

ORDINANCE NO. 2011-18

**ORDINANCE OF THE BOROUGH OF RED BANK,
COUNTY OF MONMOUTH, NEW JERSEY
AMENDING AND SUPPLEMENTING
CHAPTER XXV, PLANNING AND DEVELOPMENT REGULATIONS
SECTION 25-5.30, "HISTORIC DISTRICT REGULATIONS"**

WHEREAS, the Mayor and Council of the Borough of Red Bank believe that the Borough's Historic District Regulations should be amended to include the Washington Street Historic District, as described in the Red Bank Historic Preservation Commission's 2007 Annual Report;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank that Chapter XXV of the Revised General Ordinances of the Borough of Red Bank, Monmouth County, "Planning and Development Regulations" is hereby amended and supplemented as follows:

SECTION ONE:

Section 25-5.30, "Historic District Regulations" is hereby amended and supplemented as follows (stricken text denotes deletions, underlined text denote additions):

25-5.30 Historic District Regulations.

- a. Purpose. The purpose of these Historic District Regulations is to encourage desirable development in those areas of the Borough which possess unique historical character and to further enhance promote and expand the cultural and historical identity, character and environment of such areas through the review of exterior architectural design and other significant features of buildings and other structures to be modified or erected and/or sites to be improved.
- b. Applicability. These regulations shall, with some exceptions, apply to the following Historic Districts:
 1. Central Business Zone Historic District.
 - (a) The Central Business Zone Historic District encompasses all properties in the Design District Overlay Zone as depicted on the Borough's official zoning map. This district has been one of the principal centers of economic and cultural activity in the County of Monmouth for over one hundred (100) years. There are approximately eighty (80) buildings in the district a majority of which were constructed prior to 1890.
 - (b) Applications for Development within the Central Business Zone Historic District shall be reviewed by the Administrative Officer in accordance with §25-10.12(f).
 2. Washington Street Historic District.
 - (a) The Washington Street Historic District encompasses all properties which front on Washington Street and inclusive of those properties within the area bounded to the north by East Front Street and including those properties fronting on East Front Street between 76 East Front Street (Block 27, Lot 10) and 98 East Front Street (Block 24, Lot 3), and including properties fronting on Mechanic Street between the commercial building located at 53 Mechanic Street (Block 27, Lot 22.01) and Spring Street; bounded to the east by properties fronting on Spring Street between East Front Street and Wallace Street but excluding the commercial property on Block 23, Lot 1, commonly known as the Welsh Farms convenience store; bounded to the south by properties fronting on Wallace Street between the Municipal parking lots and Spring Street; and bounded to the west by those properties fronting on Mount Street. These properties are as recommended by the Red Bank Historic Preservation Commission's 2007 Annual Report, as accepted by the Borough Council in Resolution No. 08-165, adopted on August 11, 2008, both of which are hereby incorporated by reference. Those properties are as follows:

<u>Block/Lot</u>	<u>Location</u>	<u>Circa</u>
27/10	76 E. Front Street	
27/11	80 E. Front Street	demolished
24/1	88/90 E. Front Street	1873-89
24/2	94 E. Front Street	1907
24/3	96/98 E. Front Street	1907
<u>27/22.01</u>	<u>51-3 Mechanic, Commercial Building</u>	
26/ 1 & 1.01	60 Mechanic Street	1927
27/20.02, et. al.	65 Mechanic Street (Mechanic St. School Bldg.)	1915
26/2 & 2.B	66/68 Mechanic Street	1970
26/3.01	74-76 Mechanic Street	1965
27/20.08	75 Mechanic Street	
25/2	96 Mechanic Street	1901
24/13	97 Mechanic Street	1904
26/1.02	7 Mount Street	1989
26/21	11/13 Mount Street	1911
29/13	12 Mount Street	
26/20	17 Mount Street	1914
29/14	18 Mount Street	1924
26/19	19 Mount Street	
<u>29/17 15</u>	<u>20 Mount Street</u>	1929
26/18	23 Mount Street	1909
24/4	6 Spring Street	1935
24/5.5 & 6.6	10-16 Spring Street	1930
23/2	13 Spring Street	1905
23/3	15 Spring Street	1912
<u>27/24/7</u>	<u>18/20 Spring Street*</u>	1860-73
23/4	19 Spring Street	1912
24/8	22 Spring Street	1873 c
23/5	23 Spring Street	1912
24/9	26 Spring Street	1885
23/6	27 Spring Street	1912
24/10	28 Spring Street	1875-89 c
23/24	29 Spring Street	1907
23/23	31 Spring Street	1907
24/11	32 Spring Street	1875-89 c
23/22	35 Spring Street	1850-73
24/12	36 Spring Street	1889
22/1	39/41 Spring Street	1922
25/3	40 Spring Street	1927
25/4	42 Spring Street	1927
22/1.02	43/45 Spring Street	1922
25/5	46 Spring Street	1873-89
22/16	47 Spring Street	1947
25/6	50 Spring Street	1873 c
22/15	51 Spring Street	1957
25/7	52/54 Spring Street	1945
22/14	53 Spring Street	1939
25/8	56/58 Spring Street	1945
22.01/21	59/63/65 Spring Street	1934
25/9	60 Spring Street	1875-89
25/10	64 Spring Street	1873 c
25/11	66 Spring Street	1942
48/9	42 Wallace Street	1873 c
48/10	44 Wallace Street	1889 c
29/19	47 Wallace Street, renovated 2008	1889 c
48/11	48 Wallace Street	1889 c
48/12	50 Wallace Street	
29/18	51 Wallace Street	
29/17.02 - .04	53 Wallace Street, original house	2003

<u>Block/Lot</u>	<u>Location</u>	<u>Circa</u>
	burned	
48/13	56 Wallace Street	1907
29/16	59 Wallace Street	1889 c
48/14	60 Wallace Street	1889 c
26/11	61 Wallace Street	1910
48/15	64 Wallace Street	1889 c
<u>26/17</u>	<u>65 Wallace Street</u>	
26/16	67 Wallace Street	1924
48/16	68 Wallace Street	1883-89
48/17 & 17A	70/72 Wallace Street	1889 c
<u>26/15</u>	<u>71 Wallace Street</u>	
26/14	73 Wallace Street	1889 c
48/18	74 Wallace Street	1914
<u>26/13</u>	<u>75 Wallace Street</u>	
26/12	77 Wallace Street	1945
<u>48/19.01</u>	<u>76-78 Wallace Street</u>	
48/20	80A&B/82A&B Wallace St.	1873 c
<u>48/19</u>	<u>80 ½ A&B Wallace Street</u>	
26/11	81 Wallace Street (a/k/a 70 Washington St.)	1910
50/1	88/90 Wallace Street	1889 c
25/14	95/97 Wallace Street	1926
50/2	92 Wallace Street	1873-89
50/3	94 Wallace Street	1889 c
50/4.01 & 4A	96/98 Wallace Street	1889 c
25/13	99/101 Wallace Street	1910
50/4	100/102 Wallace Street	c 1889
25/12	103 Wallace Street	1938
50/5	106 Wallace Street	1925
<u>22.01/20</u>	<u>111-117 Wallace Street</u>	<u>1934</u>
24/21	11 Washington Street	1850-73
27/12	14 Washington Street	1860 c
24/20	15 Washington Street	1873 c
24/19	17 Washington Street*	1850-73
<u>27/11-13</u>	<u>18 Washington Street</u>	<u>1873 c</u>
27/14	20 Washington Street*	1850
24/17, 17.1 & 8	21 Washington Street	1959
27/15	26 Washington Street	1873 c
24/16	27 Washington Street	1860-73
27/16	28 Washington Street	1873 c
27/17	30 Washington Street	1873 c
24/15	31 Washington Street	1914
24/14	33 Washington Street	1889 c
27/18	34 Washington Street	1889 c
25/1	37 Washington Street	1873
26/5	38 Washington Street	1873 c
26/6	42 Washington Street	1873-89
25/22	43 Washington Street	1875-79
25/21	45 Washington Street	1873 c
26/7 & 7A	46-48 Washington Street	1873-89
25/20	47 Washington Street	1870-89
25/19	51 Washington Street	1873 c
26/8	54 Washington Street	1860-73
25/18	55 Washington Street	1875-79
26/9	56/58 Washington Street*	1860-73
25/17	59/61 Washington Street	1873 c
26/10	62 Washington Street	1870
25/16	65 Washington Street*	1860-73
25/15	69 Washington Street	1850-73

The Washington Street District is the earliest residential area in Red Bank. Developed in the middle of the 19th Century, Washington

Street grew off the commercial center along Broad Street, to the west, and came to encompass Wallace Street, Mechanic Street, parts of Spring Street and also Mount Street. From 1850 to 1880, houses sprang up for the benefit of the earliest commercial workers of the town of Red Bank. The Historic Preservation Commission of Red Bank has conducted an extensive inventory and analysis of the existing homes in the Washington Street District, most of which date from that vibrant time in the mid-1800's when Red Bank was establishing itself as a viable community of commerce and industry to serve the inland communities of Monmouth County.

(b) Applications for Development within the Washington Street Historic District, as that District may be defined from time to time, shall be referred to the Borough's Historic Preservation Commission for its review and recommendations with respect to that application. Any such review and recommendations by the Commission shall be advisory only and shall not be binding upon the applicant without the applicant's consent.

3. The structures situated in the delineated districts possess a distinctive, cohesive, architectural character due to similarity in scale, height, setback, building materials and compatible architectural styles. Incompatible new construction and insensitive building alterations within the delineated districts tend to diminish and eventually destroy their distinctive, cohesive, architectural character. This is undesirable since studies have shown that architectural compatibility of new construction and building alterations within a controlled district tends to increase economic activity within such a district and tends to improve the cultural enrichment and general welfare of the citizens of the district and the greater community.

c. Design Objectives. All proposed development within any Historic District in the Borough of Red Bank should be designed to accomplish the following objectives:

1. Recognize the distinctive historic and architectural characteristics of the district. The characteristics are important reminders of the Borough's cultural, social, economic, political and architectural history.
2. Foster civic pride in the noble accomplishments of the Borough's past.
3. Protect and enhance the attractiveness of the Borough for tourists, visitors and shoppers and thereby support and promote business, commerce, industry and overall economic benefit to the Borough.

d. General Design Standards. Every development shall comply with these general standards:

1. Site and building design shall be compatible with surrounding sites and buildings and with the character of this Historic District as a whole.
2. The preferred architectural styles shall be those which predominated during the Victorian era, the primary period of Historic District building activity. The urban vernacular architecture generated during this period in Red Bank was "Italianate Commercial," "Eclectic Commercial" and "Victorian Functional." See, Nineteenth Century Red Bank by Kathleen J. Murray, 1981, on file in the office of the Administrative Officer for more details on architectural styles.
3. Contemporary design is not encouraged but shall be permitted when such design is compatible in character, size, scale, setback, style, color and materials with adjacent properties, the remainder of the neighborhood and the Historic District as a whole. See Figures I and II.
4. Colors utilized should be appropriate to the concept of the Historic District. Subdued colors, earth tones and colors appropriate to the architectural period of the structure are encouraged.
5. Landscaping should be compatible with the architectural character and appearance of the site and structure and with the Historic District as a whole.
6. Reasonable efforts shall be made to discover protect and/or preserve desirable archaeological resources which are likely to be affected by any proposed development.
7. Designs which seem to produce a distinctive or dramatic result and purposely include features which set them apart from the balance of the Historic District are discouraged.
8. Signs shall be appropriate to the concept of the Historic District and shall be selected with a view to both historical appropriateness and conformance with Borough's sign regulations. See, Figure III.
9. Exterior building materials shall be appropriate to the architectural style

selected. Use of masonry and, where appropriate, wood is encouraged and the use of brick with appropriate attention given to color, texture, details, and bond pattern is usually appropriate. Other exterior materials, including marble, granite and limestone are permitted, provided that they are appropriate to the style of the structure. Use of diagonal and vertical wood patterns, wood paneling, particularly upon upper level, metal storefront and panels, glazed tile and similar materials and techniques incompatible with the significant structures in the district is discouraged.

e. Guidelines for Existing Structures. Every development involving an existing structure shall comply with these guidelines:

1. These actions activities are encouraged:
 - (a) Sensitive treatment of distinctive stylistic features or examples of skilled craftsmanship that characterize a building or site.
 - (b) Maintenance of proportions and relationship between doors and windows in a manner compatible with the original structure architecture and with substantial adjacent buildings and other structures within the District. Minimum alteration of dimensions and locations of upper story windows.
 - (c) When appropriate, restoration and/or repair rather than replacement of deteriorated architectural features.
 - (d) Removal of discordant building elements, especially if such removal will expose attractive details of the original building.
2. These actions activities are discouraged:
 - (a) Alterations or renovations which are arbitrary and seem to create the appearance of an architectural period not appropriate to the district.
 - (b) The renovation of street level storefronts in a manner inconsistent and incompatible with the upper stories of a structure.
 - (c) Conversely the renovation of the upper stories of a structure in a manner consistent and incompatible with the other portions of the structure or adjacent structures.
 - (d) The use of surface cleaning techniques or other construction methods which are likely to damage finishes, details, or other desirable architectural elements.

f. Guidelines for New Structures. Every development involving a new structure shall comply with these guidelines:

1. Height and setback distance from the street should be compatible with substantial adjacent buildings and other structures in the District.
2. Designs in the Historic District need not be replicas of old buildings, but but identified architectural styles should be similar and compatible.
3. Roofs should be compatible with the architectural styles and surrounding structures in the Historic District.
4. Size and mass of structures should reflect the neighborhood scale and the form of buildings and spaces in the district. Regardless of traditional or contemporary design a new building should relate to the old in terms of the mass of the walls versus openings in the walls and In the differentiation between first floor uses and upper floor uses.
5. Facades of new structures should blend with other structures with regard to directional expression. New structures should be compatible with dominant horizontal and vertical expression of surrounding buildings.

FIGURE I COMPATIBLE DESIGN

Example of building facades which are appropriate to original character of building...
[Diagram omitted]

FIGURE II INCOMPATIBLE DESIGN

Examples of facade alterations which are incompatible with original character of building...
[Additional Text and Diagram Omitted]

FIGURE III SIGNS

Example of compatible (top) and incompatible (bottom) signs... [Diagrams omitted]

SECTION TWO: Any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

SECTION THREE: If any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION FOUR: This Ordinance shall take effect immediately upon its passage and adoption according to law.

First Reading: October 26, 2011

Final Reading: November 9, 2011