BOROUGH OF ALLENHURST

DESIGN GUIDELINES FOR THE DISTRICT

HISTORIC PRESERVATION ORDINANCE

ORDINANCE #2003-05

PUBLISHED BY
THE PLANNING BOARD OF THE BOROUGH OF ALLENHURST

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CONTENTS

SECTION 1. INTRODUCTION

Historic preservation is the identification, evaluation, and protection of historic and architectural resources so that they may continue to play an integral and vibrant role within their communities. Historic properties and the environment in which they exist are irreplaceable assets that contribute to the quality of life that residents enjoy and expect. These properties are the physical links to our past providing meaning to the present and continuity with the future. Historic properties add visual and intellectual spirit to the physical environmental that residents experience daily and also represent economic and cultural value. They provide a sense of continuity with the past, attract visitors, create a sense of civic pride and provide opportunities to enrich the education of our children. Historic preservation is a recognized public policy and activity that allows us to prevent the needless destruction or alteration of our local historic treasures. The NJ Municipal Land Use Law provides a means to help retain the visual sense of the past in specified districts. Accordingly, many towns have created historic districts and landmarks, with commissions or review boards to regulate designated properties. Over one hundred municipalities in New Jersey have done so.

In November of 1980 the New Jersey Department of Cultural and Environmental Services conducted an Historic Sites Survey of Allenhurst and determined that a multitude of private and public structures are eligible for listing on the State/National Registers of Historic Places. In 1985 a Cultural Resources Reconnaissance by the U.S. Army Corps of Engineers noted that Allenhursts building stock reflected the popular styles of the late 19th and early 20th century, with Spanish Mission, Jacobean, Mediterranean, and Colonial Revival predominating and also noted Allenhurst's eligibility as an Historic District.

Allenhurst is singularly fortunate in having retained many of its original 19th century structures. Of the 350 total building/structure units in the Borough, 300 pre-date 1941 and of these 300, 170 pre-date 1905.

The preponderance of these historical and architecturally significant buildings and features is the defining characteristic of Allenhurst. The protection and preservation of these significant assets is the essential purpose of the enabling Ordinance and these Guidelines.

The Borough of Allenhurst Master Plan established as its overriding goal "the preservation of its unique character as an historic and tranquil suburban residential community" ...whose unique character ..."is defined by a number of elements including a preponderance of single family year round homes of late 19th and early 20th century vintage." Further it included an Historic Preservation Element whose objective is "to establish appropriate mechanisms for definition and protection of the historic resources of Allenhurst"

In the pursuit of this objective, the Borough of Allenhurst adopted , on March 23. 1999 an Historic Preservation Ordinance which established an Historic District whose boundaries are coterminous with the boundaries of the Borough and created an Historic Preservation Commission as defined in the Municipal Land Use Law of the State of New Jersey. A subsequent amendment adopted on June 27, 2000 assigned the powers and responsibilities of the Historic Preservation Commission to the Planning Board of the Borough of Allenhurst. One of these responsibilities is the establishment of "Design Guidelines for the District "which may be used in the review of all development applications.

SECTION 2 - PURPOSE

The purpose of these guidelines is two-fold:

To provide the Planning Board with uniform design standards to follow in the review process, thereby establishing an objective basis for decision-making.

To offer information on rehabilitation and appropriate new construction to property owners in order to assist them in planning and designing their projects.

The Design Guidelines define the significant elements of a building's appearance and setting within the Historic District, and establish standards for preserving and enhancing those elements. The Guidelines are divided into two major headings: "Rehabilitation and Maintenance" which covers alterations and repairs to existing historic buildings; and "New Construction" which pertains to new buildings in the Historic District as well as additions to historic buildings. Within each major heading, specific guidelines are given in subject categories covering design , building form, siting, materials and architectural elements.

The Design Guidelines establish the " suggested" or "preferred " means of maintaining the visual sense of the past within the District. However the Design Guidelines are not " requirements" but are to be liberally construed to provide the Planning Board with the flexibility to address the specific circumstances of a particular application while achieving the purposes of the Ordinance. In this regard the degree of latitude exercised by the Planning Board in determining the level of compliance with the Design Guidelines will take into account the age and architectural significance of the building(s) in question. For example, those buildings originally built before 1905 will be deemed to require the strictest compliance while those built after 1941 will be given the greatest latitude.

Appendix I is a classification of buildings according to age and architectural significance. Buildings built by 1905 are classified as Historic Landmarks (HL); buildings built between 1905 and 1941 are classified as Key Landmarks (KEY). A pictorial catalog of these buildings produced in 1988 is available at Borough Hall.

SECTION 3 - MAJOR ARCHITECTURAL STYLES IN ALLENHURST

An understanding of the characteristics of architectural styles is helpful for anyone undertaking the rehabilitation of a building in the Historic District. If one is aware of the elements which give a building its particular style, one is better prepared to take these features into account when planning rehabilitation and maintenance projects.

Every building possesses a special style which results from the collection and arrangement of its architectural elements. These range from a structure's proportion and massing to its detailing and ornamentation. Specific features vary in scale, material, texture and form, but combined together form a unified architectural composition that creates a building's characteristic style. Although products of their time, stylish themes do not emerge instantly on a particular date, nor do they suddenly disappear. Instead, building styles evolve gradually, reach a climax, and fade away, sometimes being revived at a later time.

As styles evolve, elements are sometimes combined from various sources to form buildings that are hybrids. That is why we see so many buildings in Allenhurst that are combinations of several styles, particularly, melding of characteristics of the Greek Revival, Victorian and Italianate periods. Local craftsmen created these hybrids by joining elements of several styles in one structure. Therefore, changes which have withstood the test of time and represent solid craftsmanship should be preserved.

The existing building styles will dictate the basis for new construction and will have an objective influence on decisions regarding alteration permits. Obvious modern design and styles are not representative of Allenhurst's commercial or residential building stock.

Perhaps the most impressive aspect of Allenhurst's architecture relates to the grand, thoughtful scheme by which early construction was planned. When a person traveled by carriage (heading south) and entered Allenhurst on Ocean Avenue, they would immediately encounter a stretch of Gambrel roofed Victorian homes that would stretch toward Elberon Avenue. On the corners (Spier/Ocean, Allen/Ocean, Allen/Norwood, Corlies/Norwood, Spier/Page, Corlies/Page) one can appreciate impressive towered homes which were built to admire the common parade festivities in the 1890's. Southeastern Allen Avenue and the 100 block of Corlies and Allen display the hotel bungalows (cottages). In the south side vicinity of Corlies and Page, flat-top towers of Queen Anne homes stand out. East of Page Avenue on Cedar, reveals several Victorian buildings with unilateral circular porches. On any given block, a majestic Greek Revival/Neoclassical home, English Tudor, Victorian Eclectic, or Vernacular variation stand tall. The geographic center of town (Corlies/Norwood) provides the original Victorian structured Pharmacy/Ice Cream Parlor (now Borough Municipal Building). By 1910, a trip to the beach would present warm Spanish Mission/Italian Renaissance design. In the early twenties, a line from Spier to Allen (midway between Main and Page) achieved true variety with the addition of central parapets on Spanish Revival homes.

3.1 Greek Revival

Greek Revival was perhaps the most popular style in American architecture. Its wide-spread acceptance and longevity have led it to be sometimes referred to as the National Style.

It was during one of the periods of accelerated growth and prosperity in Allenhurst, in the late-19th century, that the Greek Revival style was popular with the local builders and their clients. Its characteristic 2 ½ story white clapboard walls, large six-over-six pane double hung sash windows, paneled and/or louvered shutters and built in gutters. Their covered entries often supported by classical columns, such as fluted Doric columns or octagonal columns, became a prevalent facade element.

Classically inspired friezes, often containing knee windows, create a planar horizontal band which caps the structure. These knee windows are perhaps the most distinguishing features of the Greek Revival facade.

3.2 Italianate

The Italianate style was inspired by vernacular villas and farmhouses of the northern Italian countryside and was popular from 1840 to 1880 in America.

By the 1850's the Italianate ornamentation can be seen on buildings which were still Greek Revival in their basic style. Thus we have many buildings in Allenhurst which can be classified as Greek Revival/Italianate.

The first floor is usually sheltered by a continuous front porch articulated by square columns or posts which are capped with elaborate, curvilinear brackets. Often paired, these protruding brackets add substantial depth and interest to the facade. The doorway, located at the center, often features double doors decorated with rich moldings and circular or oval motifs. The two-over-two window subdivision makes its first appearance with this style. Double, round-headed windows are typical at the upper levels. Technological advances, such as the steam powered scroll or jig saw, made the elaborate wood trims that characterizes the style widespread.

3.3 Queen Anne

Beginning in the 1880's and lasting until about 1900, the Queen Anne was an important style of residential building in America. The name is a misnomer, since it has little to do with Queen Anne or the architecture of her time.

The exterior wall surface of the Queen Anne house blends a variety of materials, shapes and textures on an asymmetrical, irregularly massed house form. Patterned shingles and clapboards are often combined on exterior walls. Multiple gables and hipped roofs, towers, turrets, balconies and projecting bays further complicate the silhouette of the

Queen Anne house. There is a variety of window shapes and sizes. Generally one-over-one plate glass glazes the windows. However, double-hung windows with multi-panes above in rectangular or diamond-shaped patterns and clear glass below are most common. The trim features the extensive use of brackets, decorative moldings, sawn and turned porch posts and rails and delicate classical details, such as, swags and dental courses. Broad continuous wrap-around porches or verandas with pediment marking the entry are common.

3.4 Vernacular

A vernacular building is a mixture of styles which are found in a geographical or cultural area, usually built by local artisans or craftsmen. Usually modest, vernacular structures have simplified architectural elements and smaller scale, but are nonetheless an important contribution to the overall streetscape. The vernacular building tradition parallels the development of high style structures. It manifests itself in simplified versions of the more formal styles, often combining architectural elements from various periods. This mixture of elements associated with various styles requires careful attention when preserving a house.

3.5 Bungalow

This type of house design, which began in America in the late 19th century, peaked in the teens and twenties, and lasted into the late thirties. Allenhurst's hotel bungalows, therefore, represent the earliest form of this style. Generally, they have 1 to 3 front-facing gabled dormers or a single low-roofed second story balcony. Since the original hotel staff of the Allenhurst Inn and Curlew served the occupants of these "toy houses", they were constructed without kitchen facilities.

SECTION 4 - GENERAL DESIGN GUIDELINES

These Design Guidelines were prepared to help the Planning Board in its duties and to guide owners and residents in both their renovation and new construction efforts. Design Guidelines are the legally adopted standards by which the Planning Board reviews proposed projects. They provide a common body of knowledge for all participants in the review process: property owners; Board members; architects and contractors; and planning and zoning officials. They are not strict "requirements " but rather "suggested" or "preferred "means of maintaining the visual sense of the past within the District and will be liberally construed to provide the Planning Board with the flexibility to address the specific circumstances of a particular application while achieving the purposes of the Historic Preservation Ordinance.

4.1 Exterior Walls & Surface Treatment

The exterior wall surface of a building is a major element in defining its overall historic character. Retaining, protecting and repairing historic wall surfaces are particularly important in rehabilitation projects.

The overwhelming majority of Allenhurst's Historic District houses are wood sheathed. Clapboard siding is the most prevalent type of wood facade. It consists of narrow tapered boards which overlap each other horizontally to keep the weather out. Corners of clapboard covered walls are typically accentuated by vertical corner boards. Stucco is the other predominant exterior wall surface.

The original exterior walls and siding material should be retained and repaired, rather than replaced, whenever possible.

Traditionally, in Allenhurst, wood siding has been painted.

If a wall surface is too deteriorated to repair, it should be replaced with material of like construction, matching as nearly as possible the original size, shape, texture and color.

Buildings should not be resurfaced with new materials of obvious different substance/texture/appearance (e.g. wood vs. stucco, flat stucco {exterior insulation and finish system} vs. stippled stucco, artificial stone {"Permastone"}, artificial brick veneer {"brickface"}, asbestos or asphalt shingles.)

Metal, vinyl or aluminum siding may be used to resurface wood-sided structures when the alternative is well designed and in keeping with the width and texture of the original clapboard. Architectural trim should also be retained.

4.2 Windows

Windows are a major feature of the building exterior and vary with each building style. Windows have a proportional relationship to the structure as a whole, and they also have a decorative function. The shape and glazing pattern (or lattice-work) of a window on a building may be one of the principal characteristics in identifying its historic period and style and should be preserved if possible. However, it is ONLY the alteration/demolition of the outline (frame) of non-linear (e.g. oval, palladian) windows that will be restricted. Wood double-hung windows prevail in Allenhurst houses. They are made up of two sash which travel vertically within a wood frame. The size and number of panes of glass in each sash vary depending on a building's style.

The number, size and locations of existing window openings should be retained if possible.

Clip on muntins are not convincing replicas of true muntins in that they do not penetrate the glass and should be avoided.

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

Inappropriate modern window features such as plastic and metal awnings distract from the historic appearance of a building and should not be used .

Window frames, sash, decorative glass, panes, sills, heads, hoodmolds, moldings, and exterior shutters should be retained and repaired whenever possible. If replacement of any window part is necessary due to deterioration, the replacement should duplicate the material and design of the older window or at least be consistent with the time period. Replacement sash of wooden windows, for example, should be wooden. If duplication of the original window or window part is not technically or economically feasible, a simplified version of the original may be accepted as long as it has the same size and proportion.

Typical Allenhurst Windows

Greek Revival
Allenhurst's 19th century homes in the Greek Revival styles exhibit window openings which are generally larger than earlier Colonial styles and feature larger panes of six-over-six sash separated by narrower muntins. Greek Revival structures were very often topped by small knee windows at the attic level.

Italianate
Perhaps more than any other elements, the tall two-over-two windows with their curved arches gracing Allenhurst's Italianate style structures, set the style apart from its predecessors.

Queen Anne
Queen Anne edifices feature a wide variety of window forms, which contribute to their dynamic quality. Large one-over-one plate glass windows are typical with the upper sash sometimes consisting of small stained glass panes or diamond shaped panes. Elegant three part windows, often in a Palladian motif, create the focal point of a Queen Anne structure's facade.

4.3 STORMS and SCREENS

Preferably, storms and screens should have wooden frames. If aluminum storms and screens are unavoidable, the following criteria are suggested:

The disposition of the sashes and the general shape of the new units should reflect as closely as possible that of the inner window.

Windows with very wide covering flanges at the edges or heavy looking muntins between the panes should be avoided.

Natural aluminum finishes should be avoided and color should be a white or match the inner window and the surrounding wood trim.

Exposed aluminum may be painted with epoxy paint after treatment with a chemical etcher.

Installation of storm doors should follow the same guidelines as windows. The above suggestions are intended to make the new outer window or door appear as part of the existing window or door, other than an appliance.

4.4 SHUTTERS

Historically, exterior wood shutters, served both functional and ornamental purposes. Paneled shutters employed during the Colonial, Federal and Greek Revival eras served to reduce heat loss and curb drafts as well as security. Louvered shutters were introduced in the Federal era and persisted into the 20th century. They sheltered the house while allowing soft light to enter and air to circulate.

Visually, shutters serve to enliven a facade and articulate the windows. Because of their visual importance, shutters should be operable. They should, therefore, be large enough both in height and width to cover the window when closed.

Original wooden shutters should be retained whenever possible.

If the original shutters cannot be repaired, wooden replacements can be found in a wide range of pre-made sizes or may be custom milled.

Shutters should be appropriate to the style of the building.

Shutters should be of appropriate size for the window opening. The width of each shutter should equal half the width of the window, measured from sash to sash. The height of each shutter should equal the length of the window from the top of the sash to the bottom. Not from the top of the header to the bottom of the sill.

Shutters should be hung with the correct hardware onto the wooden trim, not nailed flat onto the siding.

To give the appearance of being operable, stiles should be used on new shutters.

4.5 AWNINGS

Canvas is an appropriate material. Metal or plastics is inappropriate.

4.6 DOORWAYS and PORCHES

Doorways and porches are often the central focus of historic buildings. Each house style has a distinguishable style of entryway which directly relates to the overall building design. Likewise, roofed front porches are important features on most 19th and early 20th century houses. Porches (verandas) are a constant visual element in Allenhurst's older buildings. Since a building's historic character is conveyed by its front porch and entry, changes of the original design and materials can result in the loss of a property's historic value.

Therefore, the size, shape and location of door openings and porches should be maintained Primary entrances should not be moved. New entrances should not be added to the main elevation. Do not "block down" entryways in order to reduce the size of the door opening or to fit modern stock door sizes. Front porches (roofs) on many old Allenhurst houses are the character defining feature and should not be removed.

The original features of entrances and porches, should be retained whenever possible. These include doors, transom light, fanlights and lights, sidelights, pilasters, entablatures, hardware, columns, balustrades and steps. Do not discard elements if they can be repaired and re-used.

If deterioration makes it necessary to replace part or all of an entrance or porch, the replacement should be similar in material and design. Avoid using modern doors which are inappropriate to the historic period of the house. Simplified versions of original features , (such as porch posts) may be acceptable as long as they are of the same size and proportion.

Some later doorways and porches may have acquired significance in their own right (such as Colonial Revival elements on older houses) and should be respected because they are evidence of the building's history.

Do not enclose open front porches with opaque walls or materials unless it is unavoidable for functional reasons. Screened or glassed-in porches may be acceptable if consistent with, and carried out with sensitivity to the existing trim and columns. The location, shape and size of the original porch columns should be retained if possible, except where prohibited by the Developmental Ordinance.

In keeping with traditional porch floors in Allenhurst, porch flooring should be constructed of narrow tongue in groove wooden boards set perpendicular to the building and painted with exterior floor paint. Modern wood decking is not appropriate.

Porch additions should be kept in the rear of the building where they can be unobtrusive. As with any addition, their detailing should be compatible with the period and style of the main structure. If any porch addition or deck is added to the front facing portion of a building/structure it should possess a roof.

4.7 TRIM

"Trim" refers to ornamental details applied to a building such as cornices, brackets, railings, pilasters, comer boards, finials, barge boards, and window and door casings. Historic trimming materials may include wood, cast iron, terra cotta, stone, tile or brick. Architectural trim elements are indicators of a building's historic period and style, and may exemplify skilled craftsmanship which cannot be easily duplicated today.

Trim detail or decorative elements should be retained and repaired, rather than replaced, wherever possible. Wooden fascia boards, brackets, cornices, window headers should be retained when possible.

Where necessary, deteriorated architectural features should be replaced with material which is similar in composition, size, shape, texture and color. Synthetic or substitute materials may be used in some instances where they are compatible.

4.8 ROOFS

The roof of an historic building, its shape, features, and the size, color and patterning of the roofing material is extremely important in defining the building's overall historic character. Existing roofs should be repaired when possible, rather than replaced. Roof shape should be unaltered. In Allenhurst, many roofs are side-gabled, particularly the Greek Revival/Italianate/Victorian styles.

The roof's shape and pitch (such as hipped, gambrel, mansard) and major features (e.g. cupolas) should be preserved and decorative features (cresting, chimneys, weather-vanes) should be preserved.

The roof pitch and detailing of an addition should be compatible with that of the main roof.

Whenever possible, roofing materials should be retained and repaired. When replacement is necessary composition shingles are acceptable provided they can approximate the original look of the subject roof.

Additions to roofs such as dormers, skylights, solar collectors, mechanical and service equipment is prohibited from front roof plane and should be installed away from the public view.

The shape of tower roofs, balcony roofs, dormer roofs, Porte-Cochere roofs, and porch roofs should be unaltered.

4.9 CHIMNEYS & WALKWAYS

Boxing chimneys in with siding, while often used in modern construction, is not appropriate except where siding replicates existing surface texture

Concrete walkways should not be painted.

Sidewalk repairs should match existing concrete or slate in weight, color and mixture.

4.10 DRIVEWAYS / PORTE- COCHERE

Driveways are intended to give access to garages and porte-cochere and should not be altered in a manner which eliminates such access.

Driveways should intersect the street at a 90 degree angle. "U"-shaped drives are generally not appropriate, although exception or consideration may be appropriate for the configuration of some historic (original) U-shaped driveways.

4.11 GARAGES & PARKING

Historically in Allenhurst, garages have been car shelters with gable-end facing the street; detached from the house and situated to the side and rear of the lot behind the house. Parking spaces should be as inconspicuous as possible. Many (if not most) Allenhurst garages were originally stables (carriage shelters) and retain the original stickwork facade doors. It is strongly recommended that this style of door be retained .

4.12 EXTERIOR PAINTING

Generally speaking, the styles of homes in the district do not support the exaggerated color schemes of the Victorian buildings in other areas, such as Cape May and Ocean Grove. Painted surfaces should not be stripped to bare wood to create a "natural look."

4.13 NJ UNIFORM CONSTRUCTION CODE

To the extent allowed by statute ,the NJ Uniform Construction Code in effect at the time of the application and as it relates to residential use and restoration of structures, shall not be mandatory for existing buildings classified by local government as historic. Railing heights, therefore, may be lower than the standard codes require.

Historic railings are generally lower than present code, and therefore, are more in keeping with the period of the building. Consult the Allenhurst Construction Official.

SECTION 5 - REHABILITATION AND MAINTENANCE

5.1 OVERVIEW

"It is better to preserve than to repair, better to repair than restore, better to restore than to reconstruct." AN. Didron, 1839

5.2 INTENT

It is the intent of the Planning Board in its administration of the Ordinance and the application of these DESIGN GUIDELINES to preserve the integrity of buildings within the DISTRICT that physically express the history of the town, to insure that all additions or alterations to these buildings ,accessory buildings , and garages are compatible with the original architecture.

SECTION 6 - NEW CONSTRUCTION

Section 6 was deleted in 2017 and replaced with a revised ordinance which follows.

The character of the streetscapes in Allenhurst is defined by the general alignment of building facades, vertically-proportioned residences from 1 ½ to 3 stories high, a rhythm of porch projections along the street and architectural diversity within an overall pattern of continuity. All of these aspects should be considered in new construction.

The design of any new construction in the Allenhurst Historic District is of great importance because it must be compatible with existing buildings , accessory buildings and garages ,and must harmonize with the visual characteristics of the neighborhood. The basis of guidelines for new construction relates to existing architecture. The major architectural elements of buildings, accessory buildings , and garages , are the roof structure, non-linear windows, predominant surface facade finish , and columns and railings.

The following guidelines cover entirely new construction as well additions to existing buildings within the Allenhurst Historic District. The guidelines are not intended to dictate particular styles or features. They are intended to identify a range of design options which will encourage new development that is harmonious with the character of the district. The important elements to consider in new construction are scale, relationship to neighboring buildings, and the degree to which new construction represents an historic style or period.

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

(Ord. No. 2003-05, § 008; Ord. __/__/2017).

VII. The Borough of Allenhurst "Design Guidelines for the District" as respects the Historic Preservation Ordinance be and are hereby revised to delete the existing Section 6 entitled "NEW CONSTRUCTION" and replace it with the following:

SECTION 6 - NEW CONSTRUCTION AND ADDITIONS

The character of the streetscapes in Allenhurst is defined by the general alignment of building facades, vertically-proportioned residences from 1 ½ to 3 stories high, a rhythm of porch projections along the street and architectural diversity within an overall pattern of continuity. All of these aspects should be considered in new construction and additions. The design of any new construction and/or additions in the Allenhurst Historic District is of great importance because it must be compatible with existing buildings, accessory buildings and garages, and must harmonize with the visual characteristics of the neighborhood. The basis of guidelines for new construction relates to existing architecture. The major architectural elements of buildings, accessory buildings, and garages, are the roof structure, non-linear windows, predominant surface facade finish, and columns and railings.

The following guidelines cover entirely new construction as well additions to existing buildings within the Allenhurst Historic District. The guidelines are not intended to dictate particular styles or features. They are intended to identify a range of design options which will encourage new development that is harmonious with the character of the district. The important elements to consider in new construction and additions are scale, relationship to neighboring buildings, and the degree to which new construction represents an historic style or period.

New construction, as well as additions, will be reviewed in terms of the following siting, size and scale, rhythm and directional emphasis, building elements, and materials.

6.1 SITE UTILIZATION

New construction, including additions, should follow a pattern of site utilization similar to adjacent buildings. In particular, consideration should be given to the setback of the principal building from the street, the width of their facades and the spaces between them. Where principle buildings are predominantly aligned along the street creating a unified edge, the front of a new principal building shall be aligned within the general facade line of its neighbors.

6.2 SIZE & SCALE

New additions to buildings should be extended from the rear and side walls only, and should harmonize with the massing, style and details of the original structure. Additions should not diminish the integrity of the street facade of a building.

6.3 HEIGHT

Height limitations shall be as set forth in the Borough Code, Chapter XXV entitled "Development Regulations," for the relevant zone in which the parcel is located, but the Planning Board may additionally require that the cornice line of a proposed building or addition be no higher than the cornice line of the tallest of the two adjacent (to either side) buildings. For corner lots (buildings), the height of the proposed building should be no higher than the closest side-abutting principal building.

6.4 RHYTHYM & DIRECTIONAL EMPHASIS

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

The directional emphasis - whether vertical or horizontal in character - of new construction should relate to that of neighboring buildings. In the Allenhurst Historic District, the emphasis is definitely on the vertical.

6.5 BUILDING ELEMENTS

The various individual elements of a building (for example, roof, windows, doors, porches, and trim, etc.) should be carefully integrated into the overall design of new construction and any addition. These elements also should complement those on neighboring buildings. The shape, pitch and color of the roof should be considered. Flat roofs should be avoided. New roofs should be designed to be compatible with existing buildings within the Historic District. Window and door proportion, size, design and pattern of spacing between openings should be compatible with historic treatments of windows and doors in the Historic District. Since open first floor front porches leading to the main entranceway are prominent features within the Historic District, the inclusion of front porches in new construction is required, and they are encouraged on any addition or renovation. Front porches shall have a depth of not less than eight feet (8') from the building front, and a width of not less than eighty percent (80%) of the width of the building front of the dwelling.

6.6 MATERIALS

The exterior materials used in new construction, including additions, should be compatible with historically appropriate materials of neighboring buildings and structures.

6.7 MECHANICAL SYSTEMS

Vertical runs of ducts, pipes and cables, especially in places where they will obscure character-defining features should be avoided.

6.8 COMPATIBILITY OF NEW CONSTRUCTION

A. PRINCIPAL BUILDINGS

The following will favor compatibility of new construction of, and additions to, a PRINCIPAL BUILDING:

1. The distinguishing roof style or design should be substantially similar to the roof style or design of any one (1) or more Key dwelling or Historic Landmark dwelling within the HISTORIC DISTRICT.

2. The proposed building should also possess at least five (5) MAJOR ARCHITECTURAL ELEMENTS consistent with major architectural style in

Allenhurst that is proposed by the applicant, (e.g. dormer roof style, Porte-Cochere, roof style, tower style, non-linear window style, parapet/pediment, predominant surface finish) of any single or any combination of one or more buildings in the architectural style proposed by the applicant and within the HISTORIC DISTRICT.

B. ACCESSORY BUILDINGS and GARAGES

New construction, or renovation, of ACCESSORY BUILDINGS and GARAGES shall be guided by the following criteria:

1. The ACCESSORY BUILDING or GARAGE's predominant surface finish and texture should be closely similar to that of the PRINCIPAL building, and the accessory building or garage should also posses at least one (1) MAJOR ARCHITECTURAL ELEMENT of the PRINCIPAL building. Matching the roof shape and pitch of the PRINCIPAL building is recommended.

2. The construction of new additions to a PRINCIPAL BUILDING, ACCESSORY BUILDING or GARAGE should possess a roof which is identical in shape and pitch to the original building and be closely similar in predominant surface texture and finish to that of the original building. Having at least one (1) major architectural element of the original building is recommended but not required. Additions should be constructed in such a way that will not compromise an existing MAJOR ARCHITECTURAL ELEMENT of the PRINCIPAL building.

HISTORIC LANDMK = to 1905
KEY LANDMARK = 1906-1941

APPENDIX I

HISTORIC CLASSIFICATIONS WITHIN THE
BOROUGH OF ALLENHURST

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
1	4	114 ALLEN AVENUE	KEY
1	5	110 ALLEN AVENUE	KEY
1	6	108 ALLEN AVENUE	HL
1	7	104 ALLEN AVENUE	HL
1	8	45 OCEAN AVENUE	HL
1	9	49 OCEAN AVE (AKA 101 ELBERON)	HL
1	11	105 ELBERON AVENUE	KEY
1	12	107 ELBERON AVENUE	KEY
1	13	115 ELBERON AVENUE	HL
1	14	150 ELBERON AVENUE	HL
2	1	24 ALLEN AVENUE	HL
2	2	18 ALLEN AVENUE	HL
2	3	10 ALLEN AVENUE	HL
2	5	6 ALLEN AVENUE	HL
2	6	4 ALLEN AVENUE	KEY
2	7	2 ALLEN AVENUE	HL
2	8	2A ALLEN AVENUE	HL
2	10	1A ELBERON AVENUE	HL
2	11	ONE ELBERON AVENUE	HL
2	13	5 ELBERON AVENUE	KEY
2	14	13 ELBERON AVENUE	HL
2	15	15 ELBERON AVENUE	HL
2	16	17 ELBERON AVENUE	HL
2	17	19 ELBERON AVENUE	KEY
2	18	23 ELBERON AVENUE	HL
2	19	44 OCEAN ROAD	HL
3		BEACH CLUB	HL
4	1	20 CORLIES AVENUE	KEY
4	4	ONE ALLEN AVENUE	HL
4	5	15 ALLEN AVENUE	KEY
4	6	21 ALLEN AVENUE	HL
5	2	18 SPIER AVENUE	KEY
5	3	16 SPIER AVENUE	KEY
5	4	14 SPIER AVENUE	HL

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
5	5	12 SPIER AVENUE	KEY
5	7	2 SPIER AVENUE	KEY
5	8	5 CORLIES AVENUE	KEY
5	9	9 CORLIES AVENUE	KEY
5	10	13 CORLIES AVENUE	HL
5	11	15 CORLIES AVENUE	HL
5	12	19 CORLIES AVENUE	HL
5	13	23 CORLIES AVENUE	HL
5	14	27 CORLIES AVENUE1	HL
6	1	120 SPIER AVENUE	HL
6	4	106 SPIER AVENUE	HL
6	5	101 CORLIES AVENUE	HL
6	6	107 CORLIES AVENUE	KEY
6	7	109 CORLIES AVENUE	KEY
6	8	111 CORLIES AVENUE	HL
6	9	113 CORLIES AVENUE	HL
6	10	117 CORLIES AVENUE	HL
6	11	125 CORLIES AVENUE	HL
7	1	303 NORWOOD AVENUE	HL
7	4	116 CORLIES AVENUE	HL
7	5	114 CORLIES AVENUE	HL
7	6	112 CORLIES AVENUE	HL
7	7	112A CORLIES AVENUE	HL
7	8	110A CORLIES AVENUE	HL
7	9	110B CORLIES AVENUE	HL
7	10	108 CORLIES AVENUE	KEY
7	12	109 ALLEN AVENUE	HL
7	13	111 ALLEN AVENUE	HL
7	14	113 ALLEN AVENUE	HL
7	15	115 ALLEN AVENUE	HL
8	1	227 CEDAR AVENUE	KEY
8	2	225 CEDAR AVENUE	KEY
8	3	223 CEDAR AVENUE	HL
8	4	219 CEDAR AVENUE	HL
8	5	215 CEDAR AVENUE	HL
8	6	211 CEDAR AVENUE	HL
8	7	205 CEDAR AVENUE	HL
8	9	ONE NORWOOD AVENUE	HL
9	4	309 CEDAR AVENUE	KEY
9	5	307 CEDAR AVENUE	KEY
9	6	305 CEDAR AVENUE	KEY

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
9	7	303 CEDAR AVENUE	KEY
9	8	301 CEDAR AVENUE	KEY
9	9	ONE PAGE AVENUE	KEY
10	1	318 CEDAR AVENUE	HL
10	2	316 CEDAR AVENUE	KEY
10	3	312 CEDAR AVENUE	KEY
10	4	310 CEDAR AVENUE	KEY
10	5	308 CEDAR AVENUE	KEY
10	6	306 CEDAR AVENUE	KEY
10	7	304 CEDAR AVENUE	KEY
10	8	300 CEDAR AVENUE	KEY
10	9	100 PAGE AVENUE	KEY
10	10	303 SPIER AVENUE	KEY
10	11	305 SPIER AVENUE	KEY
10	12	307 SPIER AVENUE	HL
10	13	309 SPIER AVENUE	KEY
10	14	311 SPIER AVENUE	KEY
10	15	313 SPIER AVENUE	KEY
10	16	315 SPIER AVENUE	KEY
10	17	317 SPIER AVENUE	KEY
11	1	102 PAGE AVENUE	KEY
11	2	226 CEDAR AVENUE	KEY
11	3	224 CEDAR AVENUE	KEY
11	4	222 CEDAR AVENUE	KEY
11	5	218 CEDAR AVENUE	HL
11	6	216 CEDAR AVENUE	KEY
11	7	212 CEDAR AVENUE	HL
11	9	204 NORWOOD AVENUE	KEY
11	10, 11	201 SPIER AVENUE	HL
11	12	211 SPIER AVENUE	HL
11	13	215 SPIER AVENUE	HL
11	14	219 SPIER AVENUE	HL
11	15	223 SPIER AVENUE	HL
11	16	225 SPIER AVENUE	KEY
11	17	227 SPIER AVENUE	KEY
12	1	232 SPIER AVENUE	HL
12	2	228 SPIER AVENUE	KEY
12	3	224 SPIER AVENUE	HL
12	4	220 SPIER AVENUE	HL
12	5	216 SPIER AVENUE	HL
12	6	212 SPIER AVENUE	KEY
12	7	210 SPIER AVENUE	HL

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
12	8	206 SPIER AVENUE	KEY
12	9	200 NORWOOD AVENUE	HL
12	10	203 CORLIES AVENUE	HL
12	11	207 CORLIES AVENUE	HL
12	12	211 CORLIES AVENUE	KEY
12	13	215 CORLIES AVENUE	HL
12	14	219 CORLIES AVENUE	KEY
12	15	223 CORLIES AVENUE	HL
12	16	231 CORLIES AVENUE	HL
12	17	233 CORLIES AVENUE	KEY
13	1	E SIDE MAIN STREET	HL
13	2	316 SPIER AVENUE	KEY
13	4	312 SPIER AVENUE	KEY
13	5	310 SPIER AVENUE	KEY
13	6	308 SPIER AVENUE	KEY
13	7	302 SPIER AVENUE	KEY
13	8	205 PAGE AVENUE	KEY
13	9	303 CORLIES AVENUE	HL
13	11	309 CORLIES AVENUE	KEY
13	12	311 CORLIES AVENUE	KEY
13	13	313 CORLIES AVENUE	KEY
14	1	300 MAIN STREET	KEY
14	3	318 CORLIES AVENUE	HL
14	4.01	CORLIES AVENUE	HL
14	4.02	310 CORLIES AVENUE	HL
14	5	308 CORLIES AVENUE	HL
14	6	306 CORLIES AVENUE	HL
14	7	300 CORLIES AVENUE	HL
14	8	303 ALLEN AVENUE	HL
14	9	307 ALLEN AVENUE	HL
14	10	311 ALLEN AVENUE	HL
14	11	315 ALLEN AVENUE	KEY
14	12	317 ALLEN AVENUE	KEY
15	1	236 CORLIES AVENUE	HL
15	2	234 CORLIES AVENUE	HL
15	3	230 CORLIES AVENUE	HL
15	4	226 CORLIES AVENUE	HL
15	5	220 CORLIES AVENUE	HL
15	8	208 CORLIES AVENUE	HL
15	9	204 CORLIES AVENUE	HL
15	10	203 ALLEN AVENUE	HL
15	11	207 ALLEN AVENUE	HL

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
15	12	211 ALLEN AVENUE	HL
15	13	225 ALLEN AVENUE	HL
15	14	227 ALLEN AVENUE	HL
15	15	229 ALLEN AVENUE	KEY
15	16	231 ALLEN AVENUE	HL
15	17	237 ALLEN AVENUE	HL
16	1	400 MAIN STREET	KEY
16	2	402 MAIN STREET	KEY
16	3	318 ALLEN AVENUE	HL
16	4	316 ALLEN AVENUE	KEY
16	6	310 ALLEN AVENUE	KEY
16	7	308 ALLEN AVENUE	KEY
16	8	206 ALLEN AVENUE	KEY
16	9	302 ALLEN AVENUE	HL
16	10	407 PAGE AVENUE	HL
16	11	409 PAGE AVENUE	HL
16	12	305 ELBERON AVENUE	KEY
16	13	307 ELBERON AVENUE	KEY
16	14	309 ELBERON AVENUE	KEY
16	15	311 ELBERON AVENUE	KEY
16	16	313 ELBERON AVENUE	KEY
16	17	315 ELBERON AVENUE	KEY
16	18	317 ELBERON AVENUE	KEY
16	19	319 ELBERON AVE (AKA 410 MAIN)	KEY
17	1	240 ALLEN AVENUE	KEY
17	2	238 ALLEN AVENUE	HL
17	3	236 ALLEN AVENUE	KEY
17	4	232 ALLEN AVENUE	HL
17	5	228 ALLEN AVENUE	HL
17	7	216 ALLEN AVENUE	HL
17	9	210 ALLEN AVENUE	HL
17	10	204 ALLEN AVENUE	HL
17	12	205 ELBERON AVENUE	HL
17	13	209 ELBERON AVENUE	HL
17	14	215 ELBERON AVENUE	HL
17	15	223 ELBERON AVENUE	HL
17	16	229 ELBERON AVENUE	HL
17	17	231 ELBERON AVENUE	HL
17	18	233 ELBERON AVENUE	KEY
17	19	237 ELBERON AVENUE	KEY
17	20	239 ELBERON AVENUE	KEY

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
18	2	312 ELBERON AVENUE	HL
18	3	310 ELBERON AVENUE	HL
18	4	308 ELBERON AVENUE	KEY
18	5	304 ELBERON AVENUE	KEY
18	6	501 PAGE AVENUE	HL
18	7	503 PAGE AVENUE	KEY
18	8	505 PAGE AVENUE	KEY
18	9	305 HUME STREET	HL
18	10	307 HUME STREET	HL
18	11	309 HUME STREET	HL
19	1	328 HUME STREET	HL
19	2	318 HUME STREET	HL
19	3	316 HUME STREET	KEY
19	4	314 HUME STREET	KEY
19	5	312 HUME STREET	HL
19	6	310 HUME STREET	HL
19	7	308 HUME STREET	KEY
19	8	601 PAGE AVENUE	KEY
20	1	240 ELBERON AVENUE	KEY
20	2	238 ELBERON AVENUE	KEY
20	3	236 ELBERON AVENUE	KEY
20	4	234 ELBERON AVENUE	HL
20	5	228 ELBERON AVENUE	KEY
20	6	226 ELBERON AVENUE	HL
20	7	222 ELBERON AVENUE	HL
20	8	220 ELBERON AVENUE	HL
20	9	218 ELBERON AVENUE	KEY
20	10	216 ELBERON AVENUE	HL
20	11	210 ELBERON AVENUE	HL
20	12	510 PAGE AVENUE	KEY
20	12.01	514 PAGE AVENUE	HL
21	1	401-413 MAIN STREET	HL
21	2	415 MAIN STREET	HL
21	3	417-423 MAIN STREET	HL
21	5	500 MAIN STREET	KEY
21	6, 7	523 MAIN STREET	KEY
21	8	527 MAIN STREET	KEY
21	9	529 MAIN STREET	HL
21	10	531 MAIN STREET	HL
21	11	533 MAIN STREET	HL
21	13	535 MAIN STREET	HL

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
22	1	406 CORLIES AVENUE	KEY
26	1	511 CEDAR AVENUE	HL
26	2	505 CEDAR AVENUE	
27	1	504 CEDAR AVENUE	HL
27	2	105 LAKE DRIVE	HL
28	1	102 LAKE DRIVE	HL
30	2	414 CORLIES AVENUE	HL
30	3	304 LAKE DRIVE	HL
30	4	310 LAKE DRIVE	HL
30	5	312 LAKE DRIVE	HL
31	1	404 LAKE DRIVE	KEY
31	2	406 LAKE DRIVE	KEY
35	1	116 CEDAR AVENUE	KEY
35	2	110 CEDAR AVENUE	KEY
35	3	108 CEDAR AVENUE	HL
35	4	106 CEDAR AVENUE	KEY
35	7	101 SPIER AVENUE	HL
35	8	105 SPIER AVENUE	HL
35	9	115 SPIER AVENUE	KEY
35	10	119 SPIER AVENUE	HL
36	1	30 CEDAR AVENUE	HL
36	2.02	10 CEDAR AVENUE	KEY
36	6	S SPIER AVENUE	KEY
36	7	7 SPIER AVENUE	KEY
36	8	15 SPIER AVENUE	KEY
36	9	17 SPIER AVENUE	KEY
36	10	23 SPIER AVENUE	HL
36	11	29 SPIER AVENUE	HL
37	2	125 CEDAR AVENUE	KEY
37	3	107 CEDAR AVENUE	HL
37	4	105 CEDAR AVENUE	HL
37	5	101 CEDAR AVENUE	HL

BLOCK	LOT	STREET ADDRESS	CLASSIFICATION
38	1.01	25 CEDAR AVENUE	HL
38	2	19 CEDAR AVENUE	HL
38	3	15 CEDAR AVENUE	KEY
38	4	9 CEDAR AVENUE	HL
38	5	5 CEDAR AVENUE	HL
38	6	ONE CEDAR AVENUE	HL