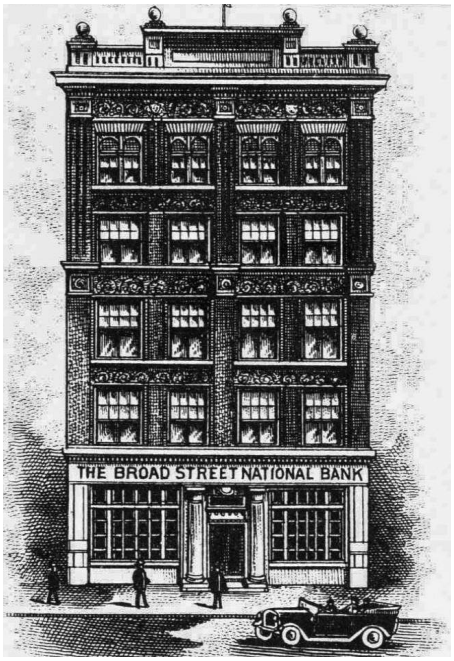
The arrival of the railroad catalyzed further expansion. In the 1860s, the New Jersey Southern Railroad laid tracks through the west side of Red Bank, followed by the New York & Long Branch Railroad in the late 1870s. The Red Bank Railroad Station,



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.



Broad Street National Bank Building
12 Broad St

completed in 1876, was a Stick Style design with decorative trusses and a steep gabled roof. Although the tracks were about a half-mile west of downtown, they linked Red Bank directly to New York City and other markets, spurring commercial growth rather than diverting it.

The town quickly became a commuter hub—residents could now work in New York or Newark and live in Red Bank. Local businesses, which once served farmers and river traffic, began catering to a growing residential population. This shift was noted by writer William Cullen Bryant, who in 1872 described Red Bank as "a union of thrift and beauty… a pretty village and what is better, a thriving one."

Broad Street evolved in both use and appearance. Many downtown buildings housed shops or taverns at street level with residences or offices above—a typical 19th-century mixed-use pattern. A significant turning point came in 1882, when a fire devastated much of the downtown, destroying many flimsy wood-frame storefronts. In its aftermath, Red Bank was rebuilt with brick, ushering in a more permanent architectural character. Many of the Italianate façades admired today were constructed during this rebuilding period.

The prosperity of the era was reflected not only in commercial growth but also in civic and residential architecture. One notable example is the Anthony B. Reckless Estate, built ca. 1870 on Broad Street for a prominent banker and state senator. The house exemplifies the Italianate villa style with a cubic form, wide bracketed eaves, and elaborate detailing.

In 1892, the Shrewsbury Township Hall was constructed at 51 Monmouth Street (now part of Red Bank Catholic High School). Designed by local architect R.D. Chandler, the building—later Red Bank's Borough Hall—features a rectangular brick mass and a prominent clock tower that still dominates the streetscape. It symbolized Red Bank's emergence as the commercial and civic center of northeastern Monmouth County, a role it would continue into the 20th century.

Cooper's Bridge over Shrewsbury River*

Red Bank Railroad Station | Monmouth St*

Near 23 Broad St, looking toward Front St

Turn of the Century Modernization

As Red Bank entered the 20th century, both the Broad Street commercial corridor and the Washington Street residential neighborhood evolved with new styles and civic aspirations while retaining their 19th-century character. The decades from 1900 to the 1930s brought architectural modernization, infrastructure improvements, and a deepening of Red Bank's cultural and economic identity.

By 1900, the Washington Street neighborhood was fully built out. While little new construction occurred, many houses were modestly updated—Victorian porches were sometimes rebuilt in the Colonial Revival style, kitchen additions were made, and indoor plumbing was added. These changes, however, did not overwhelm the original character. Narrow lots, shade trees, and gabled wood-frame houses maintained the district's appearance as a cohesive 19th-century working-class enclave. One exception was the construction of a mid-20th-century brick apartment building at 74–76 Mechanic Street, which slightly disrupted the streetscape.

Beyond the neighborhood's edge, newer suburban subdivisions with larger lots and Queen Anne or Colonial Revival–style homes emerged, reflecting Red Bank's early 20th-century prosperity. Irving Place, laid out on a portion of Senator Anthony Reckless's estate, developed between the 1890s and 1920s as one of Red Bank's most desirable early suburban streets. The neighborhood showcases well-preserved examples of Queen Anne, Colonial Revival, and Craftsman architecture, built for an upper-middle-class clientele. Its mature trees, deep setbacks, and architectural variety contrast with the denser working-class character of Washington Street, illustrating the town's expanding social and residential fabric during the same era. Washington Street remained largely untouched by large-scale redevelopment—due in part to its early layout and distance from the westward expansion of Red Bank's commercial growth.

In 1901, civil rights activist and journalist T. Thomas Fortune relocated from New York City and purchased a mid-19th-century Second Empire–style house on West Bergen Place. Known as Maple Hall, the home—with its mansard roof and bracketed cornice—reflected the Victorian tastes of the 1870s. While living in Red Bank until 1915, Fortune continued his nationally influential work advocating for racial equality. Now a National Historic Landmark, the house symbolizes both the town's architectural ambitions and its legacy of social progress. In 2002, a portion of West Bergen Place was renamed to honor three generations of the Parker family—Dr. James W. Parker Sr., who arrived in 1916, and his descendants—important Black professionals in Red Bank's history.

Broad Street experienced significant modernization during this same period. While Italianate commercial blocks still anchored the downtown, new one- and two-story buildings introduced Neoclassical and early Modernist design elements. Storefronts featured large display windows, transoms, and pressed metal cornices. A prominent example is the Red Bank Trust Company building at Broad and Wallace Streets, designed in the early 1900s by Warrington G. Lawrence. Its Danby marble façade, Corinthian pilasters, and classical pediment projected strength and civic pride while maintaining harmony with the surrounding streetscape.

Red Bank's industrial growth in the early 20th century was epitomized by the Sigmund Eisner Company, whose factory complex, constructed between 1902 and 1917 near the railroad station west of Broad Street, became the town's largest employer. Built in a restrained utilitarian style with brick walls and steel-sash windows, the facility produced military uniforms and Boy Scout apparel during World War I, reflecting Red Bank's growing role in national manufacturing networks. Surrounding the

Broad & Front St

Irving Place, 1912*

Broad St, 1905

T. Thomas Fortune House
94 Drs. James Parker Blvd*

Globe Hotel, 1910 (partially demolished)

Eisner Factory Complex | 1908*

Eisner/Woolworth Building | 52-54 Broad St

Red Bank Trust Building | 55 Broad St

Eisner complex, a vibrant Italian immigrant enclave took root along Bridge Avenue and Shrewsbury Avenue. Many residents of this tight-knit "Little Italy" worked in the Eisner factory, forging economic opportunity and cultural cohesion. The spiritual center of the community was St. Anthony's Roman Catholic Church, established in 1920. The church, which contains an actual relic of its patron saint, served as a vital anchor for the Italian American neighborhood, which flourished into the mid-20th century.

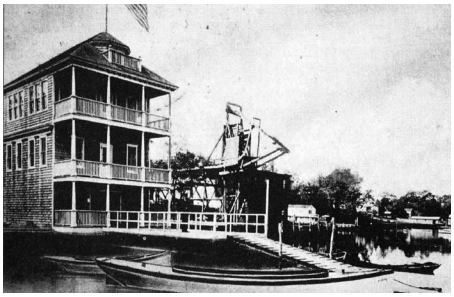
In the 1920s and 1930s, Broad Street's architecture evolved further. Some buildings were modernized with terra-cotta façades and Art Deco motifs, while others added aluminum frames, prism-glass transoms, or synthetic cladding. Despite these changes, many buildings retained their original upper stories, including arched windows, decorative brickwork, and bracketed cornices. The result was a visually unified commercial corridor—varied in style but cohesive in scale and materials.

In 1926, Red Bank gained a significant cultural landmark: the Carlton Theatre. Designed by William E. Lehman in a Neoclassical style, the theater featured a monumental ten-bay façade with pilasters and sculptural detailing. Inside, the space was richly ornamented with a central dome, gilded sunburst, and proscenium arch. Initially hosting vaudeville and silent films, the theater became a community hub. Renamed the Count Basie Theatre in 1984 to honor Red Bank native and jazz legend William "Count" Basie, the venue—now the Count Basie Center for the Arts—continues to serve as a regional cultural anchor.

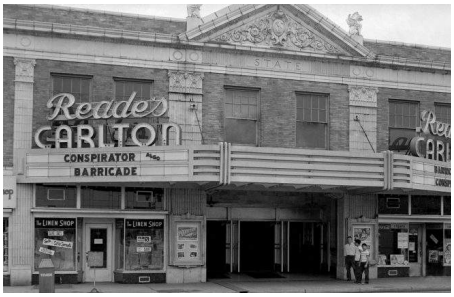
While demographic and technological shifts brought change to Red Bank, the Washington Street neighborhood remained physically stable. As the population grew and housing demand shifted westward toward the rail station, Washington Street retained its scale and layout. Some homes transitioned from single-family to multi-family rental units, but large-scale redevelopment never came. The district's compact lot sizes and lack of commercial pressure helped preserve its 19th-century ambiance, avoiding the urban renewal projects that altered other communities.

Economic changes also shaped both historic districts. The decline of local agriculture—accelerated by improved roads and automobile use—shifted Red Bank's economy toward retail and services. Broad Street remained the primary commercial corridor for northeastern Monmouth County into the mid-20th century. Though suburban competition increased, Red Bank's walkable grid and dense building stock helped it avoid the widespread decline experienced by other downtowns.

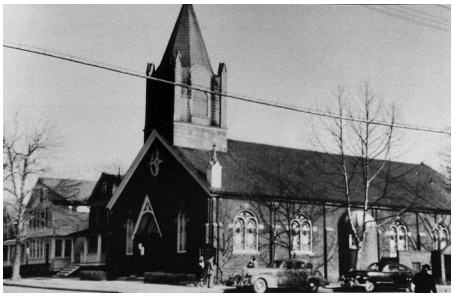
In short, the early 20th century solidified Red Bank's identity as a culturally vibrant and architecturally diverse community. The Broad Street and Washington Street Historic Districts, along with landmarks like the Count Basie Theatre, Maple Hall, and the Eisner Factory, reflect the layered evolution of a town that adapted to growth without sacrificing its historic core. That enduring physical and visual continuity remains central to Red Bank's ongoing appeal.



Monmouth Boat Club, 1910



Carlton Theater (Count Basie)*



St. Anthony's Roman Catholic Church, built 1920*

Broad St, late 1940s

Postwar Decline and Renewal

The revival of Red Bank's historic core began gradually in the 1970s. In 1973, the Count Basie Theater launched its first wave of improvements, funded by an anonymous donation. This effort initiated a decades-long transformation, with successive renovations establishing the theater as a premier venue for the performing arts.

By the late 1970s and early 1980s, the Broad Street and Washington Street districts had become focal points for preservation interest. Broad Street's walkable scale and distinctive architecture were increasingly valued in an era dominated by generic suburban shopping malls. Although early resistance to state and national designation was strong—driven by misconceptions about regulatory burdens—support gradually grew for preservation as a means of fostering cultural identity and economic renewal.

In 1980, homeowners on Washington Street organized to nominate their neighborhood to the National Register of Historic Places, likely inspired by preservation efforts in Asbury Park and Cape May. Their advocacy reflected a growing appreciation for Red Bank's modest yet cohesive Victorian housing stock, emblematic of its middle-class past, and reinforced neighborhood identity during a period of change. Around the same time, the former Eisner Factory was transformed into The Galleria in the 1980s, introducing lofts, studios, and mixed-use spaces that set a precedent for adaptive reuse.

Despite these preservation gains, Red Bank's downtown faced a steep decline by the late 1980s. Economic recession and competition from suburban malls decimated Broad Street's businesses, pushing vacancy rates near 40 percent and earning the derisive nickname "Dead Bank." Civic leaders responded in 1991 by establishing the Red Bank RiverCenter, a Special Improvement District funded through commercial property assessments. RiverCenter treated the Broad Street Historic District as a community asset, working with merchants on storefront design, façade restoration, and streetscape upgrades. Its Visual Improvement Committee also provided façade rehabilitation grants. While ground-floor storefronts often underwent modernization to meet changing retail demands, the upper stories of many nineteenth-century buildings—with Italianate cornices, arched windows, and bracketed eaves—remained intact. By the mid-1990s, new investment had surged, and vacancy rates had fallen dramatically.

The resurgence of Broad Street coincided with the emergence of new challenges. Lifestyle centers designed to mimic historic downtowns competed for customers, while online shopping disrupted traditional retail. Many long-standing shops closed, replaced by restaurants, boutiques, and service-oriented businesses. Yet Broad Street's architectural continuity—seen in its ornate Italianate storefronts and Neo-Classical banks—anchored its historic character through these transitions.

Key architectural features from earlier periods remain visible. Along Broad Street, the bracketed cornices and tall, arched windows of Italianate storefronts recall the 1870s. At the same time, early twentieth-century Neo-Classical façades, including banks with columned porticos and stone pediments, reflect an era of civic optimism. Even unique elements, such as the vintage pedestal street clock, survive as rare reminders of Red Bank's past streetscape.

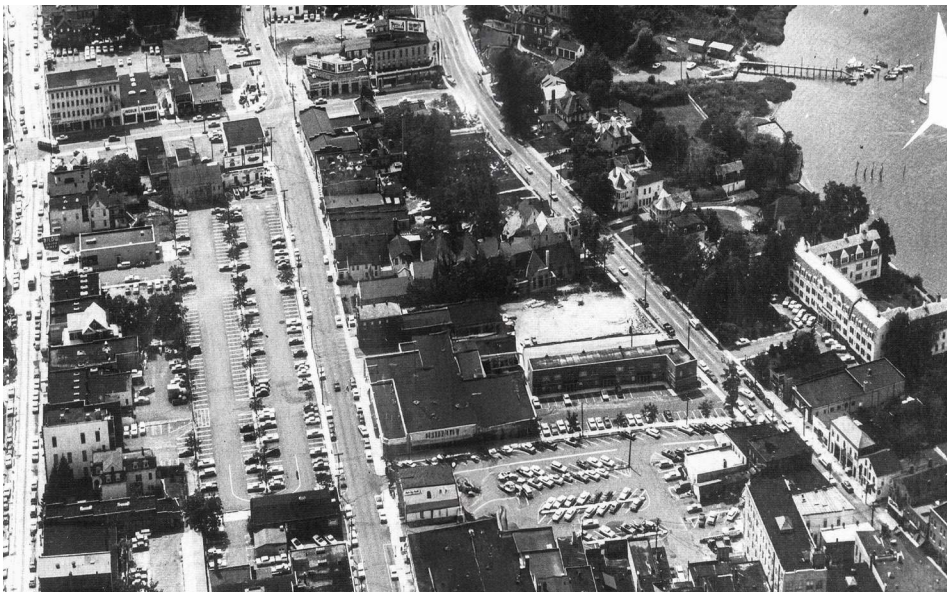
In the Washington Street Historic District, a cohesive ensemble of Victorian vernacular houses—with clapboard siding, double-hung sash windows, porches featuring modest scrollwork or turned posts, and the occasional mansard roof or Gothic gable—creates a residential rhythm distinct from that of the downtown core. The narrow, irregular street pattern itself reflects mid-nineteenth-century planning and the subdivision of older farmland.

Broad St, 1953

Broad St, early 1950s

Broad St, 1960s

Old Union House, 1960s



White Street & English Plaza parking lots, 1960s

In 2012, Red Bank joined New Jersey's Main Street Program, further reinforcing the historic and economic renewal of its traditional business district. Each era of development—early river trade, the railroad boom, and the modernizing twentieth century—has left an indelible imprint on the town's built environment. Thanks to both circumstance and stewardship, much of this heritage survives. As Red Bank moves forward, its historic districts and landmarks remind us of the river that first brought commerce, the railroads that propelled growth, and the economic shifts that transformed the Borough from an agrarian outpost to a suburban center. By understanding architectural history—its forms, styles, and development context—we equip ourselves to make informed decisions that respect Red Bank's unique sense of place for generations to come.

Preservationists William McCrea, Claudia Ansonge, Sandra Gabriel, late 1970s

2 Broad St, 1990s

18-28 Broad St, 1990s

13-33 Broad St, 1991

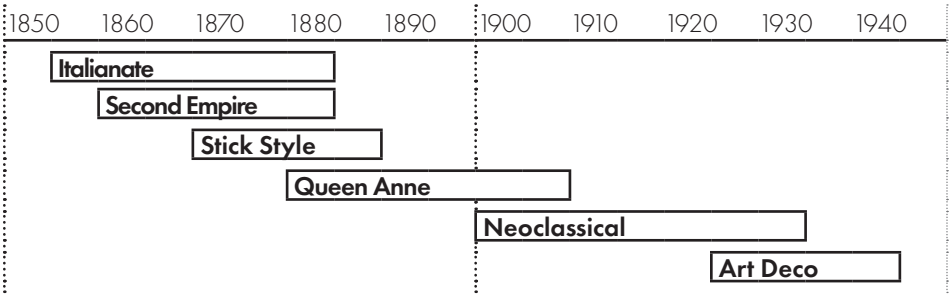
Architectural Styles

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.

Timeline



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.

Italianate

The Italianate style was a dominant architectural mode for commercial and urban residential buildings in the United States between the 1850s and 1880s, inspired by the informal villas of the Italian countryside. In Red Bank, the style gained particular prominence in the 1870s and 1880s as the port and commercial center rapidly expanded due to railroad development and regional economic growth. Characterized by ornamental detailing and vertical emphasis, Italianate buildings in this context are typically two to three stories in height, with the upper floors reserved for residences or offices above the commercial storefronts. These buildings contribute to the cohesive yet visually varied streetscape, where repetitive cornice lines and tall, narrow windows define a rhythm of façade articulation. The most consistent examples, such as those at 2–10 Broad Street, exhibit the enduring appeal of the Italianate style, even when storefronts have been altered or modernized.

Character-Defining Features

- **General:** 2–4 story blocks with strong vertical proportions and rhythmic upper stories.
- **Roof:** Low-pitched or flat roofs with elaborate projecting bracketed cornices.
- **Exterior Cladding:** Brick or masonry, often painted or with stone accents.
- **Windows:** Tall, narrow, often arched; framed by decorative surrounds.
- **Porch & Entrance:** Recessed storefront entries with transoms.
- **Doors:** Wood frames, tall glazed panels, and transom lights.

2-10 Broad St

Italianate house on Washington St

Recommended Color Palette

Muted earth-tone bodies like olive or ochre with cream or beige trim and deep red or green accents.

Second Empire

The Second Empire style is defined most notably by its hallmark mansard roof—a practical and stylish solution that added a full upper story beneath a distinctive dual-pitched profile. Popular in America from the 1860s through the 1880s, it was associated with modernization and urban prosperity. In Red Bank, Second Empire residences—such as the houses at 88 Front Street and 62 Washington Street—demonstrate a refined adaptation of the style. These houses retain their distinctive rooflines, bracketed cornices, and dormer windows, which add light and space to the upper floors. The consistency of scale and style among the Second Empire homes contributes to the district's architectural unity, offering insight into the aspirations of Red Bank's professional and merchant classes during a time of rapid post-Civil War development.

Character-Defining Features

- **General:** Symmetrical small-scale residences, often two to two-and-a-half stories.
- **Roof:** Dual-pitched mansard roof, originally slate clad, with elaborate dormers.
- **Exterior Cladding:** Wood siding; patterned or paneled detailing below eaves.
- **Windows:** Double-hung, typically with 2-over-2 panes; dormers with ornamental hoods.
- **Porch & Entrance:** Small one-story porches or stoops; turned posts and brackets.
- **Doors:** Paneled, often glazed upper panels and transoms; decorative surrounds.

88 East Front St

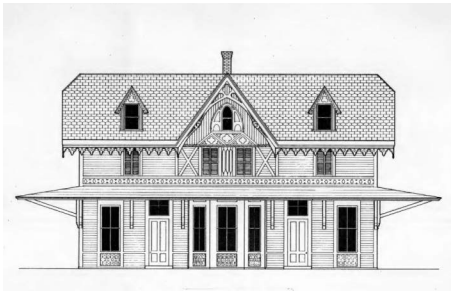
62 West Front St*

Recommended Color Palette

Slate gray or dusty rose bodies with ivory trim and black, maroon, or deep green accents on cornices.

Stick Style

The Stick Style flourished between the 1860s and 1890s, emphasizing the visual expression of a building's structure through applied wooden ornamentation, typically in a combination of vertical, horizontal, and diagonal patterns. In Red Bank, the Stick Style is represented in simplified residential forms, adapted for modest-scale houses and cottages. Decorative trusses in gable ends, overhanging eaves with exposed rafter tails, and intricate porch woodwork all reflect the stylistic vocabulary. The Stick Style cottage at 47 Wallace Street, though stripped of some original details, still illustrates the approach of "truthful" ornamentation—where framing patterns suggest the underlying construction. These homes often featured varied surface textures, including clapboard siding juxtaposed with board-and-batten or fish-scale shingles and gables or projecting bays that provided sculptural depth to the façade.



Red Bank Railroad Station*

Character-Defining Features

- **General:** Asymmetrical plan; 1½–2½ story frame houses with varied wall planes and gables.
- **Roof:** Gabled or cross-gabled roofs, often steeply pitched with decorative trusses.
- **Exterior Cladding:** Clapboard with applied stickwork; mixed cladding types in gables.
- **Windows:** Double-hung; some with grouped configurations or small pane transoms.
- **Porch & Entrance:** Prominent porches with turned posts, open brackets, and spindlework.
- **Doors:** Wooden, often paneled with transom lights; may have carved or incised detailing.

Recommended Color Palette

Tan or sage body colors with dark brown or burgundy stickwork and warm gold accents.

Queen Anne

The Queen Anne style, popular from the 1880s through the early 1900s, brought a dramatic shift from the symmetry and restraint of earlier architectural styles to an eclectic, picturesque aesthetic. In Red Bank, Queen Anne residences stand out for their visual richness and asymmetry, contrasting with the simpler, vernacular buildings that surround them. These homes are characterized by a mix of textures and materials, projecting bays, and steeply pitched roofs punctuated by gables and dormers. Common decorative features include ornamental gable trim, spindlework along porch friezes, and decorative shingles. Elements such as angled or rounded corner towers, wraparound porches, and multi-textured surfaces add a sense of movement and individuality to each structure. Though fewer in number compared to Italianate or Second Empire examples, Queen Anne houses represent the aspirations of late 19th-century Red Bank residents.

Queen Anne house on Spring St

Queen Anne influences at 37 Broad St

Character-Defining Features

- **General:** Asymmetrical massing, vertical orientation, projecting bays and towers.
- **Roof:** Steeply pitched gabled or hipped roofs, often with dormers or cross-gables.
- **Exterior Cladding:** Clapboard, patterned wood shingles, decorative panels.
- **Windows:** Multi-pane over single-pane lower sash; stained or leaded glass in accents.
- **Porch & Entrance:** Prominent with turned posts, spindle friezes, balustrades, often corners.
- **Doors:** Paneled doors with transoms or sidelights; decorative glass or carving common.

Recommended Color Palette

Terracotta or slate blue bodies with cream trim and bold accents like teal or burgundy.

Neoclassical

Neoclassical architecture emerged in the late 19th century as a revival of classical Greek and Roman forms, representing stability, order, and grandeur. In Red Bank, the style is most prominently displayed in institutional and financial buildings constructed between the 1890s and 1930s. These buildings are monumental in scale and designed to project permanence and civic pride, with façades marked by strong symmetry, colossal columns or pilasters (usually Ionic or Corinthian), and elaborate entablatures. Heavy cornices, classical pediments, and formal entry porticos lend an air of authority and tradition. One of the most notable examples is the Red Bank Trust Company building at 55 Broad Street, designed by Warrington G. Lawrence, whose associations with McKim, Mead & White, and Richard Morris Hunt ensured a refined, academically inspired interpretation of the style. These buildings contribute a sense of monumentality to Broad Street.

Character-Defining Features

- **General:** Monumental scale; symmetrical front façades; institutional or civic presence.
- **Roof:** Low-pitched or flat, often hidden behind parapets or balustrades.
- **Exterior Cladding:** Masonry—limestone, granite, or smooth-faced brick.
- **Windows:** Rectangular or arched; symmetrically arranged; often with classical surrounds.
- **Porch & Entrance:** Formal entries with projecting porticos, columns or pilasters.
- **Doors:** Paneled doors, frequently set in elaborate surrounds.

55 Broad St

52-54 Broad St

Recommended Color Palette

Light tones with white trim and dark, formal accents like black or navy.

Art Deco

The Art Deco style emerged in the 1920s and 1930s as a forward-looking expression of modernity and technological progress. In Red Bank, Art Deco is primarily seen in commercial storefront renovations dating from the 1930s and 1940s. These buildings typically emphasize geometric motifs, strong vertical or horizontal banding, and a clean-lined silhouette that distinguishes them from the earlier, more ornamental 19th-century architecture. Common materials include smooth stucco, polished metal, glass block, and colored terracotta tile. The decorative vocabulary favors sunbursts, zigzags, chevrons, and stepped forms, often seen in friezes, parapets, and cornices. These storefronts reflect the optimism and streamlining of the machine age, bringing visual contrast and chronological depth to Broad Street's built environment. Representative examples include 25 Broad Street, which preserves intact Art Deco details, such as curved glass display windows and chrome accents.

Character-Defining Features

- **General:** Streamlined façades with geometric ornament; horizontal or vertical emphasis.
- **Roof:** Flat roofs with stepped or stylized parapets.
- **Exterior Cladding:** Smooth stucco, stone veneer, glazed tile, or metal panels.
- **Windows:** Steel casement or aluminum-frame; often arranged in ribbons or bands.
- **Porch & Entrance:** Recessed storefronts with rounded or fluted surrounds; terrazzo.
- **Doors:** Metal-framed with glass; may feature etched glass or fluted panels.

Storefront at 25 Broad St

45 Monmouth St

Recommended Color Palette

Light body colors with metallic or deep taupe trim and accents in teal, coral, or chrome.

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**, which place a greater emphasis on preserving original features and integrity, and **Non-Contributing Buildings**, which offer 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; 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.

Primary vs. Secondary Features

These guidelines distinguish alterations to Primary and Secondary features. **Primary features**—original roof forms and materials, storefront or façade composition, decorative trim, and the established size, pattern, and placement of windows and doors—are character-defining and must be preserved. **Secondary features**—typically later additions or elements on rear or limited-visibility elevations—may be modified when changes do not diminish the building's historic integrity or the district's character.

Materials Matter

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

Previous:
Sanborn Map Company. Red Bank, New Jersey. 1901. Princeton University.

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

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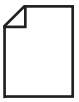
Additional Guidance

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



Checklist

Substitute materials may be considered for Contributing Buildings in the following scenarios:

- ☐ 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

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Additional Guidance

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

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.

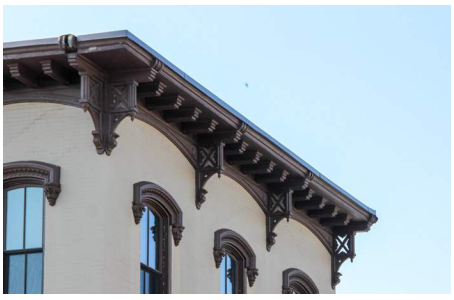
Roofs, with their unique and intricate ornamental details, play a critical role in defining the architectural character and silhouette of historic buildings. They establish the building's form, influence the perception of massing, and often display unique ornamental details that contribute to the streetscape. 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.



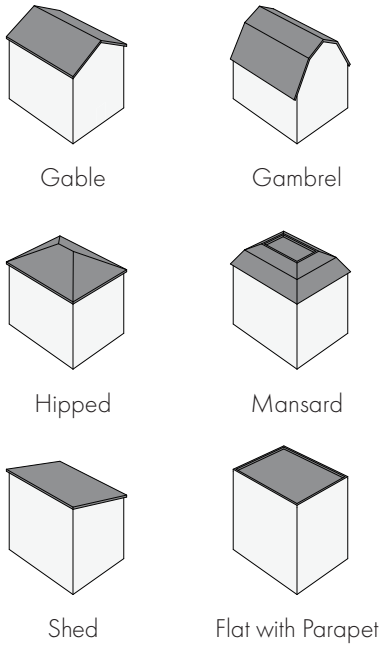
Bold Italianate cornice with paired brackets, deep eaves, and decorative cross-bracing at corners.

Forms

In the **Broad Street Historic District**, roof forms are predominantly flat or slightly pitched, designed to be concealed behind elaborate front parapets or bracketed cornices. In some early buildings, especially at corners or rear elevations, gabled or hipped forms are visible, marking transitions from earlier residential or mixed-use typologies.

The **Washington Street Historic District** displays a diversity of steeply pitched roof forms characteristic of Victorian-era and early 20th-century domestic design. Cross-gables, front-facing gables, and side-gabled roofs dominate, often animated by dormers or intersecting rooflines. Mansard roofs—such as on 3-10 Washington Street—signal Second Empire influences and serve as visual anchors within the streetscape.

Roof Forms



Side-gable roof with wood shingles, representative of early vernacular construction.

Composite slate-clad mansard roof with dormers, characteristic of Second Empire.

Materials

Historic roofing materials varied by district, function, and era, each with distinct significance. In the **Broad Street Historic District**, original materials included flat-seamed metal, built-up tar and gravel, and early membranes—rarely visible but essential to performance. Some early buildings, particularly corner or sloped-roof structures, featured slate or standing-seam metal for both utility and ornament.

In the **Washington Street Historic District**, roofing was prominent and part of the building's architectural identity. Common materials included wood shingles, slate, and later asphalt. Some homes may retain original slate or wood shingles beneath modern layers. Decorative slate patterns or shaped shingles highlighted the style of Queen Anne and Stick Style dwellings.

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

[1] Significantly deteriorated beyond repair
[2] Based upon historical documentation

✓ **Appropriate**
✗ **Inappropriate**

Clay barrel tile roof with ornate cornice showing rare influence of Mediterranean Revival style.

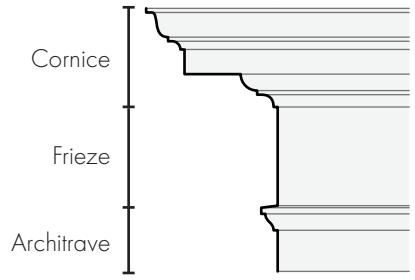
Front-gable metal roof with deep eaves and classical cornice returns.

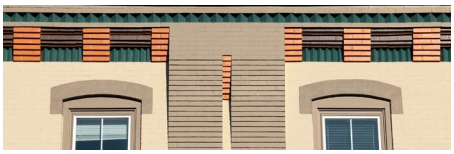
Cornices & Eaves

The critical transition between wall and roof serves both structural and decorative purposes. In the **Broad Street Historic District**, bracketed cornices—made of wood, pressed metal, or terra cotta—define the tops of commercial façades, visually unifying row buildings. These often include molded friezes, modillions, or entablatures and are designed to mask flat roofs behind.

In the **Washington Street Historic District**, eaves are often deep, open, and ornamented. Many features, such as exposed rafters, crown moldings, or simple returns, reflect vernacular interpretations of popular styles. Cornices may also frame front-facing gables or dormers, thereby enhancing visual interest and expressing traditional craftsmanship.

Elements of an Entablature





Art Deco style cornice with corbeled polychromatic brick in zig-zag pattern.

Decorative wood cornice with paired brackets and applied ornament.

Art Deco parapet with geometric motif and incised building name.

Classical wood cornice with dentils and deep overhang.

Detailed cornice with modillions and dentils.

Floral swag motif in a Beaux-Arts style painted cornice.

Italianate-style metal cornice with heavy brackets and applied roundels.

Classical pressed metal cornice with dentils and engaged Corinthian column.

Ornamental wood cornice with rounded modillions over egg and dart molding.

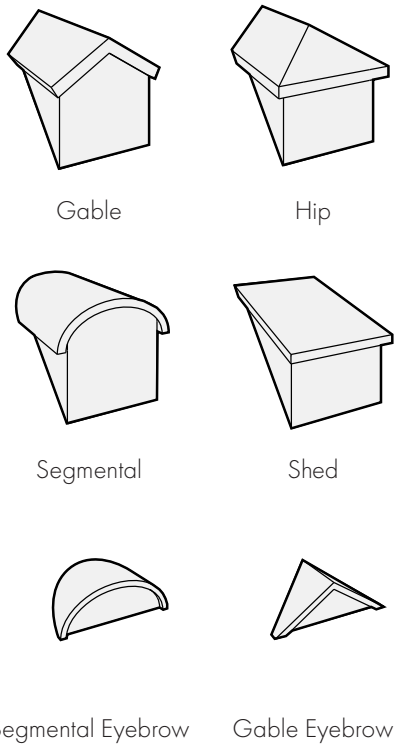
Eclectic parapet with prominent brackets and ornamental pediments.

Corbeled brick cornice with stepped battlements and painted sign panel.

Dormers

Dormers play a subtle but meaningful role in defining the architectural character of the **Washington Street Historic District**. Though not dominant elements, they were designed in harmony with the building's overall style—be it simple gabled forms on vernacular homes or more elaborate segmental and arched dormers on Second Empire and Queen Anne examples. Dormers also serve as indicators of adaptation, sometimes reflecting later 19th- or early 20th-century updates made as household needs changed. Because they are visible from the street yet secondary to the main roof form, well-preserved dormers help convey the district's layered historical development and underscore its identity as a working- and middle-class enclave shaped by practicality and Victorian-era sensibilities. Maintaining historic dormers—and designing new ones with appropriate scale and detailing—is thus important to preserving the district's visual continuity and architectural authenticity.

Dormer Types



Contemporary front-gable dormer with arched multi-pane window and shingle siding.

Decorative gable dormer with diamond-shaped gable vent and polygonal window frame.

Ornamental Features

Although subtle in the **Broad Street Historic District**, ornamental roof features still contribute to the commercial character. Elements such as decorative metal cresting, corner finials, rooftop pediments, and masonry coping enrich the roofline and often signal the building's construction era or commercial prestige. These details were most prominent on turn-of-the-century bank buildings and multi-story retail structures, such as those with Neoclassical or Beaux-Arts influences.

In the **Washington Street Historic District**, roof ornamentation is more varied and visible. Dormers with decorative trim, scroll-sawn bargeboards, rooftop finials, and patterned shingles are common, especially on Queen Anne, Gothic Revival, or Stick Style cottages. These embellishments were often mass-produced but applied with care to individualize otherwise modest homes.

Domed clock tower with slate shingles and classical detailing.

Folk Victorian simple gable finial and pendant with contrasting trim.

Ornate vergeboard and scroll-sawn tracery characteristic of Carpenter Gothic.

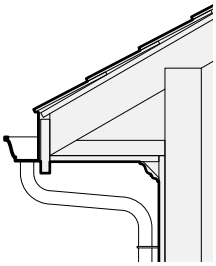
Bracketed cornice with modillions under the eaves found in Queen Anne style.

Gutters & Downspouts

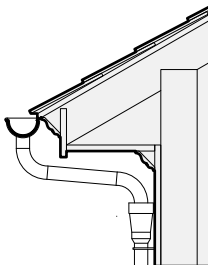
Gutters and downspouts are functional systems that contribute to a building's longevity by directing water away from the structure. In the **Broad Street Historic District**, internal drainage systems are common on flat-roofed buildings, while exposed gutters are typically hidden behind cornices. Where visible, historic scuppers, leader boxes, or decorative downspouts—especially those made of cast iron or copper—can be important visual and functional elements.

In the **Washington Street Historic District**, half-round gutters and round or rectangular downspouts are typically mounted along eaves and corners. Older installations often used copper or galvanized steel, and some featured decorative brackets or collector heads. These systems were integrated into the building's original design and should be maintained in a way that avoids visual disruption.

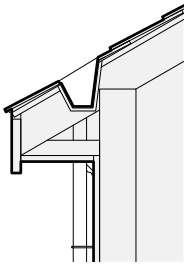
Gutter Types



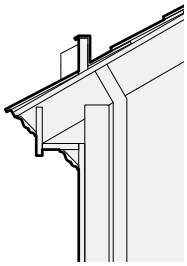
Modern ogee or K-style



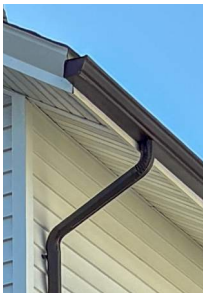
Half-round or U-style



Box or Built-in lined



Yankee or Lined pole



K-style gutter

Copper U-style gutter.

Patinated copper leader head and downspout.

Chimneys

Chimneys are often overlooked yet significant components of historic rooflines. In the **Broad Street Historic District**, masonry chimneys—typically of brick—can still be seen on older commercial buildings, often set toward the rear or shared between party walls. These chimneys served fireplaces, stoves, or later boilers and may retain original corbeling or cap details.

In the **Washington Street Historic District**, chimneys are often more prominent, rising from the ridge or gable ends of buildings. Constructed of brick with decorative or straightforward corbeling, they reflect the domestic scale and heating needs of the period. Multiple flues, arched shoulders, and stone caps are common features that add architectural distinction. Chimneys were often located symmetrically or aligned with interior room arrangements.

Corbeled brick chimney with stepped shoulders and a simple cap.

Tall, narrow brick chimneys with whitewashed bases, rising above a mansard roof.

Chimney with bright metal flashing and simple cap

Roof Guidelines

Contributing Buildings

1. **Preserve Roof Forms:** Retain original roof forms such as gable, hipped, mansard, and flat parapet roofs, including decorative elements like dormers, chimneys, parapets, cornices, brackets, cresting, eaves, bargeboards, and original materials.
2. **Repair In-Kind:** Match original materials in type, color, coursing, texture, and fastening methods. Preserve existing flashing, drip edges, and decorative patterns.
3. **Replace When Necessary:** Replace roofs only when materials are significantly deteriorated beyond repair.
4. **Primary Roof Materials:** Use natural slate, wood shingles, or traditional standing-seam metal matching historic material. In-kind replacement of non-historic material - such as asphalt shingle - is acceptable.
5. **Secondary Roof Materials:** Architectural-grade asphalt or composite shingles resembling historic materials are acceptable.
6. **Chimneys:** Retain original chimneys, including decorative caps and corbeling. New chimneys must match historic forms and materials.
7. **Gutters:** Preserve built-in box gutters and traditional metal or wood gutters. Replace only with half-round gutters and round downspouts in copper or painted galvanized metal; avoid vinyl or K-style profiles.
8. **Rooftop Equipment:** Locate roof vents, plumbing stacks, satellite dishes, and HVAC units on secondary slopes or behind parapets to conceal from street view.
9. **Skylight:** If necessary, locate skylights on rear or secondary slopes, using low-profile units with flat glazing matching roof color.

Non-Contributing Buildings

1. **Compatibility:** Match roof alterations in scale, pitch, height, and orientation to neighboring contributing buildings. Avoid overly complex rooflines.
2. **Materials:** Use neutral-colored architectural asphalt, standing seam metal, or membrane roofing. Avoid reflective materials.

Inappropriate Treatments

- ✗ **Alterations:** Do not change or obscure historic roof shapes or pitches on primary elevations.
- ✗ **Incompatible Materials:** Do not use modern synthetic roofing, including EPDM, plastic shingles, or faux-seam metal panels, on primary elevations.

✓ **Appropriate** Preserve character-defining cornices

✗ **Inappropriate** Modern flues and vent cap visually disrupt historic roofline.

✗ **Inappropriate** Exposed plastic gutter drain lines are not appropriate.

Additional Guidance

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs

Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs

Preservation Brief 30: The Preservation and Repair, of Historic Clay Tile Roofs

The Roofing Handbook for Historic Buildings

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.

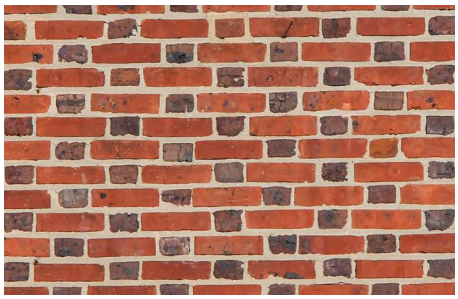
Secretary of the Interior's *Standards*

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.

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.

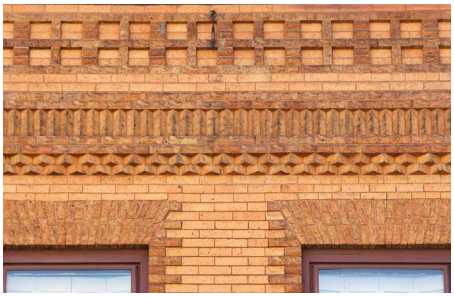


Common bond brickwork with variation in coloration from clay firing process.

Masonry

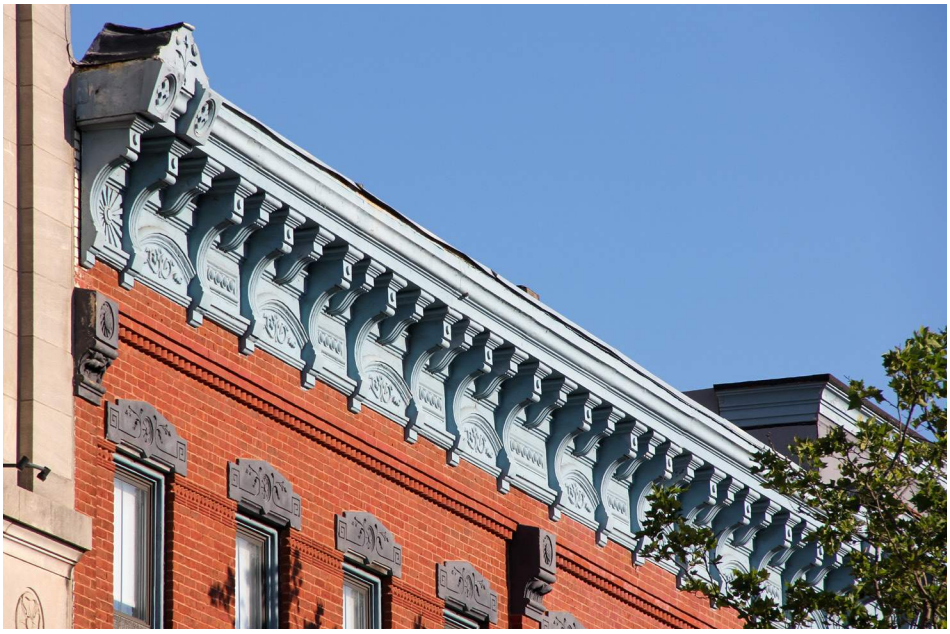
Masonry is a predominant exterior material in the **Broad Street Historic District**, where most buildings feature load-bearing or veneer brick façades. Brick was favored not only for its fire resistance in a dense commercial core but also for its capacity to be articulated in rich architectural detail—such as arched window heads, patterned brickwork, or pressed tin or cast stone embellishments. Early 20th-century structures often feature stucco or glazed terracotta panels as modernizing materials. These finishes were never intended to be painted or covered, and their original appearance should be preserved.

In the **Washington Street Historic District**, masonry is less common and typically appears in foundation walls or the occasional brick or stucco house. Stucco in this district is usually lime-based and applied over wood or masonry substrates. It was used to emulate more expensive stone construction or to weatherproof simple frame dwellings. Maintaining the original texture and finish is critical to preserving its character.



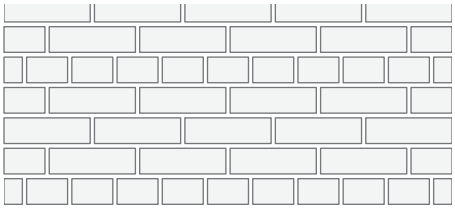
Textured yellow brick with geometric banding, typical of early 20th-century façades.

Brick with cast stone cornice and dentil detail, combining masonry and ornamental trim.

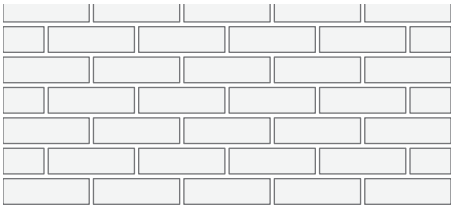


Red brick façade with decorative terracotta insets and cast stone window heads.

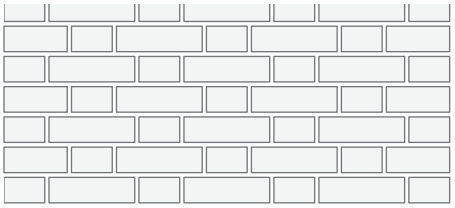
Brick Bonds



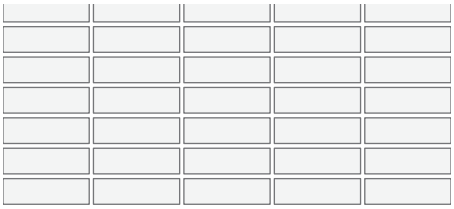
American/Common



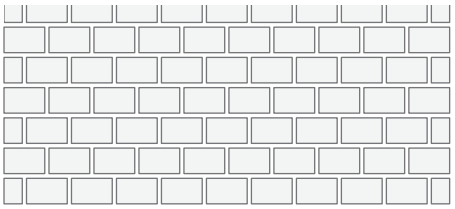
Stretcher/Running



Flemish



Stack



Header

Wood Siding & Shingle

Wood is the dominant exterior cladding material in the **Washington Street Historic District**, where horizontal clapboard siding was standard for 19th-century homes. Typically milled from durable species like pine or cedar, this siding was applied with narrow exposures and painted in muted or earth-toned colors characteristic of the Victorian era. Its subtle texture and shadow lines contribute significantly to the district's residential character. Wood shingles were used as decorative elements, especially on gables, dormers, or upper stories of Queen Anne-style and vernacular Victorian houses. Shingle patterns—such as fish scale, diamond, or staggered—added stylistic variety and texture to otherwise modest buildings.

While less common in the **Broad Street Historic District**, wood siding can be found on early commercial buildings, particularly on the side and rear elevations, especially on secondary structures or additions. In these cases, it reflects an earlier, less monumental phase of construction and should be retained and repaired wherever the original material survives. Wood shingles are generally not a defining feature of the Broad Street district, however they appear on some outbuildings or older ancillary structures and should be preserved where they remain visible.

Multiple shingle types in a single elevation.

Staggered butt and diamond-pattern shingles.

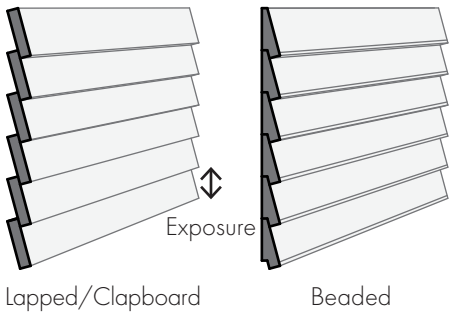
Fish-scale shingles.

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
[3] Includes fiber-cement, engineered wood, cellular PVC, etc.

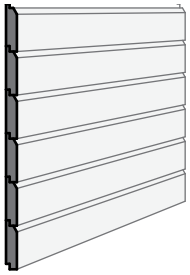
✓ **Appropriate**
● **Case-by-case**
✗ **Inappropriate**

Siding Types

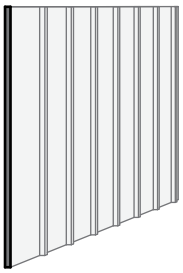


Lapped/Clapboard

Beaded

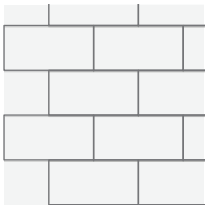


German

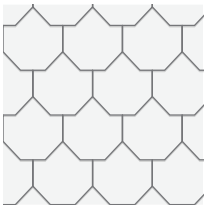


Board & Batten

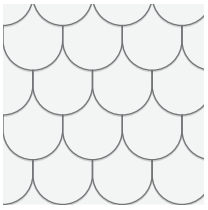
Shingle Types



Coursed

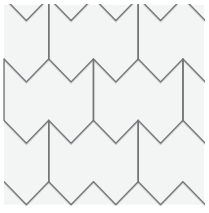


Octagonal

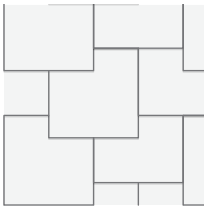


Fish Scale

Diamond



Sawtooth



Staggered

Trim & Details

Architectural trim and details—including corner boards, cornices, window and door casings, belt courses, brackets, and storefront moldings—are essential components of the exterior cladding system. These elements not only provide visual articulation but also protect transitions and joints in the building envelope.

In the **Broad Street Historic District**, architectural detailing is often elaborate, even on relatively modest buildings. Cast-iron piers, pressed-metal cornices, and terra-cotta moldings distinguish many late 19th- and early 20th-century façades. These features were typically fabricated as part of standardized storefront systems and are integral to the commercial architecture of the period. Their retention is vital to preserving the district's urban character.

In the **Washington Street Historic District**, wood trim provides subtle yet essential articulation to simple frame houses. Water tables, frieze boards, and turned porch elements add visual interest and highlight the period's craftsmanship. These details are often lost through insensitive siding projects, which can flatten façades and erase character.

✓ **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.

Cast iron anchor plate set into traditional brick masonry, used for structural reinforcement.

Wood shingle with subtle surface variation at window head.

✓ **Appropriate** corner boards and trim profiles preserved

✗ **Inappropriate** contemporary cladding conceals historic trim

Historic wood clapboard with decorative gable trim and intact corner boards.

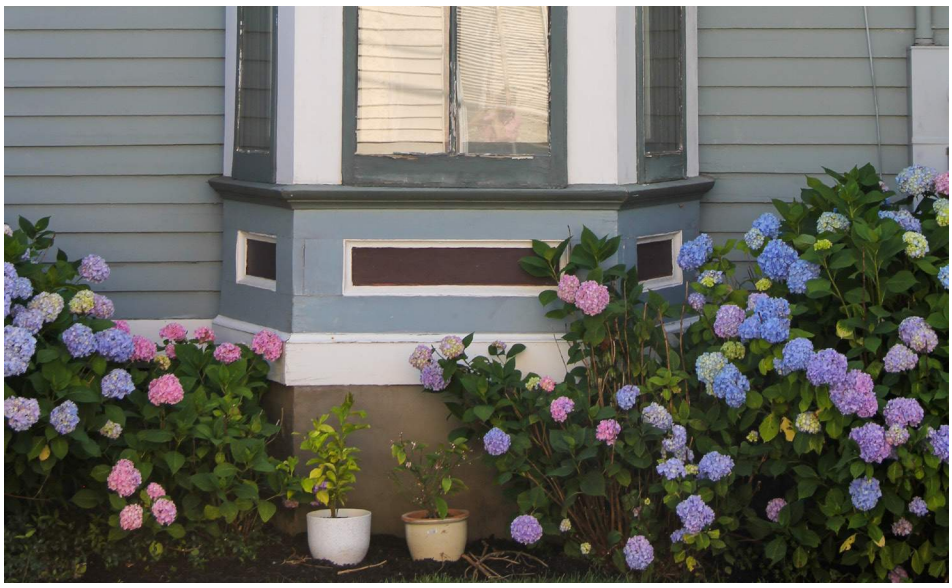
Foundations

Foundations are both structural and visual elements, forming the base upon which the building rises. In the **Broad Street Historic District**, foundations are often concealed beneath storefront alterations, but where visible, they are typically constructed of brick or stone. These materials express the durability and permanence associated with masonry commercial construction. When exposed, they contribute to the building's architectural expression and should not be obscured by modern veneers or synthetic panels.

In the **Washington Street Historic District**, foundations are more prominent, often constructed of rusticated stone, brick, or parged stucco. These low plinths serve to lift the wood-framed houses above damp ground and frequently include cellar windows or vents. Painted stucco finishes were common and contributed to the residential scale and rhythm of the streetscape.

In both districts, interventions to foundations should retain original materials, textures, and finishes. Cladding foundations with synthetic materials or using inappropriate mortar or stucco mixes not only disrupts visual continuity but can trap moisture and accelerate deterioration. The use of synthetic materials can also compromise the architectural integrity of historic buildings.

✓ **Appropriate** Remove contemporary cladding to restore original siding & trim



Parged cement stucco foundation

Stone cladding above water table foundation molding.

Brick foundation

Exterior Cladding Guidelines

Contributing Buildings

1. **Preserve Original Cladding:** Maintain original wood siding, brick, stone, stucco, and historic finishes. Avoid synthetic siding.
2. **Repair In-Kind:** Use traditional methods and matching materials to repair wood, masonry, and stucco. Repoint masonry with lime-based mortar matching historic color, tooling, and texture.
3. **Replace When Necessary:** Replace only severely deteriorated cladding with materials replicating original profiles, dimensions, finishes, and detailing, including trim, corner boards, and decorative elements.
4. **Primary Façades:** Match historic wood siding exposure and milling or shingle pattern. Vinyl, aluminum, or EIFS are inappropriate.
5. **Secondary Façades:** Consider smooth, paintable fiber-cement, engineered wood, or wood. Vinyl, aluminum, or EIFS are inappropriate.
6. **Foundations:** Preserve original masonry foundations. Do not use artificial stone, vinyl, or contemporary materials.
7. **Paint Colors:** Select period-appropriate exterior colors; avoid clear or stained finishes unless documented historically.

Non-Contributing Buildings

1. **Compatibility:** Choose cladding compatible in scale, texture, and color with nearby historic buildings. Avoid exaggerated textures or imitative historic styles.
2. **Material:** Use painted fiber-cement, composite wood siding, or smooth brick veneer. Avoid vinyl, aluminum, exterior insulation and finish systems (EIFS), concrete block, and simulated stone.
3. **Detailing:** Employ contemporary, simplified architectural detailing; do not replicate non-original historic ornamentation.

Inappropriate Treatments

- ✗ **Covering Historic Materials:** Do not apply vinyl, aluminum, artificial stone, or synthetic siding over original materials.
- ✗ **Incompatible Materials:** Vinyl, aluminum, faux stone, exterior insulation and finish systems (EIFS), and heavily textured siding are not appropriate.
- ✗ **Abrasive Cleaning:** Avoid sandblasting, high-pressure washing, or harsh chemicals.
- ✗ **Sealants:** Do not apply waterproof coatings or sealers to historic masonry.

✓ **Appropriate** Replace deteriorated siding and preserve patterned shingles

✗ **Inappropriate** Exaggerated faux wood grain

Additional Guidance

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

NPS Preservation Brief #1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

NPS Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

NPS Preservation Brief #6: Dangers of Abrasive Cleaning to Historic Buildings

NPS Preservation Brief #22: The Preservation and Repair of Historic Stucco

NPS Preservation Brief #42: The Maintenance, Repair and Replacement of Historic Cast Stone

NPS Tech Notes, Masonry #4: Non-destructive Evaluation Techniques for Masonry Construction

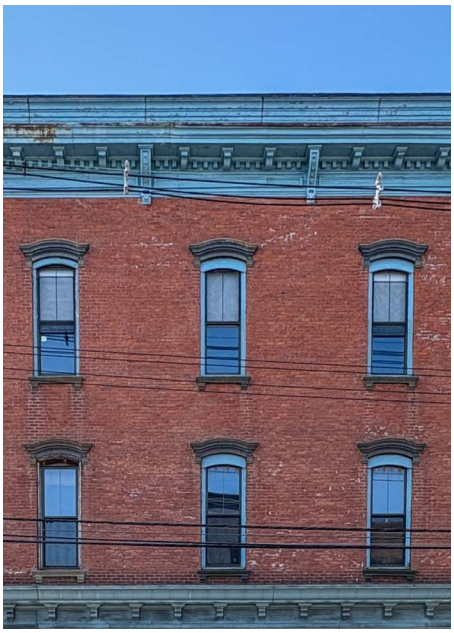
NPS Glossary of Historic Masonry: Deterioration Problems and Preservation Treatments

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.

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.

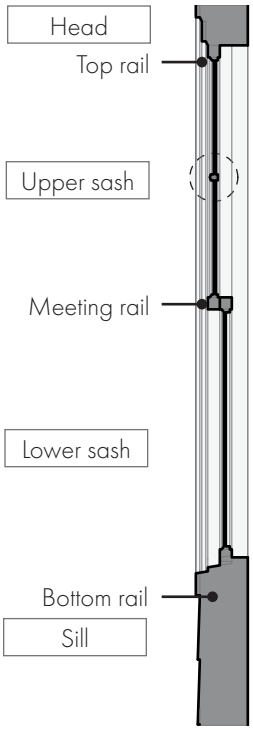
The **Washington Street Historic District** features a variety of wood windows on small-scale frame dwellings. Double-hung sash windows are the most common, with six-over-six, two-over-two, or one-over-one configurations, depending on the era. Bay windows, arched windows, and decorative sashes—such as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

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

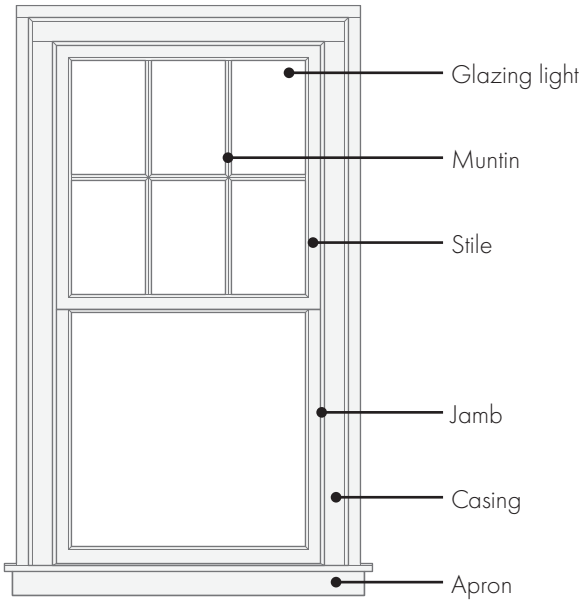
Components & Styles

Windows in Red Bank were originally constructed using traditional materials and techniques, with stylistic variations that reflected the building's use and architectural trends. In the **Broad Street Historic District**, upper-story windows typically consist of wood or metal frames set into masonry walls, often with arched or rectangular openings. Many 19th-century buildings feature two-over-two or one-over-one wood sash windows, while early 20th-century structures incorporate steel casement or fixed industrial sash windows in more streamlined designs.

In the **Washington Street Historic District**, windows are most often double-hung wood sash, typically six-over-six or two-over-two, depending on the building's age and style. Queen Anne houses may feature windows with multi-light upper sashes, stained glass, or leaded decorative panes. Original window surrounds often include molded casings, drip caps, or shutters that enhance the building's design.



Section



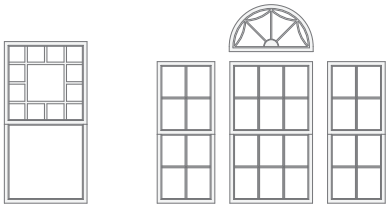
Elevation

Window Types

1-over-1 | 6-over-1 | 6-over-6

2-over-2, Gothic | 2-over-2, Arched | 1-over-1, Semi-circular

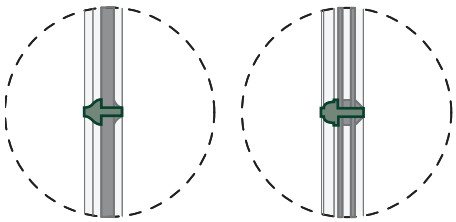
Casement | 3-over-1 | Diamond lattice upper sash



Framed lite upper sash | Palladian

Paired double-hung windows with multi-pane upper sash and a decorative arched pane.

Art glass casement windows with geometric stained glass borders.



✓ **Appropriate** window muntins with historic true divided light (left) or modern simulated divided light with spacer bar (right)

Replacement

Replacement of historic windows should be approached with caution and a clear understanding of what is being lost. Original windows are often crafted from old-growth wood, featuring craftsmanship and proportions that are difficult to replicate with modern products. These materials, if properly maintained, can last for centuries, underscoring the responsibility we have to preserve them.

In the **Broad Street Historic District**, inappropriate window replacements—such as downsized units, vinyl inserts, or infilled openings—have significantly altered the upper façades of many buildings. These changes disrupt the historic rhythm of fenestration and weaken the district's architectural cohesion. Replacing windows solely for energy performance often overlooks the potential for simple repairs and the effectiveness of storm windows.

In the **Washington Street Historic District**, replacement windows frequently fail to match the dimensions, profile, or glazing pattern of the originals, especially in multi-light sash (windows with multiple small panes) or arched openings. Such replacements flatten visual depth and diminish the historic character of modest homes. Where replacement is necessary due to severe deterioration, new windows should match the originals in material, operation, size, and detail. In all cases, preserving the original window openings is essential.

HPC Priority:
Save Old Windows

- Retain and repair original wood windows whenever possible. With routine maintenance, old-growth wood windows can last over a century—far outlasting modern replacements.
- Simple upgrades like weather-stripping, and adding storm windows can improve energy efficiency at a lower cost and environmental impact than full replacement.
- Historic windows may also contain antique glass, a character-defining feature that is permanently lost when original windows are removed.

Leaded oval window with cross-shaped muntin detail, typical of Queen Anne.

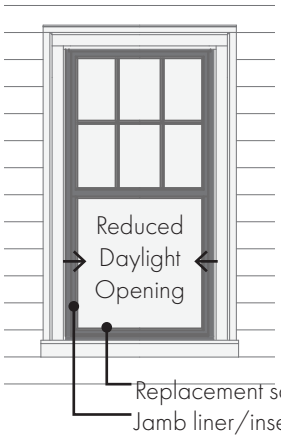
Pointed arch gable window with simple wood trim, referencing Gothic Revival.

Glass diamond window set on the diagonal, common in late Victorian architecture.

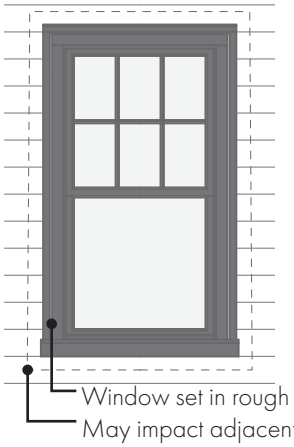
Existing [1]	Replacement			
	Wood	Metal	Vinyl	Composite
Wood	✓	✗	✗	✗
Metal	✓[2]	✓	✗	✓
Vinyl	✓[2]	✗	●	✓
Composite	✓[2]	✓[2]	✗	✓

[1] Significantly deteriorated beyond repair
[2] Based upon historical documentation

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



✓ **Appropriate** sash replacement only if existing is significantly-deteriorated



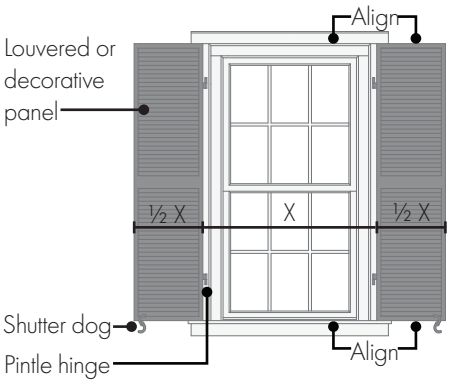
✗ **Inappropriate** full window & frame replacement if existing is able to be repaired

Shutters

Historically, shutters were both decorative and functional elements, particularly in residential architecture. In the **Washington Street Historic District**, operable wood shutters were common on many 19th-century houses, especially those in the Greek Revival and Italianate styles. These were proportioned to fit the window opening, mounted with hinges, and often featured louvered or paneled designs. Shutters provided shade, privacy, and storm protection, helping to articulate the verticality of the window bays.

In contrast, shutters were not typical architectural features in the **Broad Street Historic District**, where masonry commercial buildings emphasized clean window openings set into the façade. The addition of shutters on commercial buildings is almost always historically inaccurate and visually distracting.

Shutter Diagram



Paired arched windows with decorative trim and operable louvered shutters.

Intact pintle hinges can be used to indicate windows historically had shutters installed.

✗ **Inappropriate** Fake shutters incorrectly sized and located.

Awnings

Awnings historically served both functional and stylistic purposes, especially in commercial areas. In the **Broad Street Historic District**, fabric awnings were common above storefronts and occasionally over upper-story windows. They provided protection from sunlight, reduced interior glare, and added a dynamic, human-scaled element to the street. Traditional awnings were often retractable and mounted within the window or door opening, following the building's structural lines.

In the **Washington Street Historic District**, awnings were less common but did appear over porch windows or south-facing façades in the early 20th century. These residential awnings were typically made of fabric and tailored to fit modest wooden frames, contributing to the seasonal rhythm of the home's appearance.

Striped fabric awnings with scalloped edges.

Modern barrel awnings.

Modern fabric awnings.

Window Guidelines

Contributing Buildings

1. **Preserve Historic Windows:** Retain and repair original windows. Maintain with repainting, weatherstripping, and repair.
2. **Prioritize Repair:** Use patching, splicing, consolidating, or dutchman repairs for damaged components. Retain original hardware when possible.
3. **Replace:** Consider replacement only if severely deteriorated or damaged, such as extensive rot, corrosion, warping, or splitting of components (frames, sashes, muntins, and glazing) that compromise the window's structural integrity or functionality. Replace only the sash instead of the whole window frame when possible.
4. **Existing Openings:** Restore original window openings using documentary evidence; do not alter openings.
5. **Primary Windows:** Use traditional wood or high-quality paintable composite windows matching historic profiles, operations, and muntin patterns.
6. **Secondary Windows:** Smooth, paintable composite or fiberglass windows are acceptable.
7. **Storm Windows:** Prefer interior storm windows; exterior storm windows must minimize visual impact and match trim color.
8. **Shutters:** Retain or replace shutters based on historic evidence, ensuring operability and accurate sizing.
9. **Awnings:** If historically appropriate, use retractable canvas awnings; avoid metal or plastic fixed awnings.
10. **New Openings:** Limit to secondary or rear façades, ensuring contemporary yet compatible design.

Non-Contributing Buildings

1. **Compatibility:** Reflect window size and spacing of surrounding historic buildings.
2. **Materials:** Select high-quality painted wood, aluminum-clad wood, or matte fiberglass; avoid vinyl and reflective glazing.
3. **Simplified Designs:** Choose clean, unadorned window profiles complementary to building style; avoid faux historic details.

Inappropriate Treatments

- ✗ **Discarding Historic Windows:** Prioritize repair over replacement of historic character-defining windows.
- ✗ **Incompatible Materials:** Do not use vinyl or vinyl-clad windows on primary façades.
- ✗ **False History:** Do not apply fake muntins, arched openings, decorative lintels, or shutters that misrepresent the building's architectural style.
- ✗ **Alteration of Openings:** Do not enlarge, reduce, or infill historic window openings, which compromises the building's proportions and rhythm.

✓ **Appropriate** Repair and maintain historic wood windows

✗ **Inappropriate** Vinyl windows and air conditioner on primary façade.

✗ **Inappropriate** Infill of historic opening (left) and modern window without arched top (right).

Additional Guidance

Appendix - Window Replacement

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass

NPS Tech Notes, Windows #6: Replacement Wooden Sash and Frames With Insulating Glass and Integral Muntins

Window Rehabilitation Guide for Historic Buildings

Porch & Entrance

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

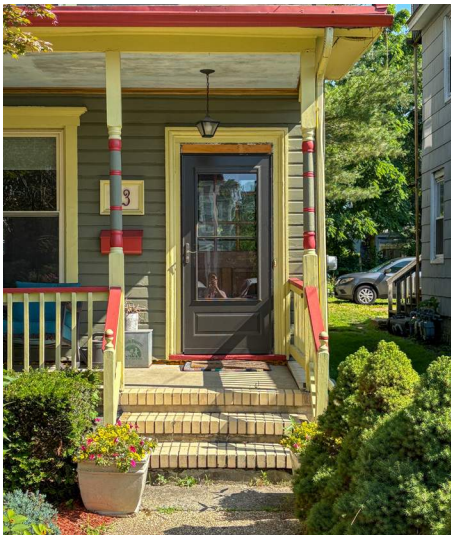
Secretary of the Interior's *Standards*

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.

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.

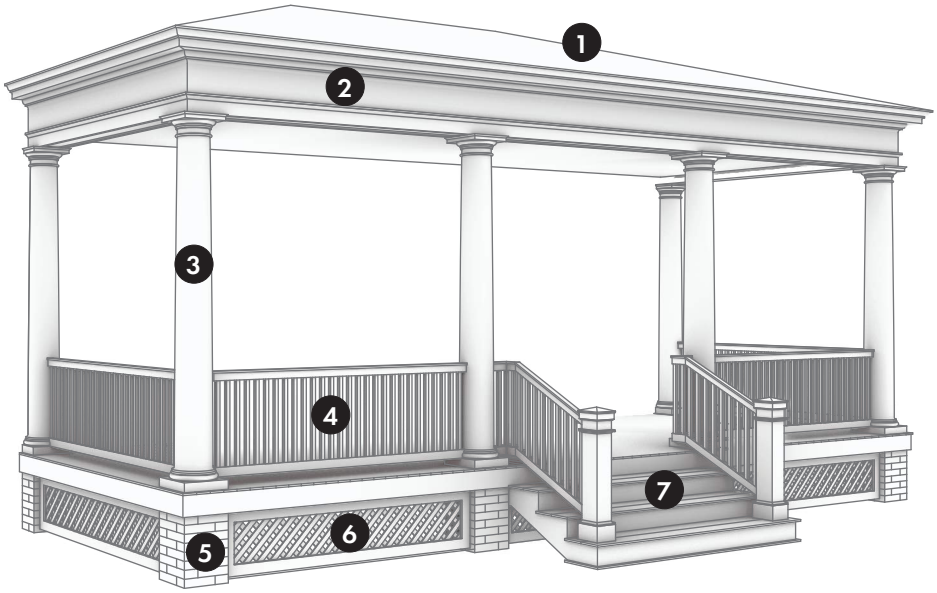
Most dwellings include front porches or recessed entries that reflect their period style. Italianate and Gothic Revival houses may feature narrow porches with turned posts and decorative brackets, while Queen Anne cottages are often enhanced with spindlework, balustrades, and ornamental gables. Even 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.



Narrow front stoop with turned posts, and decorative brackets.

Components



1. **Roof:** The overhead covering, often shed or hipped.
2. **Entablature:** The horizontal band above the columns, typically includes the architrave, frieze, and cornice.
3. **Column:** Vertical structural support; round or square. Includes a decorative top capital and rests on a pier base.
4. **Balustrade:** A series of upright posts supporting a top rail; provides a protective and decorative barrier.
5. **Pier:** Masonry or wood block supporting the base of a column; elevates and anchors the porch to the ground.
6. **Latticework:** Diagonal or crisscrossed wood panels installed below the porch floor for ventilation and enclosure.
7. **Stair:** The stepped entry leading to the porch; typically includes treads, risers, and sometimes side railings or cheek walls.

Full-width porch with paneled posts and painted composite deck flooring; no skirting lattice present.

Simple porch with square posts and straight balustrade; vinyl railing detracts from historic authenticity.

Classical-inspired porch with tapered columns.

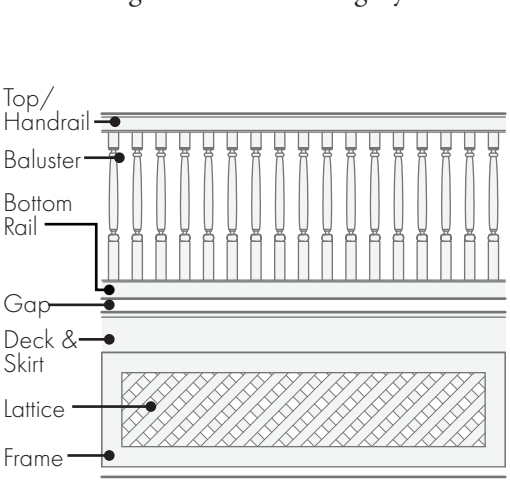
Vibrant Victorian porch with decorative brackets, spindlework frieze, and painted floor.

Railings & Latticework

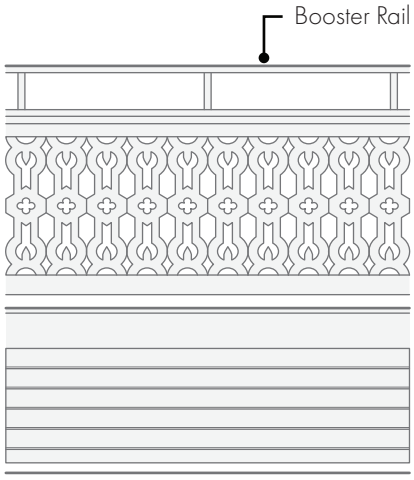
Railings historically consisted of turned or square balusters set between a top and bottom rail, anchored by newel posts or corner columns. The scale and pattern of the balusters—whether delicate and closely spaced or robust and widely set—were consistent with the home's overall style and massing.

Lattice panels were commonly installed below porch decks to screen foundations and create a visually cohesive base. These were traditionally constructed of wood in a diagonal or square grid pattern and painted to match the porch trim. Together, these elements contribute to the rhythm and visual balance of the façade.

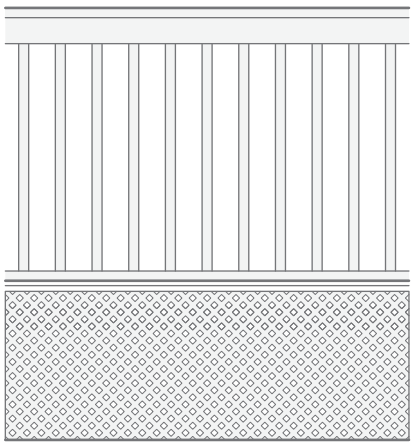
Inappropriate replacements—such as oversized balusters, pressure-treated lumber, or vinyl lattice—undermine the porch's historic character. Preservation of original railing profiles and latticework patterns helps retain the texture and craft that define the building's architectural integrity.



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



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



✗ **Inappropriate** high railing with widely-spaced balusters, no bottom rail, and unframed latticework

Wraparound porch with turned columns, spindle frieze, sawn balustrade, and traditional wood lattice skirting — a well-preserved example of Queen Anne detailing.

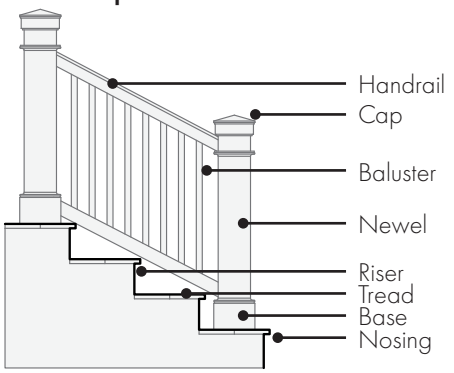
Eatlake-style piered balustrade (top)
Brick piers with framed lattice between (bottom)

Flooring & Stairs

Porch flooring and stairs were originally constructed of durable woods such as fir or pine and laid in narrow tongue-and-groove boards oriented perpendicular to the house. These resilient but straightforward surfaces created a cohesive platform that visually tied together the porch elements. In many cases, stairs were constructed of the same wood, with treads and risers integrated into the porch structure flanked by matching railings.

Historic porches were usually painted and elevated slightly above grade with low-rise steps. Their proportions and materials contribute to the historic scale and street presence of each building. Concrete or masonry stairs may appear in later houses or as early 20th-century replacements, although wood remained the standard during the Victorian era.

Stair Components



Simple wooden stairs with square newel posts and traditional balusters.

Sawn baluster stair with decorative caps and painted treads.

Modern porch with minimal detailing; square posts and plain railings.

Chippendale-style railings.

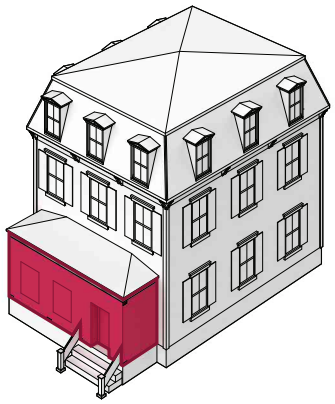
Wide entry stair with bold, simple railings — sympathetic to the scale of the historic porch.

Residential Lighting

Historic homes were not wired initially for electricity. Exterior lighting, if present, would have consisted of wall-mounted oil or gas lanterns placed near the front door or suspended from porch ceilings. These fixtures were modest in scale and provided just enough illumination for entry and exit, contributing to the quiet residential character of the streetscape.

By the early 20th century, many homes had been retrofitted for electricity, and porch lighting had evolved to include simple wall-mounted electric sconces. These early electric fixtures typically echoed the forms of their gas or kerosene predecessors—lantern-shaped with metal housings and glass shades—and were modest in scale, providing just enough illumination for entry, which contributed to the quiet residential character of the streetscape.

Preservation of historic lighting fixtures, when present, contributes to a building's authenticity. New fixtures should be discreet, traditionally styled, and positioned to complement—not compete with—the entrance composition. Avoiding overly bright, oversized, or modern designs helps preserve the quiet residential character of the district.



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

Porch & Entrance Guidelines

Contributing Buildings

1. **Preserve Porch Designs:** Retain original configurations, posts, columns, railings, and decorative details.
2. **Repair with Authenticity:** Repair deteriorated porch elements using original materials and methods.
3. **Materials:** Use painted wood or historically accurate materials on primary façades. Limit composites to less visible secondary areas.
4. **Reconstruct Missing Features:** Base reconstructions on physical or documentary evidence; avoid conjectural designs.
5. **Steps, Flooring & Ceilings:** Preserve original steps, flooring, and ceilings; replacements must match dimensions and materials.
6. **Latticework:** Replacement latticework should be constructed of wood or paintable composite, framed with trim boards, and recessed beneath the porch floor. Patterns should match traditional rectangular or diagonal designs. Vinyl or composite materials are not appropriate.
7. **New Porches:** Locate new porches or entries on secondary elevations; ensure subordination and compatibility.
8. **Enclosure:** Enclosures are inappropriate on primary façades; limited transparent enclosures are acceptable on secondary elevations.
9. **Residential Lighting:** Select modest, historically-inspired fixtures

Non-Contributing Buildings

1. **Compatibility:** Reflect the scale and setback of nearby historic porches; avoid applied ornamentation.
2. **Materials:** Use painted wood, metal, or smooth composites; avoid vinyl or prefabricated ornate elements.
3. **Transparency:** Porches must remain open or transparent; avoid solid enclosures.

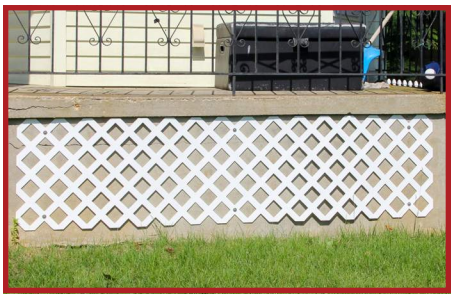
Inappropriate Treatments

✗ **Incompatible Materials:** Do not cover historic porch elements with synthetic decking, vinyl wraps, or aluminum columns.

✗ **Removing Significant Details:** Do not remove or simplify historically significant porch components such as decorative brackets, turned columns, or balustrades that contribute to the historic character of the building.

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

✗ **Inappropriate** Unpainted pressure-treated lumber stair and railing.



✗ **Inappropriate** Oversized plastic lattice over a concrete foundation.

Additional Guidance

NPS Preservation Brief #45:
Preserving Historic Wood Porches

Doors

Paneled double wood doors with arched transom and molded surround.

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

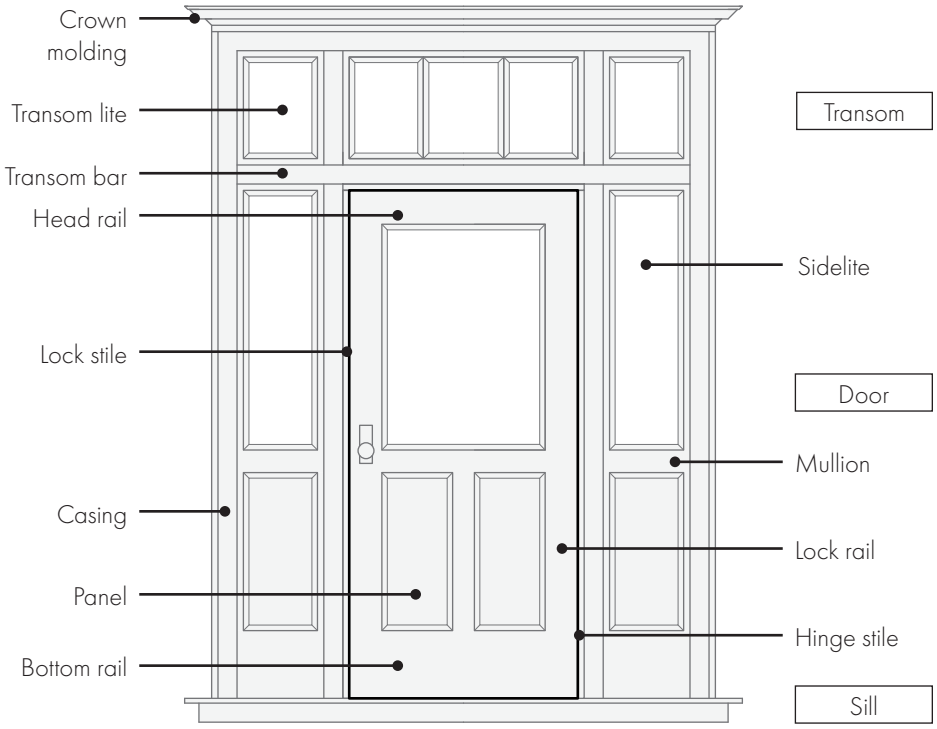
Traditional double doors with raised panels and glazed upper sections with transom.

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.

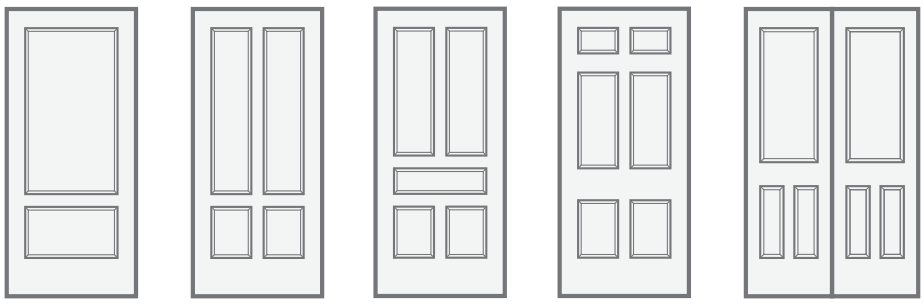
Components



Types

Residential entry doors typically feature traditional wood construction, comprising components such as wide vertical stiles, rails at the top, bottom, and middle, inset raised or flat panels, and often glazed upper panels. Early- to mid-19th-century houses typically have four- or six-panel doors, sometimes accented by sidelights or transoms. Later Victorian homes often feature more elaborate designs characterized by carved ornamentation, stained or etched glass panes, and decorative hardware.

Many front doors were originally painted in colors complementary to the house's trim and cladding. Hardware, such as knobs, keyhole covers, hinges, and knockers, was typically made of brass, iron, or bronze, reflecting period styles that ranged from simple vernacular forms to more decorative Victorian motifs.

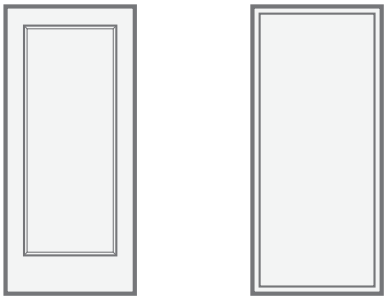


2 Panel | 4 Panel | 5 Panel | 6 Panel | 3 Panel Pair

Screen & Storm Doors

Historically, screen and storm doors were practical additions to homes, providing seasonal comfort while protecting primary entry doors from weather and pests. Original storm doors were simple wood-framed designs, often painted to match the primary door or trim. Screens or storm inserts were interchangeable depending on the season, and hardware was minimal and discreet.

Screen doors of the late 19th and early 20th centuries commonly featured simple, narrow frames with screen inserts, sometimes decorated with modest corner brackets or spindlework reflective of the primary porch or door design. Modern aluminum or vinyl storm doors often detract from historic character due to inappropriate finishes, proportions, or ornamentation.



✓ **Appropriate** simple screen & storm door styles and configurations

Exterior vestibule addition with original entry behind.

Historic wood-framed screen doors.

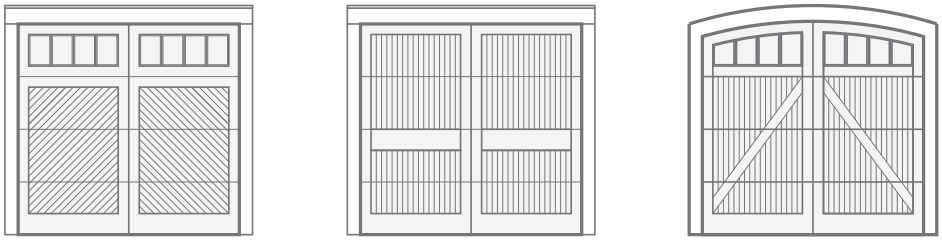
Double storm doors with arched transom and decorative trim.

Garage Doors

Although uncommon during the original development of Red Bank's historic residential neighborhoods, carriage houses and garages became more prevalent in the early 20th century as automobile ownership increased. Early garages typically matched or complemented the architectural style, materials, and detailing of the primary residence. Garage doors from this period were typically wood-paneled, side-hinged, or sliding barn-style doors featuring simple glazing or decorative details that complemented the house.

Today, surviving historic garages and their original doors contribute to the district's sense of time and place. Preserving these original garage doors or accurately replicating their design enhances overall architectural integrity. Modern overhead or sectional doors, when necessary, should reflect traditional materials, proportions, and detailing and should avoid contemporary patterns or synthetic materials that detract from the district's cohesive historic appearance.

Compatible paneled wood garage door with divided-light windows



✓ **Appropriate** garage door styles and configurations

✗ **Inappropriate** Replacement garage door lacking panel detail or fenestration.

Door Guidelines

Contributing Buildings

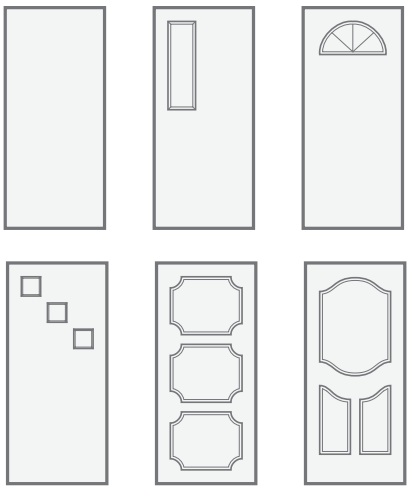
1. **Preserve Original Doors:** Retain original door leaves, frames, trim, transoms, sidelights, panel configurations, glazing patterns, and hardware.
2. **Repair:** Fix damaged doors through patching, consolidating, or reinforcing existing materials, preserving historic finishes and hardware.
3. **Replace Appropriately:** Replace doors only when beyond repair, matching original in material, size, panel layout, glazing, and trim details.
4. **Primary Doors:** Use painted wood or high-quality paintable composites replicating original appearance. Avoid metal, fiberglass, or synthetic finishes.
5. **Secondary Doors:** Painted composite or fiberglass doors are acceptable if reflecting traditional designs; wood remains preferred.
6. **Transoms & Sidelights:** Preserve original features; replace only with matching size, profile, muntin pattern, and glazing. Use clear, non-reflective glass unless historically documented otherwise
7. **New Openings:** Limit new openings to secondary or rear façades, ensuring compatibility in scale, placement, and materials.
8. **Storm & Screen Doors:** Use full-view, simple designs matching the historic door size and profile. Avoid decorative aluminum or vinyl options.

Non-Contributing Buildings

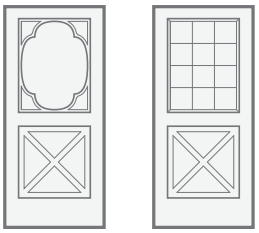
1. **Compatibility:** Doors should be simple in design and proportionally scaled to the building façade. Avoid overly ornate or stylized doors that conflict with the surrounding historic context.
2. **Materials:** Use painted wood, fiberglass, or metal doors with a smooth, non-reflective finish. Avoid vinyl, faux-grain finishes, or overly modern materials on primary façades.
3. **Visibility:** Entrances should remain clearly visible from the street and contribute to the pedestrian-friendly character of the district.

Inappropriate Treatments

- ✗ **Incompatible Materials:** Do not cover historic elements with synthetic decking or vinyl.
- ✗ **Removing Details:** Preserve decorative door components integral to historic character.



✗ **Inappropriate** contemporary doors



✗ **Inappropriate** faux-rustic screen & storm doors

✗ **Inappropriate** Contemporary replacement front doors

Additional Guidance

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

NPS Tech Note, Doors #1: Historic Garage and Carriage Doors: Rehabilitation Solutions

Interpreting the Standards #4: Inappropriate Replacement Doors

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.

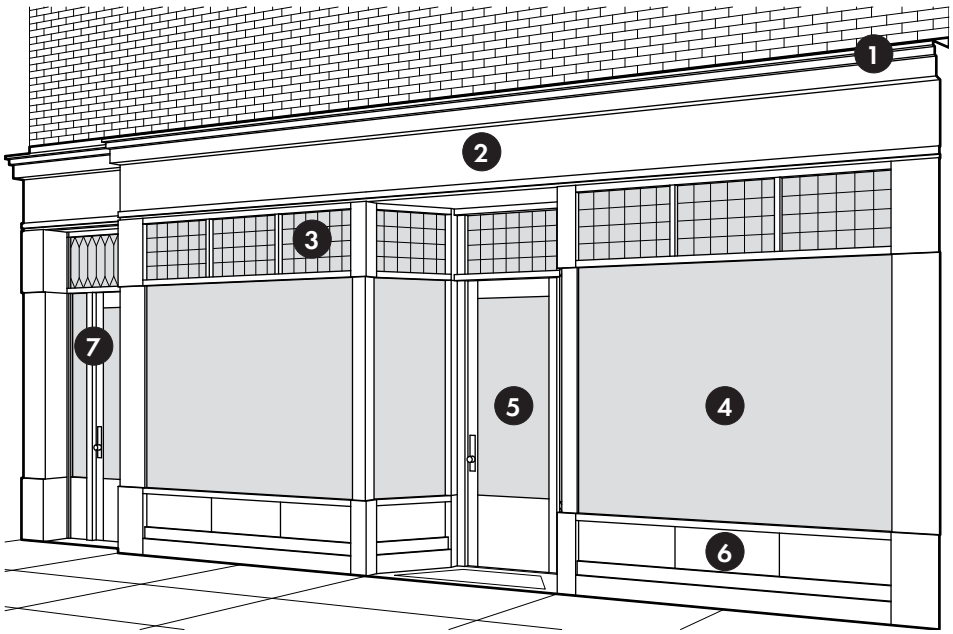
HPC Priority: Adaptive Reuse

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.

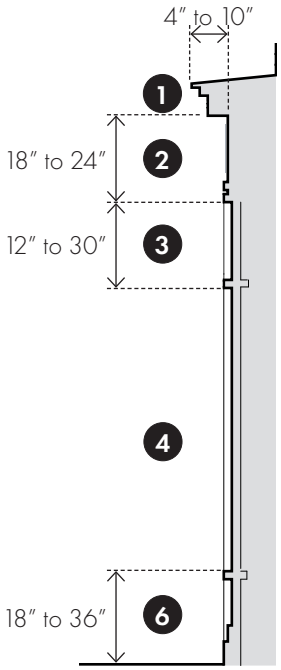
Historic storefront with large display windows above bulkhead sill

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



Section

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.
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.
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.
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.

Storefront Entries

Storefront entries are among the most significant visual and functional components of Red Bank's Broad Street Historic District. Traditionally, these entryways were centrally located within the storefront bay and recessed slightly from the sidewalk, creating a sheltered transition between the public street and private interior. Often flanked by large display windows and transoms above, the entry served not only as the primary point of access but also as a defining feature of the building's commercial identity.

Red Bank's historic storefronts, particularly those constructed between the 1870s and 1930s, reflect a consistent pattern of pedestrian-oriented entries. These entries contributed to the district's cohesive streetscape by maintaining a consistent rhythm, scale, and alignment along the sidewalk edge. Over time, many original entries have been altered, enclosed, or replaced, yet their traditional configurations remain a critical reference for rehabilitation and new infill.

Storefront with recessed entry fronting cast iron street clock at 36 Broad St, circa 1910

Modern double doors with divided lights and transom.

Recessed entry (modern door) flanked by display windows.

Shallow recessed entry with canted display windows

Recessed double entry with transom windows and flanking display windows, maintaining a historic storefront configuration*

Historic mosaic tile entry thresholds retain original detailing.

Treatments for Storefronts

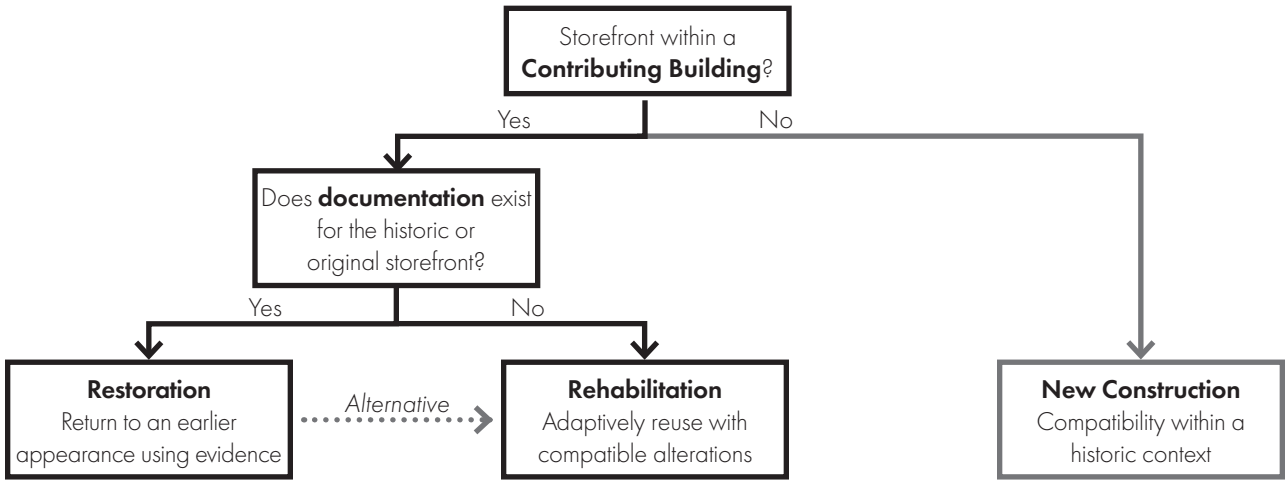
Selecting the appropriate treatment for a storefront project depends upon the historic integrity of the building and the availability of documentation. Where clear historic evidence exists, **Restoration**—an accurate reconstruction based on photographs, drawings, or surviving fabric—is the preferred approach to recapture the storefront's original appearance.

If complete documentation is lacking but the historic fabric remains, **Rehabilitation** is recommended, which involves adapting the storefront for modern use while retaining and repairing the original materials and distinctive features. Compatible alterations should respect the original proportions, transparency, and architectural character of the building.

In cases of missing or substantially altered storefronts within historic buildings or in entirely new structures, **New Construction** should be pursued, employing contemporary yet compatible design approaches. New storefronts must respect the historic district's context by maintaining traditional patterns—such as recessed entrances, expansive glazing, prominent signbands, and high-quality materials—while clearly distinguishing themselves as products of their own time.

HPC Priority:
Select an Appropriate Storefront Treatment

Select a Restoration, Rehabilitation, or New Construction approach—based on whether the building is a contributing historic resource and the extent of intact historic fabric. For contributing buildings, prioritize preservation of original materials and features; for non-contributing buildings, ensure alterations are compatible with the surrounding historic context.



Contributing Building *with* intact historic fabric - Restoration appropriate

Contributing Building *without* intact historic fabric - Rehabilitation appropriate

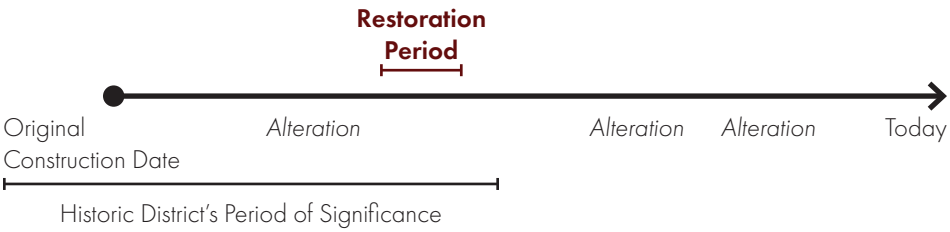
Non-Contributing Building *without* historic fabric - New Construction appropriate

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

1. **Original Components:** Use historical photographs or physical evidence to accurately restore the original storefront elements, including display windows, transoms, recessed entries, and bulkheads.
2. **Materials:** Employ materials matching the historic storefront features, such as wood, cast iron, pressed metal, stone, terra cotta, or historically accurate glass.
3. **Proportion:** Restore the full height and width of the original storefront opening and avoid reducing transparency.
4. **Transom:** Reopen historically infilled transoms to re-establish the original storefront proportions and lighting conditions.
5. **Entry:** Recreate the recessed entryway using historically accurate materials and finishes, like hexagonal tiles or terrazzo.
6. **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.

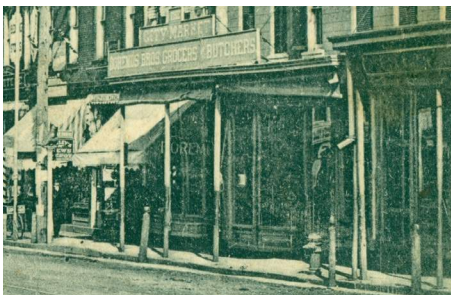
Restoration Period

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 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

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

Rehabilitation Checklist

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

☐ Intact Historic Fabric:

- Existing physical evidence such as original transoms, pilasters, bulkheads, or trim that can guide accurate rehabilitation.; or

☐ Neighboring Storefront Precedents:

- Similar storefronts within the same block frontage from the same construction period to use as a guide.

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

Non-Contributing Buildings

1. **Storefront Patterns:** Design new storefronts with clearly defined bases, large display windows, recessed entries, and continuous sign bands reflecting historic patterns.
2. **Materials:** Use visually compatible, durable materials such as metal, glass, wood, or masonry, avoiding reflective glass or synthetic materials.
3. **Maintain Transparency:** Provide generous display window areas to maintain pedestrian scale and visual openness; avoid blank walls and small openings.
4. **Contemporary Expression:** Create storefronts clearly contemporary in design yet compatible with the historic context in scale, rhythm, and materials. Avoid imitative historic ornamentation.

Inappropriate Treatments

- ✗ **Impacting Original Detailing:** Do not remove or simplify original ornamentation, cornices, or architectural details.
- ✗ **Avoid Opaque Infill:** Do not infill transoms or display windows with opaque materials
- ✗ **Synthetic Coverings:** Do not apply synthetic stone, vinyl, or aluminum siding over historic surfaces.
- ✗ **Ultra Modern Storefronts:** Avoid all-glass storefront systems that have no visual compatibility or historical reference.
- ✗ **Modifying Recessed Entries:** Do not enclose recessed entryways historically part of the storefront design.
- ✗ **Security Grilles:** Avoid installing solid metal security grilles that remain visible during business hours.

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.

✗ **Inappropriate** Faux-historic entry surround within all-glass storefront

✗ **Inappropriate** Contemporary canopy with exaggerated form disrupts facade

✗ **Inappropriate** Ultra-modern all-glass storefront*

Signs

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.

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.

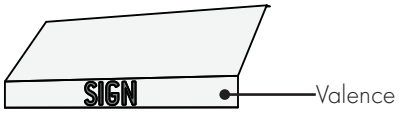
Awning signs—with simple lettering painted or printed on canvas—have historically contributed both to the aesthetic character and to providing functional shading. Hanging **Blade or Bracket** signs, suspended perpendicular to storefronts, allowed pedestrians to identify businesses from a distance. Historically,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

Sign Types

Carved (Type W)

Dimensional (Type W)

Pin-Mount (Type W)

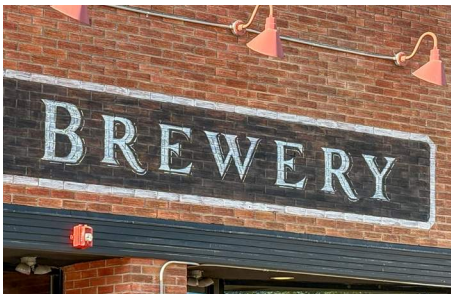


Awning

Blade or Bracket (Type P)

Window-Applied

Dimensional sign.



Painted sign with gooseneck lights.

Window-applied sign.

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.

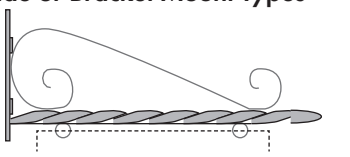
Recessed storefront entry with overhead downlights integrated into the soffit

Gooseneck sign lighting fixtures mounted above a projecting signboard

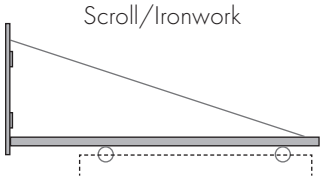
Compact wall-mounted spotlights highlight dimensional sign.

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

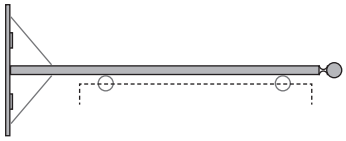
Blade or Bracket Mount Types



Scroll/Ironwork



Horizontal Rod



Decorative Finial

Sign Illumination

Projecting Above

Projecting Below

Halo

Illumination Temperature

Sign Guidelines

Guidelines

1. **Primary Sign:** Mount signage within the original sign band or transom area. Do not cover architectural features. Signs on awnings should be in the vertical valence portion only, not the inclined portion resembling a billboard.
2. **Secondary Signs:** Hanging signs must be mounted from a decorative metal bracket, sized for pedestrian visibility, and located with adequate clearance below. Window signs may be applied to the interior face of glass and cover no more than one-third of the glass area.
3. **Sign Materials:** Use painted wood, metal, or composite material for sign construction. Avoid plastic or vinyl.
4. **Pedestrian Scale:** Ensure signage is appropriately sized for pedestrians and does not overwhelm the storefront. Sign letters and artwork should not exceed 12 inches in height.
5. **Awning Placement:** Mount awnings below the cornice line, keeping them open-ended and operable.
6. **Awning Materials:** Use canvas or fabric to cover awning structure and permanently adhere sign artwork to the awning. Painted sign artwork is not appropriate.
7. **Commercial Lighting:** Choose lighting fixtures that are simple, unobtrusive, and compatible in scale, finish, and placement with the historic façade.

Inappropriate Treatments

- ✗ **Lightbox Sign:** Do not use backlit plastic panels or internally illuminated box signs.
- ✗ **Out of Scale:** Do not install signage that is oversized or which visually dominates the façade. Refer to the Borough of Red Bank zoning ordinance for size, placement, and additional restrictions.
- ✗ **Large Awnings:** Do not install fixed metal awnings, vinyl canopies, or awnings spanning multiple storefronts.

✓ **Appropriate** Sign scaled to proportions of storefront & illuminated with goosenecks

✗ **Inappropriate** Artificial vegetation covering character-defining details

✗ **Inappropriate** Flat metal signs without any dimension

Additional Guidance

Preservation Brief #25: The Preservation of Historic Signs

Preservation Brief #44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

Site & Streetscape

Broad Street Historic District

Washington Street Historic District

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

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.

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.

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

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.

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

Yard & Planting

Historic landscaping and planting reinforce the visual character and environmental quality of Red Bank's historic districts. In the **Washington Street Historic District**, modest front yards often featured lawns, foundation plantings, and mature shade trees, contributing significantly to the intimate residential quality. Historically appropriate plantings included native deciduous trees, shrubs like hydrangea or boxwood, and seasonal perennials. Preserving mature street trees and appropriate residential planting schemes is essential to the district's charm.

In the **Broad Street Historic District**, planting has historically served primarily ornamental or functional roles, such as street trees providing shade for pedestrians and softening the visual impact of the built environment. Street trees, planted regularly along Broad Street and portions of Monmouth Street, historically enhanced pedestrian comfort and established visual rhythm.

Simple planting compliments the porch's architecture

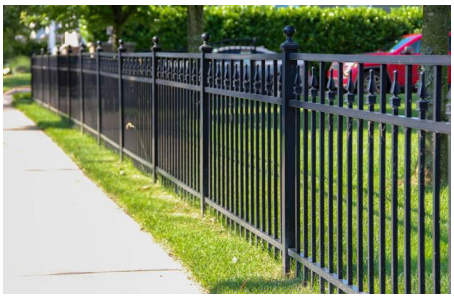
Planting beds mitigate water runoff during storms

Walls & Fences

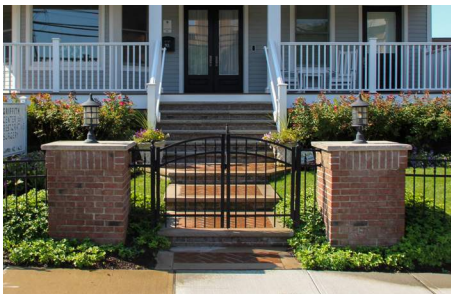
Walls and fences have historically defined property boundaries, provided security, and enhanced the streetscape appearance. In the **Washington Street Historic District**, decorative iron fencing, low stone walls, and wood picket fences historically delineated residential properties. These fences were modestly scaled, visually open, and often paired with gates aligned with walkways leading to porches. Retaining or restoring these historic features preserves the intimate, pedestrian-friendly residential character and reinforces property distinctions.

In the **Broad Street Historic District**, fencing and walls historically played minimal roles in building frontages, with visual openness integral to commercial activity. When present, low iron fencing or masonry knee walls occasionally defined minor landscaped setbacks or corner lots.

Wood picket fence with scalloped top rail defining a residential front yard along the sidewalk.



Black metal fence with vertical pickets and decorative finials enclosing a landscaped yard.



Brick piers with metal gate and low fence framing a walkway and steps leading to a front porch.

Site & Streetscape Recommendations

Recommendations

1. **Preserve Historic Site Elements:** Maintain original sidewalk widths, alignments, and setbacks that define the streetscape rhythm. Preserve historic paving materials such as bluestone, brick, or early concrete pavers. Retain mature trees, planting beds, hedgerows, and original stone, brick, or early concrete retaining and boundary walls.
2. **Replacement:** Use materials that closely match the original in color, texture, score pattern, and alignment when repairing or replacing sidewalks, walls, or other site elements.
3. **Sidewalks & Walkways:** Use tinted cast-in-place concrete with historically appropriate scoring for new sidewalks. Use brick or stone pavers for residential walkways where historically consistent.
4. **Driveways:** Retain narrow, side-yard driveways in residential areas. Avoid introducing new curb cuts or front-yard driveways that disrupt historic patterns. Select visually unobtrusive paving such as asphalt with clean edges, pea gravel aggregate, concrete strips, or brick pavers in limited areas. Avoid large, continuous expanses of paving.
5. **Parking Areas:** Use low masonry walls, planting buffers, or landscaping to screen driveways and parking pads. Do not locate parking areas in front yards.
6. **Vegetation:** Choose informal plantings scaled to the building and streetscape. Avoid oversized or overly ornamental landscaping that overwhelms historic properties.
7. **Walls:** Construct new low retaining or boundary walls from brick, stone, or poured concrete with a smooth or sandblasted finish, where appropriate to the district.
8. **Fences:** Use picket, wrought iron, or simple wood board fences that are consistent with the historic character. Keep front yard fences low (typically 36–42 inches) to maintain the openness of the streetscape.

Inappropriate Treatments

- ✗ **Front-Yard Parking:** Do not introduce new curb cuts or front-yard parking pads.
- ✗ **Incompatible Materials:** Avoid replacing historic sidewalks or walls with stamped concrete, faux-stone veneers, or other modern materials.
- ✗ **Visual Obstruction:** Do not enclose front yards with tall fences, solid walls, or continuous hedges that block views of the façade.
- ✗ **Artificial Landscaping:** Do not install artificial turf, gravel yards, or decorative rock gardens in areas visible from the street.
- ✗ **Oversized Retaining Walls:** Do not construct large retaining walls that alter the site's original grade or dominate the scale of the property.

✗ **Inappropriate** Chain link metal fencing in the front yard

Additional Guidance

Interpreting the Standards #39: Changes to Historic Site

Accessibility

Broad Street Historic District

Washington Street Historic District

Ensuring barrier-free access is part of keeping Red Bank's historic buildings active, viable, and welcoming. In the **Broad Street Historic District**, late-19th- and early-20th-century storefronts—recessed entries, transoms, bulkheads, narrow mullions, and pronounced signbands—create a cohesive commercial rhythm that should remain legible even as access improves. Solutions should preserve the depth and proportions of these components, maintain clear views into display windows, and avoid flattening or obscuring the relief that gives historic façades their character.

In the **Washington Street Historic District**, small lots, shallow setbacks, and front porches organize the residential streetscape. Accessibility interventions should work with these features—using side or rear approaches, subtle grading, and porch bay alignments—so that original steps, latticework, and balustrades remain intact. The aim is to meet functional needs while retaining the neighborhood's intimate scale.

Across both districts, use the flexibility of the ADA Standards for Accessible Design and the New Jersey Rehabilitation Subcode to meet code while minimizing changes to character-defining historic features. Favor approaches that are visually discreet, reversible, and compatible in material and finish; prioritize interior adjustments, site grading, or reuse of existing recesses before adding new exterior structures; and detail any new work so it can be removed later with minimal repair.

Ramps

Ramps are most successful when they are visually secondary and exploit existing site cues. In commercial settings, tuck ramps into existing entry recesses or along secondary elevations so display windows and door surrounds remain prominent. In residential neighborhoods, align ramps with sidewalks or porch bays to avoid overwhelming small front yards. In both districts, select simple, traditional finishes—painted wood, painted metal, or masonry—that harmonize with adjacent trim rather than draw attention. Keep slope, landings, and guard conditions compact to preserve storefront proportions and porch relationships.

Secretary of the Interior's *Standards*

Sensitive solutions to meeting accessibility and life-safety code requirements are an important part of protecting the historic character of the building and site. Thus, work that must be done to meet use-specific code requirements should be considered early in planning a rehabilitation of a historic building for a new use. Because code mandates are directly related to occupancy, some uses require less change than others and, thus, may be more appropriate for a historic building. Early coordination with code enforcement authorities can reduce the impact of alterations necessary to comply with current codes.

HPC Priority: Providing Appropriate Barrier-Free Access

The Americans with Disabilities Act (ADA) provides limited exceptions for locally-designated historic buildings when full compliance would threaten or destroy their historic significance.

Lifts

Platform or stair lifts can reduce the footprint and preserve sightlines where long ramps would dominate the façade. Place equipment on secondary or rear elevations, within a recessed storefront bay, or behind porch elements so the building's composition reads first. Enclosures and guards should be designed to be quiet and finished in a way that recedes. Use planting, low walls, or storefront bulkheads to soften views without obscuring historic materials. Always detail installation so it can be removed later without scarring masonry, woodwork, or thresholds.

Doors

Original doors, frames, sidelights, and transoms convey much of a building's age and craft. Retain and repair these components whenever possible, improving clearances with offset hinges, hardware adjustments, or low-profile threshold solutions before considering replacement. Where power-assist is appropriate, locate operators and wiring discreetly to avoid decorative trim and signage bands. If a wider, clear opening is essential, prioritize a secondary entrance over altering a primary storefront or a front door, so the historic façade remains intact.

✓ **Appropriate** Accessible ramp added to secondary elevation without disrupting historic fabric

✗ **Inappropriate** Long front ramp with bright metal handrails dominates the front facade and streetscape

Guidelines

1. **Barrier-Free Access:** Provide accessible routes and entrances that comply with code while preserving historic materials and character-defining features. Use the flexibility of applicable exceptions to ADA and NJ Rehabilitation Subcode to minimize alterations.
2. **Ramps:** Place ramps on secondary elevations and use simple, traditional materials like wood , brick, or painted metal. Bright mill finish metal is not appropriate.
3. **Lifts:** If less obtrusive than a ramp, consider a platform or stair lift located on a secondary or rear elevation. Screen with landscaping or low walls to reduce visual impact.
4. **Doors:** Retain original doors and surrounds when feasible. Use offset hinges or low-profile thresholds to improve clearance.

Additional Guidance

NPS Preservation Brief #32: Making Historic Properties Accessible

ADA Standards for Accessible Design

Mechanical & Utility Equipment

Broad Street Historic District

Washington Street Historic District

Mechanical, utility, and service equipment—including HVAC units, utility meters, venting systems, and telecommunications devices—are essential to modern building performance but can have a significant visual impact on historic structures if not carefully managed. In historic districts, the placement and appearance of this equipment can disrupt the architectural character of individual buildings and diminish the overall integrity of the streetscape when improperly located or left exposed.

In the **Broad Street Historic District**, mechanical equipment is often required for retail, restaurant, and office uses. Rooftop HVAC units, condenser systems, and commercial exhaust vents are common but must be carefully positioned to avoid visibility from the public right-of-way and not obscure or damage cornices, parapets, or historic signage zones.

In the **Washington Street Historic District**, air conditioners, satellite dishes, and electric meters should be placed with consideration for the sensitive nature of small-scale residential façades. Where possible, visual impacts should be minimized by using low-profile equipment, screening elements, and compatible finishes.

Solar panels should not be visible on the building's primary frontage

Placement

The location of equipment is critical to preserving the character of historic buildings and streetscapes. In the **Broad Street Historic District**, mechanical systems should be located behind rooftop parapets, rear elevations, or interior courtyards where visibility from the public right-of-way is minimized. Equipment should never obscure architectural features such as storefront cornices, window openings, or historic signs.

In the **Washington Street Historic District**, placement should prioritize the least visible location—typically rear yards or secondary elevations. Small residential lots may require creative siting, but under no circumstances should equipment be placed on primary façades or porch roofs. Where side yard placement is necessary, low fencing or vegetation can help mitigate visual impact. Minimizing the footprint and height of equipment is particularly important in the district's intimate residential scale.

✗ **Inappropriate** Visible mechanical equipment without screening

Screening

Visual barriers are essential when mechanical or utility equipment cannot be placed out of view. In the **Broad Street Historic District**, rooftop equipment, such as HVAC condensers or ventilation stacks, should be shielded with screening that is integrated into the roofline or parapet and is not visible from the street.

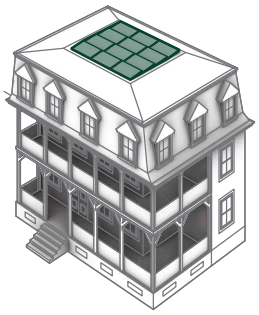
In the **Washington Street Historic District**, low-profile screening—such as wood lattice panels, fencing, or landscape elements—can be used to conceal residential utility units like air conditioning compressors or trash bins. Screening should be modest in height, visually compatible, and avoid damage to surrounding historic materials. In all cases, screening should appear as an intentional and well-integrated part of the site.

Screen utilitarian items such as garbage containers and AC condensers

Solar Technologies

Solar energy systems can be successfully integrated into historic districts when carefully designed and installed. In the **Washington Street Historic District**, solar panels may be installed on rear or secondary roof slopes that are not visible from the public right-of-way. Panels should lie flush with the roof surface and avoid interfering with decorative roof features or forms such as dormers, chimneys, or gambrel roofs. In some cases, detached accessory structures such as garages or rear additions may provide an appropriate location for solar arrays.

In the **Broad Street Historic District**, where flat or low-slope roofs are common, solar installations can often be concealed from view behind parapets or cornices. This allows for efficient energy generation while preserving the historic appearance from the street. In both districts, reflective glare, mounting systems, and conduit should be minimized or concealed to prevent visual distractions. Solar technologies must be reversible and installed in a manner that does not damage or obscure historic materials, ensuring that sustainability goals are met without compromising historic integrity.



✓ **Appropriate** not visible solar panels setback on a flat roof

✗ **Inappropriate** visible solar panels over a distinctive roof feature

✗ **Inappropriate** Solar panels visible from primary frontage

Recommendations

1. **Location:** Install HVAC units, generators, fuel tanks, antennas, satellite dishes, and utility meters on secondary elevations, rear façades, or roof areas set back from view. Avoid placing equipment on primary façades, front yards, or primary roof surfaces.
2. **Visual Impact:** Select low-profile, subdued-finish mechanical units scaled to the building and site. Install rooftop equipment on rear slopes or behind parapets, out of street view. Route conduit and cabling along secondary surfaces, align with architectural features, and paint to match adjacent materials to avoid drawing attention
3. **Screening:** Use landscaping, wood fences, or masonry enclosures to screen visible equipment. Screening must be designed to blend with the historic property in material, scale, and color.
4. **Reversibility:** Use reversible installation methods that avoid cutting or damaging historic materials. Consolidate utility services in a single, discreet location to reduce clutter.
5. **Solar Panels:** Locate solar panel arrays on secondary roof slopes or outbuildings, avoiding installation on character-defining primary roofs (e.g., gambrel, mansard) or over historic materials (e.g., slate, wood, terracotta). Mount panels flush with the roof plane, following the slope without disrupting the silhouette. Use dark, matte panels with frames that blend with roofing materials; avoid reflective or contrasting finishes.

Demolition & Relocation

Broad Street Historic District

Washington Street Historic District

The demolition or relocation of a historic resource is a separate process from development review and is subject to evaluation by the HPC. Applicants must first obtain a certificate of economic hardship, demonstrating through extensive documentation—such as structural assessments, cost estimates, and financial records—that the property cannot reasonably be rehabilitated or reused. The HPC will evaluate whether denial of demolition or relocation would deprive the owner of reasonable use of the property.

In addition to financial documentation, applicants must address the resource's historic, architectural, and aesthetic significance, its contribution to the district, and the potential impact of its loss on the surrounding context. Partial demolitions must also consider the effect on the remaining portions of the building or site.

If a demolition or relocation request is denied, the property must be actively marketed for one year to potential buyers who are willing to preserve the resource. During this period, the property must be posted, advertised, and—if demolition is approved—made available for architectural salvage. This process ensures that demolition is only permitted as a last resort after all preservation alternatives have been fully explored and documented.

Considerations

1. Its historic, architectural, and aesthetic significance.
2. Its use.
3. Its importance to the Borough and the extent to which its historic or architectural value is such that its removal would be detrimental to the public interest.
4. The extent to which it is of such old, unusual, or uncommon design, craftsmanship, texture, or material that it could not be reproduced or could be reproduced only with great difficulty.
5. The probable impact of its removal upon the ambiance of the historic district.
6. The structural soundness and integrity of the building necessary to comply with the requirements of the state Construction Code, taking into account the Rehabilitation Subcode.
7. The effect on the remaining portions of the building, structure, site, object, or landscape feature in cases of partial demolition.

HPC Priority:
Preserve Historic Fabric

- Safeguard Red Bank's cultural and architectural legacy by preserving buildings, materials, and features that embody the township's historic character.
- Support the ongoing use and sensitive adaptation of historic buildings to ensure their long-term viability.

Henry Hoffmire house at 80 Shrewsbury Avenue, demolished 1995

Red Bank High School, demolished 1977

Additional Guidance

NPS Technical Preservation Services: Moving Historic Buildings


Additions &
New Construction

Additions

Broad Street Historic District

Washington Street Historic District

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

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.

Washington Street setting

Front yard additions conceal the original building

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 ½ 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.

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 façades. 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.

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

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

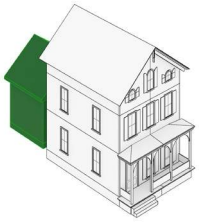
Upper façade with regularly spaced windows and cornice

Porch with square columns, and simple balustrade

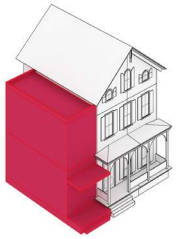
Pair of double-hung windows with simple crown molding

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

Contributing Buildings

1. **Placement**: Locate additions at the rear or secondary side yard, setback from the primary façade, and minimally visible from the street. Preserve the building's original orientation and setting, including site elements like mature trees and fences.
2. **Preserve Historic Form:** Attach additions in a reversible manner to avoid permanent alteration. Retain character-defining features such as rooflines, porches, and cornices.
3. **Reversibility:** Design additions to be distinguishable and reversible, allowing the original structure to be restored if the addition is removed.
4. **Subordinate Scale:** Design additions to be clearly subordinate in size and massing. Do not overpower the original structure or disrupt the established rhythm of building forms in the district.
5. **Height & Proportions:** Match floor-to-floor heights, eave lines, and roof forms where appropriate—particularly along commercial corridors like Broad Street.
6. **Materials:** Select materials and detailing that complement the original structure, such as wood clapboard or brick and similarly proportioned windows. Avoid vinyl, aluminum, synthetic stucco, or other incompatible claddings.
7. **Differentiation & Compatibility:** Design additions to be distinguishable yet harmonious. Use simplified forms or subtle modern interpretations of traditional elements—avoid mimicry or stark, jarring contrasts.

Non-Contributing Buildings

1. **Scale and Placement:** Place additions toward the rear or side of the building to reduce visual impact on the streetscape.
2. **Compatibility:** Design additions to be proportional to the existing structure and compatible in massing, roof form, and orientation.
3. **Materials:** Use simple, durable exterior materials that are sympathetic in scale and finish to the surrounding context. Avoid visibly low-quality or overly reflective finishes.

Historic side addition with cladding to match original building (left)

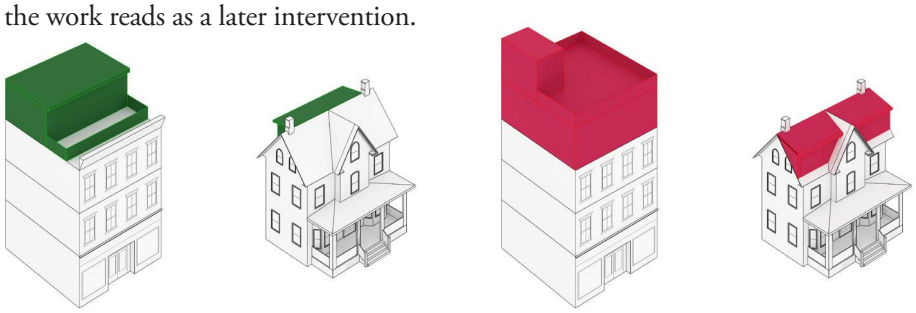
Side addition and porch extension

Successive rear additions

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

Oversized dormer dominates the main roof and alters the building's historic proportions

Contributing Buildings

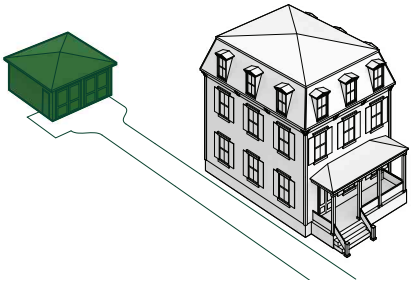
1. **Placement**: Set rooftop additions and new dormers back from the primary façade to limit visibility from the street.
2. **Preserve Historic Form:** Do not alter or obscure character-defining features such as parapets, cornices, chimneys, or distinctive roof forms (e.g., gables, hips, mansards).
3. **Reversibility:** Design all rooftop and dormer additions to be removable without damaging historic materials or altering original forms.
4. **Subordinate Scale:** Ensure additions are clearly secondary in height, massing, and visual impact. Dormers should be modest in size and not dominate the roof slope.
5. **Traditional Forms:** Use dormer styles that reflect historic examples, such as gable or shed forms with wood cladding and appropriately scaled windows. Avoid oversized, boxy, or flush dormers.
6. **Materials:** Match or complement existing materials—brick, wood, slate, or traditional asphalt shingles. Avoid synthetic cladding or reflective finishes.
7. **Architectural Details:** Use restrained detailing. Rooftop additions on commercial buildings should not mimic historic ornamentation but should align with the building's rhythm, scale, and massing.

Non-Contributing Buildings

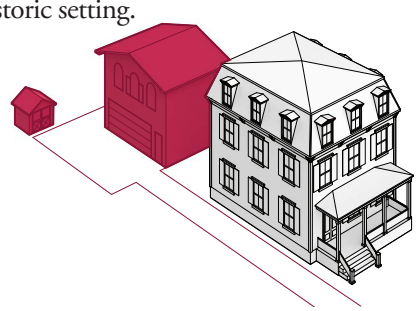
1. **Scale and Placement:** Set rooftop additions or dormers back from the primary façade and align with the roof slope. Ensure they are proportionate and clearly subordinate to the existing structure and surrounding contributing buildings.
2. **Form & Materials:** Select basic roof forms and neutral, durable materials that do not contrast sharply with nearby historic properties.

Carriage House & Accessory Structures

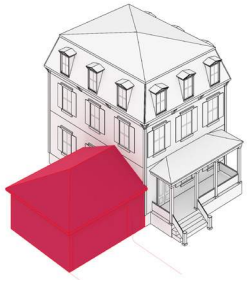
In the **Washington Street Historic District**, outbuildings were historically modest in scale and located at the rear of narrow lots. New accessory structures should be sited behind the primary building and reflect the historic patterns of outbuilding placement. Design these structures to be compatible 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

Contributing Buildings

1. **Placement**: Locate new garages, carriage houses, and other accessory buildings where they are minimally visible from the street.
2. **Development Patterns:** Maintain traditional relationships between primary and accessory structures. Only consider side yard placement if supported by historical evidence.
3. **Site Features:** Avoid removing mature trees, historic fences, or other landscape elements when locating new accessory structures.
4. **Scale:** Design accessory buildings to be clearly smaller in height, scale, and volume than the main structure.
5. **Massing:** Use massing and proportions that echo historic outbuildings such as detached garages or carriage houses.
6. **Roof Form:** Incorporate roof pitches and orientations that relate to the primary building, but maintain a secondary visual presence.
7. **Materials:** Select exterior materials and finishes that are consistent with the main building, such as wood siding, brick, or traditional roofing.
8. **Architectural Details:** Keep ornamentation minimal. Use simplified versions of details from the main house without direct imitation.

Non-Contributing Buildings

1. **Placement:** Locate new garages or accessory buildings where they are minimally visible from the street.
2. **Scale:** Ensure the structure is secondary in height and size to the primary building.
3. **Materials:** Choose durable, traditional materials and avoid overly reflective or synthetic finishes.

Garage maintains the prominence and setting of the house

Garage references style of the house in a simplified manner

New Construction

Broad Street Historic District

Washington Street Historic District

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.

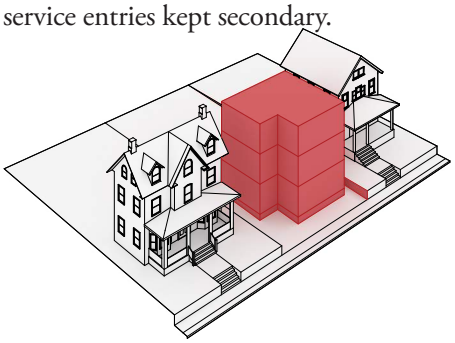
HPC Priority:
Compatibility of New Construction

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.

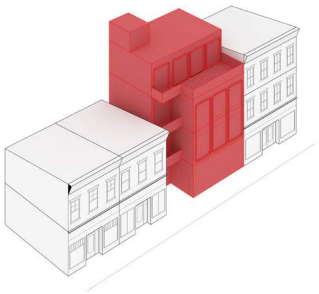
Site Placement

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

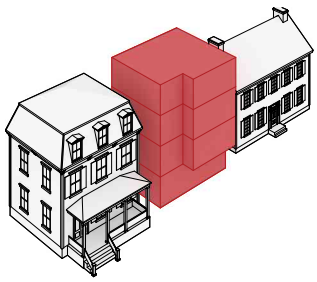
Guidelines

1. **Development Patterns:** Match established frontage widths, setbacks, and spacing between buildings as observed in contributing historic structures within the district.
2. **Building Orientation:** Orient new primary buildings toward the street, consistent with surrounding historic properties.
3. **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.
4. **Streetscape Rhythm:** Design building widths, façade divisions, and spacing to reflect the established rhythm and pedestrian scale. Avoid overly wide structures or large gaps between buildings.
5. **Circulation Patterns:** Include access features such as sidewalks, rear alleys, and entry placements that are consistent with the block's historic layout.
6. **Site Features:** Retain character-defining elements such as mature trees, topography, historic fences, and original sidewalk curbing.
7. **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.

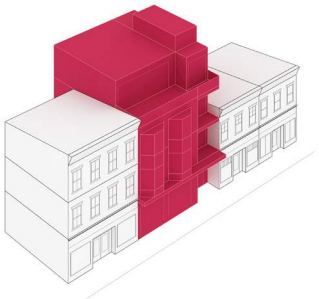
Height, Massing, Proportion & Scale

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 streetfront 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

1. **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.
2. **Proportions:** Design vertical and horizontal façade proportions to align with those of nearby contributing structures.
3. **Articulate Massing:** Break up large volumes using step-backs, projecting bays, varied rooflines, or horizontal elements such as cornices to reduce perceived scale.
4. **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.

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

1. **Façade Rhythm** Reinforce the traditional pattern of solids and voids by balancing walls and window openings. Avoid excessive glazing or blank, unarticulated wall surfaces.
2. **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.
3. **Fenestration:** 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.
4. **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.
5. **Entries & Porches:** Where appropriate, design porches to reflect historic forms, proportions, and detailing consistent with the building type. Avoid modern enclosures or incompatible railings.
6. **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.

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.

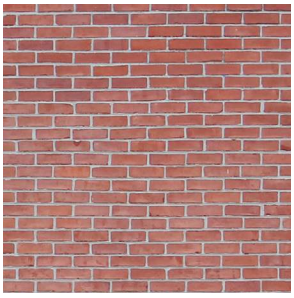
Material transitions should occur logically and consistently, particularly at corners, rooflines, and between stories. The authenticity of finish and craftsmanship should guide all material selections to ensure compatibility with contributing buildings in the district.

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

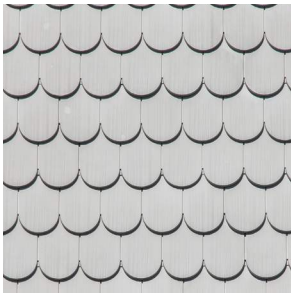
Standing seam metal

Asphalt shingle

Composite slate shingle



Brick masonry



Wood shingle

Wood siding

Guidelines

1. **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.
2. **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.
3. **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.


WHITE
MONMOUTH
WALLACE
LINDEN
BROAD
4" W. PIPE
6" W. PIPE
8" W. PIPE
POST OFFICE
ICE CREAM FACTORY
Art Shop
Lodge Rm. 3rd
EISNER BLDG
AUTOS - 12 STALLS (IRON CLAD)
Elec. Fixtures
Restr't
Western Union Tel. Off.
Plumber
Pianos
Lodge Hall 3rd
Library 2nd
Postal Tel. Off.
Drugs
RED BANK TRUST CO.
FIRE PROOF CONSTR'N EXCEPT EXPOSED STEEL: BUILT 1914. STREET SIDES: BR. WALLS, STONE FACED. CONCR. FLOOR & RF.
SECOND NAT'L BANK
Electrical Supplies
CANDY FACTORY
ICE CREAM FACTORY
STRAND THEATRE
MOVING PICTURES.
385 SEATS.
REIN. CONCR. PIERS, 24" X 12" X 14'. TILE CURTAIN. CONCR. FIR. WOOD RF. TRUSSES. HEAT: STEAM. LIGHTS: ELEC.
1ST M. E. CHURCH
24' TO EAVES. HEAT: STEAM. LIGHTS: GAS & ELEC.
ST. JAMES R. C. CHURCH
35' TO EAVES. HEAT: STEAM. LIGHTS: ELEC. & GAS.
16' TO EAVES
Auto Repairing
Auto Sales
Bicycles
Bakery
Boarding
Red Cross
Stinson Rd

Appendix

Historic District Maps

Broad Street Historic District

Design District Overlay Zone

Notes

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

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

Notes

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

Washington Street Historic District

Window Replacement

Notes

Window materials refer to exterior appearance.

The Red Bank HPC does not endorse specific manufacturers - other options available.

New Construction Windows

Manufacturer	Wood	Aluminum	Fiberglass/Composite	Vinyl (Inappropriate)
Andersen		E-Series	A-Series, 100 Series (Fibrex: Wood + Vinyl)	200 Series, 400 Series
Pella	Reserve Wood, Lifestyle Wood	Reserve Series, Lifestyle Series	Impervia Series (Fiberglass)	250 Series, 350 Series, Encompass
Marvin	Ultimate Wood	Signature Ultimate	Elevate Collection, Essential Collection (Fiberglass)	
Jeld-Wen		Siteline Series, EpicVue Series, Custom Wood Series, DF Hybrid, Epic Series		Builders Vinyl V-2500, Brickmould Vinyl, Premium Vinyl V-4500, VPI Series
Harvey		Majesty Series		Tribute Series, Slimeline Series, Classic Series
Kolbe	Heritage Series, Ultraline Series	Ultra	Forgent (Glastra: Fiberglass + Vinyl)	
Weather Shield	Premium Series	Contemporary Collection, Vue Collection, Signature Series		ProShield, LifeGuard Vinyl
Windsor	Pinnacle Primed	Pinnacle Clad	Legend Series (Cellular PVC)	Pinnacle PVC, Legend Series, Next Dimension Series
Sierra Pacific	Premium	Westchester Series, Monument Series, FeelSafe Series	H3 Fusion Tech Series	8000 Series
Norwood	Historical Series, Wood Series	NorClad Series		
Loewen	Douglas Fir All-Wood Series	Douglas Fir Metal-Clad Series, Cyprium Series (Bronze/ Copper)		
Lincoln	Natural Wood, Primed Wood	Hybrid, Aluminum Clad		

Notes

Window materials refer to exterior appearance.

The Red Bank HPC does not endorse specific manufacturers - other options available.

Replacement Sash Sets

Manufacturer	Wood	Aluminum	Fiberglass/Composite	Vinyl (Inappropriate)
Andersen			Renewal (Fibrex: Wood + Plastic)	
Pella	Reserve Wood Replacement Sash, Lifestyle Wood Replacement Sash	Reserve Series Replacement Sash, Lifestyle Series Replacement Sash	Impervia Series Replacement Sash (Fiberglass)	250 Series, 350 Series, Encompass Replacement Sashes
Marvin	Ultimate Tilt-Pac Sash Replacement			
Jeld-Wen		Pocket Replacement		
Harvey				Classic Vinyl, Tribute Vinyl
Kolbe	Heritage Series Sash Replacement			
Weather Shield	Premium Series special request			
Windsor		Revive Replacement Wood-Clad	Revive Replacement Hybrid	Revive Replacement Vinyl
Sierra Pacific		H3 Replacement, Transcend Sash		8500 Series
Norwood	Wood Series Custom Sash Replacement			
Loewen				
Lincoln	Wood Sash Set	Clad Sash Set		

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

Eave
The roof edge that projects beyond the wall

Entablature
Horizontal section above columns, including architrave, frieze, and cornice

Fanlight
A semi-circular window above a door

Fascia
Flat horizontal board at the roof edge

Façade
The front or principal face of a building

Fenestration
The arrangement of windows and doors on a façade

Finial
Decorative top ornament on a roof or gable

Gable
The triangular end of a wall under a pitched roof

Hipped Roof
A roof with slopes on all four sides

Hood Molding
A projecting molding over a window or door

Lattice
A crisscrossed framework used for screening or decoration

Lintel
A horizontal support above a window or door

Mansard Roof
A dual-pitched roof creating an additional full story

Masonry
Construction using stone, brick, or concrete blocks

Massing
The overall shape and size of a building

Mullion
A vertical element dividing window units

Muntin
Strips dividing panes of glass in a window sash

Palladian Window
A three-part window with a central arched section

Paneled Door
A door with framed, recessed, or raised panels

Parapet
A low wall along the edge of a roof

Pediment
A triangular decorative element above a door or window

Pier
A vertical support broader than a column

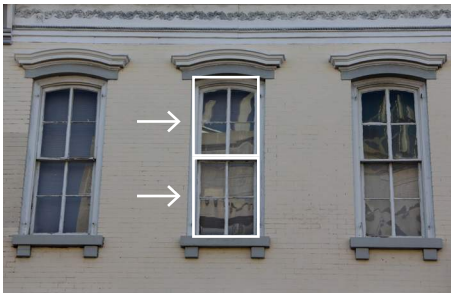
Pilaster
A shallow, column-like projection on a wall

Pitch
The slope of a roof

Portico
A columned porch at a building entrance.

Quoins
Decorative corner blocks on a building

Rusticated
Rough-faced masonry blocks with deep joints



Sash
The part of a window that holds the glass

Segmental Arch
A shallow arch less than a half-circle

Sidelight
A narrow window beside a door

Siding
Material used to cover the exterior of a building

Sill
The horizontal bottom part of a window frame

Soffit
The underside of a roof overhang

Spindle
A turned wooden element in railings or trim

Surround
Trim around a door or window

Terra Cotta
Molded, fired clay used for decoration or cladding

Transom
A window above a door

Trim
Molded framing around openings or roof edges

Veranda
A covered porch along the front or side of a house

Vernacular
A building style based on local traditions and materials

Victorian
Broad term for styles popular during Queen Victoria's reign (1837–1901), encompassing Gothic Revival, Italianate, Second Empire, Queen Anne, and Stick Style

Water Table
A projecting ledge near a building base to shed water

Weatherboard
Horizontal wood siding, overlapping like clapboards.

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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