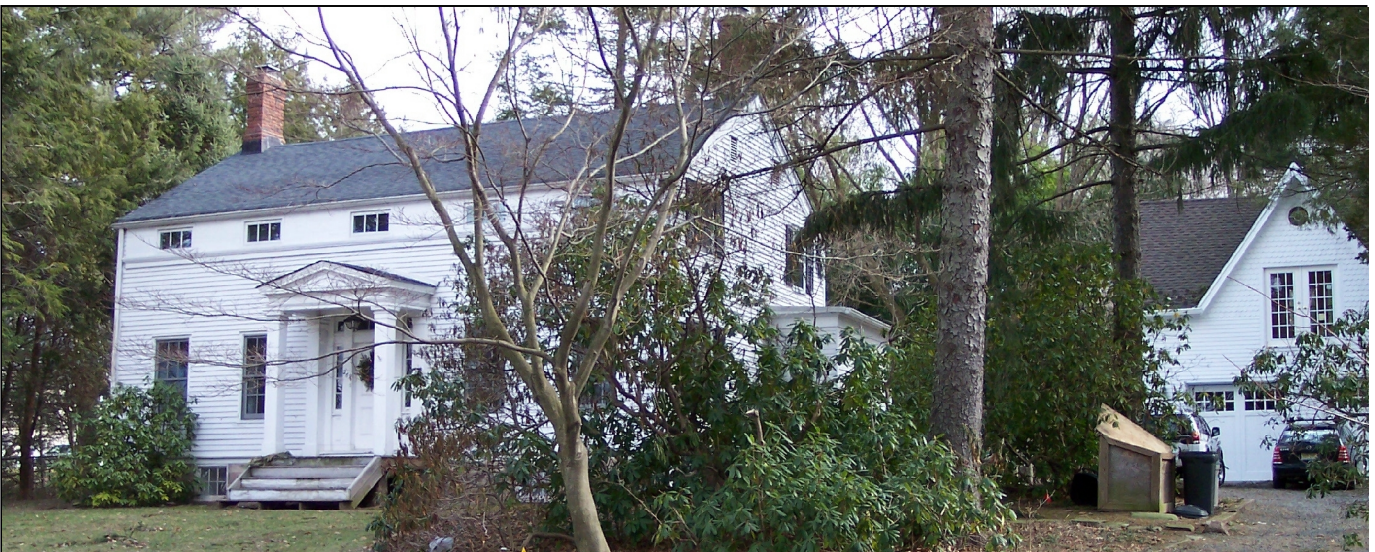


SOME OF CLOSTER'S HISTORIC BARN, STABLES, CARRIAGEHOUSES, AND WELL HOUSES



GUIDELINES FOR ACCESSORY BUILDINGS, LANDSCAPING, AND OUTDOOR MECHANICALS



Historic barns and other farm buildings provide strong links to the Borough's agricultural heritage.

Barns, carriagehouses, well houses, garages that are stylistically similar to the principal building, and other historic accessory buildings contribute to the character of Closter's historic buildings and districts. Often mature trees, shrubs, gardens, and other landscape features are contributing historic elements. Compatible accessory buildings and landscaping do much to enhance the historic environment. Conversely, intrusive and inappropriate accessory buildings, landscaping, and outdoor mechanicals can significantly detract from a historic property's or district's sense of time and place.

Typically Closter's historic buildings, with the exception of commercial and industrial ones, are set back from the street on long rectangular lots with gracious front and rear yards and smaller side yards. Frequently these yards have mature trees and plants. Usually, there is a curb cut on the street and a long drive at one side of the lot, frequently leading to a carriagehouse or garage at the rear. The property may or may not have a bluestone or concrete sidewalk with a grassy strip between it and the street. Usually, a walk leads from the public sidewalk to the front entrance. A few properties retain historic fences and some have historic masonry walls. The typical open front yards with well-tended shrubs and flowers and a few trees contribute to the visual spaciousness of the historic properties and districts.

For Landmarks and all buildings within Landmark Districts, a Certificate of Appropriateness (C/A) is required for additions to and new construction of accessory buildings and outdoor

mechanicals, regardless of their size, when they will be visible to public view. It is also required for all changes to the appearance of existing historic accessory buildings. The treatment guidelines elsewhere in this document apply to the maintenance, repair, and replacement of features and materials and to new construction. The demolition or relocation of a historic accessory building on a Landmark or on a Key Contributing or Contributing Building within a Landmark District requires a C/A. A C/A is required for these buildings or structures even when they are smaller than 100 square feet and do not require a demolition or relocation permit.

A C/A is not required for repairs to existing outdoor displays, fences, hedges, off-street driveway and parking materials, and sidewalks using the same materials. Landscaping changes which do not require a building or zoning permit or are not visible from the public view do not require a C/A. Changes to fences, lighting, paving, permanently installed outdoor furniture, landscaping, and outdoor mechanicals which require a zoning or building permit and which are visible from the public view and which will comply with these guidelines are reviewed as Minor Applications. Only fences, retaining walls, other landscape changes, and outdoor mechanicals that are visible from public view and that will substantially affect the characteristics of a Landmark or Landmark District require C/A review with a public hearing.

GUIDELINES

Identify, retain, and maintain historic accessory buildings and structures and landscape features, such as fencing, stone walls, and mature trees.

Repair rather than replace deteriorated historic materials of accessory buildings and structures and landscape features.

For changes, use designs that are compatible with the principal building on the property and with the district.

For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts

RECOMMENDED

- Maintain and repair historic accessory buildings and landscape features such as fences, walls, and healthy mature trees. Repair historic accessory buildings following guidelines for the appropriate feature and/or material.
- Erect new accessory buildings or additions to existing ones following the recommendations in the chapter *Guidelines for New Additions and New Construction*.
- Ideally locate new accessory buildings, structures, and outdoor mechanicals where they are not visible from the public view. If this is not possible, locate appropriately on the site. Usually, Closter's historic barns, carriagehouses, and garages were freestanding structures located behind and to the side of the house.
- If visible, design a new garage to be freestanding and compatible with principal building. Garages for 18th-and-19th-century buildings should take their design inspiration from barns and carriagehouses. Garages for 20th-century houses should take their design inspiration from the house and should maintain the historic scale by having single-wide garage doors, rather large doors the width of two cars.
- Where visible from the public view, install compatible landscaping and consider landscaping the front yards to reflect the period or style of the principal building.
- If new fencing or walls are needed and will be visible from the public view, design them to be compatible in style, size, scale, and material with the principal building. If in a Landmark District, they should also be compatible with the streetscape. Typically, fences for front yards should be low and visually open.
- Install new walks of concrete, bluestone, or a material appropriate to the architectural style or period of the building.

- Use unobtrusive materials for driveways. Concrete or macadam (blacktop) is acceptable. Closter has a tradition of scoring the pavement of concrete sidewalks crossing driveways. The use of this feature is encouraged, but not required.
- When possible, place parking so that it is not visible from the street or screen in a manner appropriate to the historic character of the Landmark or streetscape.
- Use exterior lighting which is compatible with the architectural style or period of the building or is of unobtrusive contemporary design.
- Place mechanical units and satellite dishes so that they are not visible from public view or, if this is not technically possible, screen in a manner appropriate to the historic character of the Landmark or streetscape. Locate vents and mechanical connections through historic foundations or walls where they will not be visible from the public view. Locate or screen exposed exterior piping, wires, meters, and fuel tanks so that they are not visible from the public view.
- Place permanent locations for dumpsters and private trash containers where they are not visible from the public view. If this is not possible, screen from view in an appropriate manner.



Recommended: Retain, maintain, and repair historic accessory buildings such as this carriage-house.

For Landmarks and Key Contributing and Contributing Buildings in Landmark Districts

NOT RECOMMENDED

- Planting new trees, hedges, or shrubs that when mature will be so large that they infringe on or block the view of the historic building or infringe on historic plant materials.
- Paving front yards.
- Using chain link, closed board, cyclone, and other clearly contemporary fence materials and designs and earth berms, except where they are not visible from the public view. For most properties associated with the development of the railroad and automobile suburbs, rustic, unpainted fencing around the front yard is not recommended.
- Using landscape timbers for retaining walls in front yards or in the front half of side yards.
- Painting or covering historic masonry walls with paint, stucco, or concrete finish unless the walls were originally covered with similar finish.



Recommended: Retain historic garages. For new garages that are visible from the public view, maintain the historic scale by using paired single-wide garage doors rather than large double-wide ones. Use historic examples, such as the ones above, as a design source for paired doors.



Photographer: Grisha Davida

Recommended: Use unobtrusive driveway material. Consider scoring the pavement where the drive crosses the sidewalk as shown in this example.



Recommended: Retain and maintain historic landscaping. Install new retaining walls that are compatible with the historic buildings and district.



Recommended: Use compatible fences. This rustic fence is appropriate for an early building with an agricultural heritage. It is not recommended for properties within the railroad suburb area.

For Non-Contributing Buildings in Landmark Districts

RECOMMENDED

- When visible from the public view, erect new accessory buildings or additions to existing ones following recommendations in the *Guidelines for New Additions and New Construction* chapter.
- Where visible from the public view, install new landscaping that is compatible with the streetscape.
- If new fencing or walls are needed and will be visible from the public view, design to be compatible with the streetscape. Typically, fences for the front yards should be low and visually open.
- Use unobtrusive materials for driveways. Concrete or macadam (blacktop) is acceptable.
- When possible, place parking so that it is not visible from the street or screen in a manner appropriate to the historic character of the streetscape.
- Use exterior lighting which is of unobtrusive design.
- Place outdoor mechanicals and satellite dishes so that they are not visible from the public view or, if this is not technically possible, screen in a manner appropriate to the historic character of the streetscape.
- Place permanent locations for dumpsters and private trash containers where they are not visible from the public view. If this is not possible, screen from view in the appropriate manner.



Not Recommended: Placing satellite dishes where visible to public view.

NOT RECOMMENDED.

- Paving front yards.
- Using chain link, closed board, cyclone, unpainted wood, and other clearly contemporary fence materials and designs and earth berms, except where they are not visible from the public view.
- Using landscape timbers for retaining walls in front yards or in the front half of side yards.



Not Recommended: Where visible from the public view, constructing retaining walls of landscape timbers.

RESOURCES FOR ACCESSORY BUILDINGS, LANDSCAPING, AND OUTDOOR MECHANICALS

Favretti, Rudy and Joy Favretti, *Landscapes and Gardens for Historic Buildings*, Nashville, TN: American Association for State and Local History, 1991

Hopewell, New Jersey, Historic Preservation Commission, *Guidelines for Historic Landscapes*, <http://208.55.240.96/Guidelines-Historic-Properties.html>

National Park Service, *Preservation Brief 20: The Preservation of Historic Barns*, <http://www.cr.nps.gov/hps/tps/briefs/brief20.htm>

National Park Service, *Preservation Brief 36: Protecting Cultural Landscapes*, <http://www.cr.nps.gov/hps/tps/briefs/brief36.htm>