# Chapter 6

**New Construction and Additions to Existing Buildings**

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*For Information Contact: 201-684-0678*

**Design Guidelines for the Great Falls National Historic Landmark District**
Chapter 6

New Construction and Additions to Existing Buildings

Introduction and Approach

The Zoning and Land Development Ordinance of the city of Paterson (Section 1211.2) requires that, for property within the Great Falls Historic District, all building permit applications for

...construction, reconstruction, demolition, restoration, exterior or interior replacement, alteration or other work which would change the exterior appearance of any structure, including erection or removal of signs, except for identical replacement of worn-out or damaged building elements which do not affect the appearance of the building...

be forwarded by the city’s Construction Official to the Historic Preservation Commission for design review. The Historic Preservation Commission will issue a letter recommending either approval or denial of the permit application, based on the Commission’s evaluation of the appropriateness of the proposed work and its potential impact upon the character of the Great Falls Historic District. (See Chapter 1 for a full discussion of design review and the regulatory process.)

The purpose of this requirement and the Commission’s evaluation of a project’s appropriateness is to encourage and accommodate new construction that preserves and enhances the existing character of the Great Falls Historic District (GFH District), and preserves its value as a unique historic and cultural resource. New construction and additions planned for the GFH District, therefore, must aspire to a positive visual and functional relationship to the historic buildings already in the district, enhancing the perceptual quality of the district.

The guiding philosophy of the design guidelines for new construction and additions to existing structures within the GFH District is that there is a collection of precedents, an evolving historical and physical context, and that new
construction must be informed by and positively contribute to that context. The design guidelines that follow in this section are intended to encourage contemporary design that is compatible with the character of the district. Because good architectural design cannot be reduced to a formula or a recipe of elements, it must be recognized that strict adherence to the design principles presented in these guidelines is no guarantee that good buildings will result. Creativity, inspiration, and innovation must be brought to bear on the design of new buildings and additions within the GFH District, directed and tempered by the principles of historic preservation. Conversely, if the design guidelines presented here are not followed, new construction will probably not be compatible with the visual character of the GFH District, resulting in the progressive loss of that character.

Compatibility, as defined in these guidelines, does not pertain to the literal reinterpretation or reiteration of historic buildings and styles. These design guidelines specifically discourage the literal restatement of historic styles and elements that would tend to confuse the authentic history of Paterson and the GFH District. Rather, compatibility refers to the design of buildings that, in a broad sense, will "fit" into and blend with the visual and urban character of the GFH District. The concept of "fit" is a flexible one, and can pertain to a wide range of building styles and types.

New construction and additions within the GFH District should be subsidiary to existing historic buildings; new construction and additions should be conceived of as background to significant historic buildings. Existing buildings within the district, including large industrial, mid-sized office, and small residential, are generally dignified in their simplicity. New construction and additions in the GFH District should favor understatement and avoid elaborate, bold, or flamboyant designs.

Specific guidelines follow for new construction and additions to existing buildings planned for the GFH District.
New Construction — Site Design

The design of new construction within the GFH District must begin with a thorough understanding of the immediate site that the building will occupy. An understanding of the context of Paterson and the GFH District will begin to suggest where a building should sit on its site, how much space should be around the building, and how that open space should be treated.

When inserting a building into an exiting historic context, it is customary to respond to the setbacks and building heights of adjacent buildings, and to maintain and contribute to the established street line. Because there are several large building sites in Paterson that do not have adjacent buildings as precedents, and because in Paterson there are often buildings of different scales and uses adjacent to one another, designers must also understand the traditional pattern of siting buildings within the district.

The siting of the mill buildings was determined historically by the location of raceways—the source of power—as well as the layout of the streets. Buildings were thus clustered close to one another, right up to the sidewalk line. Driveways permitted access to rear yards and enclosed courtyards where loading occurred for shipments and deliveries. As the mills expanded, the rear yards and courts were built out, and flying walkways connected mills at the upper levels. The resulting texture was an extremely dense and complex urban industrial precinct.
Residential construction in the district was similarly dense, for the most part one-, two-, and three-story wood and then brick rowhouses and apartments, often with commercial enterprises on the first floor.

While it is important that the site of each structure be attractive and fulfill the needs of the building's owner, the relationship between structures is equally important, for the relationship of structures to each other and to their architectural and historical context are defining features of the streetscape and the district.
Front Yard Setbacks

Front yard setbacks are the distance between the building line and the street. Front yard setbacks are a modern zoning tool intended to prevent the density that occurred in urban settings, to promote light and air making their way into front windows, and, some would argue, to allow streets to be widened if necessary. The GFH District was built-out prior to the development of this modern zoning concept, so front yard setbacks are not relevant in the GFH District.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

✓ New construction in the GFH District, both commercial and residential, must be constructed with minimal setbacks in order to reinforce the traditional street wall. Buildings should define the edge of the street and spatially enclose the street.

✓ Where the density of existing buildings is not sufficient to create a street wall, new construction must be sited so as to contribute to the creation of a street wall.

✓ Historic building lines must be respected. For vacant lots, the historically dense texture might be recreated by the construction of three- and four-story buildings that fill historic building footprints as closely as possible.

✓ There is precedent for building over portions of the lower raceway. New construction that is built out over an existing stretch of raceway should conform with clearly documented historic precedent, and be located precisely where the raceway was historically covered over. The entrance to the building should be included in that part of the building built over the raceway.

**Not Approved**

✗ Front yard setbacks are not approved in the GFH District. The only exception is where there is a raceway between the street and the building site.

✗ Open corner plazas which disrupt the continuity of the street are not approved.

✗ Parking in front yards is not approved in the GFH District.

*The Congdon Mill, built in 1876 as the Harmony Textile Mill, was built out over the lower raceway.*
Spicing Between Buildings

The spacing between buildings creates a rhythm along the street and contributes to the definition of the character of the GFH District. It is worth noting that for the most part, the space between buildings was historically intended to give access to rear yards and courtyards, and not to provide space around the buildings. It is often the case that there are no side yards; openings in the buildings themselves give access to rear yards and courtyards through covered passageways.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

- Generally, buildings must occupy the breadth of their street frontage in a manner that maximizes the sense of the street wall and minimizes side yards.
- In place of side yards, covered passageways through ground floors, as at the Essex and Phoenix Mills, are approved.
- New mill-type buildings may be placed directly adjacent to one another, or can be spaced between 12 feet and 20 feet apart

**Not Approved**

- New buildings and building types that disrupt an existing recognizable rhythm of building width and spacing, or whose breadth relative to the width of their site do not contribute to a relatively uninterrupted street wall, are not approved.

*Covered ground-floor passageway to interior courtyard at Essex Mill.*

Throughout much of the GFH District, there was very little space around buildings, and that space was often bridged over at upper levels.
Approved cont'd...

to allow for vehicular access to the rear of the building.

✓ Residential buildings and small commercial buildings must be built adjacent to one another without space in between, in order to reinforce the traditional street wall.

✓ Where access is required to rear yards between rowhouses and townhouses, a covered walkway can be constructed.

*In the GFF District, buildings generally should occupy their entire frontage and be built to the sidewalk.*

*At the ATP site, the ruins of historic buildings suggest the once-dense character of the district.*
Plazas, Courtyards, and Landscaping

As mill buildings grew to accommodate increased demand and new processes, they evolved into complexes of interconnected buildings, often organized around a central courtyard. Where feasible, new construction located on historic mill sites, and designed on the scale of these historic structures, should incorporate courtyards and open spaces. The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

Approved

✓ Parking lots are an awkward by-product of a mobile culture. Their incorporation into historic districts is always problematic. The Zoning Analysis portion of this document recommends that individual surface parking lots not exceed 24 cars, and encourages the construction of centralized parking in multi-level parking garages. Because surface parking lots must be directly adjacent to buildings in order to provide the best access, their design must be carefully considered.

✓ For specific design guidelines for surface parking lots, see Chapter 5.

✓ Courtyards and exterior spaces must have a strong sense of enclosure. They should be defined on at least three sides, preferably by building walls. At a minimum, they should be defined on two sides by building walls, and on one or more sides by landscaping elements.

✓ Courtyards should be landscaped with paved and green areas, trees, and shrubbery to provide year-round softening of the space.

✓ Landscaping is not a traditional feature of the GFH District, and therefore should be kept to a minimum. When used judiciously, plant materials and site structures can disguise and soften the appearance of some of the less attractive modern features of the district such as parking lots, recycling bins, and mechanical equipment. Landscaping can enhance the appearance of the district for visitors and residents, adding to its appeal as a place to walk and explore.

✓ See Chapter 5 for a full discussion of issues pertaining to landscape.
Service Areas and Loading Docks

Consistent with the goals of attracting industrial use to the district, allowance must be made for service areas and loading docks, sometimes for large trucks.

Approved

✓ Where permitted by the Zoning Ordinance, service areas, loading docks, and waste-handling facilities must be located to the rear of a site, or to the interior of a site where the visual impact to adjoining properties and the street is minimized.

✓ When these functions cannot be accommodated behind a commercial building, they should be placed to the side of the building, set back from the street, and screened by landscape elements.

✓ Service areas, loading docks, and waste-handling facilities must be buffered to avoid spill-over light, glare, noise, and exhaust fumes from affecting adjacent properties or public streets.

Not Approved

✗ Unless there is a historic precedent, locating service areas, loading docks, and waste-handling facilities on a primary elevation is not approved.

Unless there is no alternative, loading docks, service areas, and waste-handling and recycling facilities should be located behind or to the sides of buildings.
New Construction—Building Design

The basic elements that contribute to determining a building’s form are its absolute size, scale, massing, orientation, proportion, and material. Similar to the site issues discussed above, it is commonly desirable when designing new construction in historic districts to respond to the elements of adjacent buildings in a manner that is compatible and sympathetic to adjacent structures.

Because Paterson has several large potential building sites and because there is precedent in Paterson for large-scale industrial buildings and small-scale residential buildings to be on the same block, adjacent buildings may not always provide the designer with much helpful direction.

The forms prevalent in the buildings of the GFH District are mostly simple and straightforward expressions of each building’s function and structure. Some of the more identifiable and prominent “forms” reflected in buildings in the GFH District are the gable ends, roof configurations, clerestories, projecting bays, towers, projecting fire stairs, and shapes of window and door heads. New construction should incorporate these forms in a simplified, contemporary manner that contributes to the continuum of form and the legibility of the district as a whole.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

Approved

✓ Design new construction according to the elements of buildings within the GFH District that are of the same general type and size of the new building. For example, the design of a large-scale residential, industrial, commercial, or mixed-use building should be based upon the elements that are typical of large-scale historic mill buildings.

✓ Similarly, the design of single-, two-, and three-family dwellings should be based upon the elements that are prevalent in that type of building within the GFH District.

Not Approved

✗ New construction should not imitate historic structures through “reproduction” facades. It is inappropriate to replicate details of historic buildings in the design of new construction.
Approved cont'd...

✓ The roofs of new construction within the GFH District should be consistent with the roof type, shape, pitch, and texture of other buildings of their type.

✓ Mill buildings are composed of a variety of separate buildings with gable and hipped roofs in various orientations, occasionally intersecting. Due to heavy timber trusses, roof slopes tend to be shallow.

✓ Residential/townhouse structures have either flat roofs or gable roofs that slope to the street. There are very few precedents for dormer windows, but it may be the case that several of these have been removed.

✓ Small commercial structures generally have flat roofs with parapet walls.

✓ Rooftop elements including, but not limited to, satellite dishes, antennae, and mechanical equipment should not be visible from the public right-of-way—either the streets or the raceway parks.
Absolute Size and Scale

"Absolute size" refers to the overall length, width, and height of a structure. The "scale" of a building is its degree of relatedness to the size and proportions of both the human body and adjacent construction. The following factors affect a building's scale:

- Building Height
- Cornice Height
- Floor-to-Floor Height
- Window and Door Size/Relationship of Solid Wall to Openings

In general, the more similar a building is in absolute size and scale to the buildings which surround it, the better it fits into the neighborhood. If a building or complex is planned which diverges from the scale of either its neighbors or the historic buildings of its type within the district, this disparity can be somewhat remedied by paying particular attention to the building's siting, setback, and facade treatment.

Within the GFH District, the absolute size of types of buildings varies within a range. That is, residential structures tend to be between twenty-five and fifty feet wide and two to four stories tall. Mill buildings are usually over 100 feet in at least one dimension, sometimes several hundred feet long, and between three and five stories tall.

The following guidelines should inform decisions regarding permits for new construction within the GFH District.

Approved

✓ The absolute size of new construction should be within the range of that which already exists within the GFH District for that particular building type. The more established and dense the immediate adjacent context, the closer should the new construction be to the absolute size of the adjacent buildings.

✓ Similarly, the scale of new buildings should conform to their context and type. A single large rectangular building and a block of repetitive townhouses may both be designed to occupy the same historic footprint, but the larger scale of the single building will be more consistent with the character of the district.
Building Height

Building height is an important feature which relates a new building to those which surround it. Buildings that are inordinately low compared to their neighbors create voids at higher floor levels which interrupt the feeling of enclosure on the street; disproportionately tall buildings will overpower the smaller structures which surround them. Building height is another feature that distinguishes one building type from another in the GFH District.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

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<td>✓ New buildings should be constructed to a height compatible with existing adjacent or neighboring buildings or consistent with historic precedents for buildings of the same type and general floor areas and street frontages.</td>
<td>✗ New buildings that vary more than 20% in actual height or number of stories from the existing buildings of their type within the district are not approved.</td>
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<td>✓ New buildings should have the same number of stories, and be within 15% of the average height of existing adjacent buildings and/or similar building types.</td>
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<td>✓ Large-scale developments and new industrial buildings should be three to five stories high, depending upon the heights and number of stories of the historic mill buildings adjacent to them.</td>
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<td>✓ Residential townhouses should be two or three stories in height, depending on the heights of their neighbors. Corner buildings should be taller than, or at least equal to, those located mid-block.</td>
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<td>✓ Storefront commercial structures should be equal in height to the structures which surround them. These buildings are generally two to three stories in height, although there is precedent for one-story commercial structures.</td>
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**Cornice Height**

When a series of buildings share a uniform cornice line, they create a rhythm along the street. In such a context, new construction should continue, not interrupt, this rhythm in order to maintain the visual coherence of a street.

In the GFH District, however, it is rare to find a uniform cornice line. A new building's cornice may be higher or lower than that of adjacent buildings, yet consistent within the non-uniform context of the block.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

✓ New construction must conform to the dominant cornice line of a street if one exists.

✓ In the absence of a uniform cornice line, the cornice line of new construction should be no lower nor higher than those of adjacent and nearby buildings of its type.

**Not Approved**

✗ New construction must not ignore the dominant cornice height of adjacent buildings. New construction which does so destroys the rhythm of the street. New construction whose cornice is not within 1/2 story of that of adjacent buildings is not approved.
Floor-to-Floor Height

A row of neighboring buildings often possesses the same floor-to-floor heights. The resulting similarity in scale can cause buildings to have windows, belt courses, and cornices at the same heights as well, creating a series of horizontal lines along the street, and contributing to the sense of the street wall.

This important element of scale is often ignored in new construction, and since new construction tends to have lower ceiling heights than historic structures, the rhythm of the street can be destroyed.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

Approved

✓ Where a relatively consistent floor-to-floor height is expressed in the facades of a given street, new construction must conform to that height.

Not Approved

✗ The floor-to-floor heights of a building should not vary more than 15% from those of its neighbor or its type.

Floor-to-floor heights should be within 15% of adjacent buildings.

✓ Where there is not a consistent floor-to-floor height, new construction must be within 15% of what is typical for nearby buildings of the same building type.

Design Guidelines for the
Great Falls National Historic Landmark District
Bay Size: Windows and Doors

The scale of a building is strongly affected by proportions of the components of its principal facade, as well as by the proportions of the facade as a whole. Window and door openings are two such components. These features divide the building visually into what are commonly termed “bays.” In order to maintain visual unity on a street, new construction should have a similar size, proportion, rhythm, and number of bays.

The following guidelines should inform decisions regarding permits for new construction within the GFH District.

**Approved**

✔ The facade of a proposed building should reflect the size, proportion, rhythm, and number of bays contained in nearby structures of the same type.

✔ The facade of a proposed building should draw upon the proportion and absolute size of the windows and doors of adjacent structures of the same type.

✔ The number of bays in nearby residential structures should inform the number of bays in new residential construction. In larger mill-type buildings, the number of bays may vary greatly depending upon the size of the building.

**Not Approved**

❌ New construction should not vary dramatically from its neighbors in the size of its bays, windows, or doors.

*The number of bays of historic mill buildings was a function of the industrial processes within and the space available on the site. Narrow bays accommodate the structural imperatives that result from heavy floor loads, wide spans, and maximum open area for daylight.*
Massing

The term "massing" refers to the complexity of a building’s form, as well as the apparent lightness of the structure as determined by the number and size of its openings. Large overhangs and vast expanses of brick combined with small windows make a building appear "massive." Large windows combined with light trim make a building appear light and delicate.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

- The massing of a new building should be similar to that of existing historic buildings of its type. Residential townhouses should be simple rectangular boxes, perhaps with small setback additions to the rear. Individual large-scale buildings should consist of relatively simple rectangular forms. Large mill-type buildings may have more complex massing, consisting of a series of differently proportioned rectangular structures with open courts between them.

- New facades should attempt to relay the same feeling of lightness or weight as nearby buildings of the same type by maintaining a similar number and size of facade openings as these structures.

**Not Approved**

- New buildings should not significantly vary from dominant patterns of form and shape of the historic building types within the district.

- The infilling of the window openings at several historic mill buildings should not be taken as a precedent for the massing of new large-scale structures.

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*Massing: the sense of "heaviness" or lightness" resulting from the ratio of solid wall to glass or open areas (voids).*
Orientation and Directional Expression

"Orientation" refers to a building's relationship to the street. "Directional expression" refers to the dominant proportion of a building's facade, either vertical, horizontal, or non-directional.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

- Principal facades of new construction must be oriented to the street, as they are throughout the district.

- Buildings with facades located on a public street must have their primary entrance located on that street.

- New construction must have the same directional expression as adjacent structures of the same type. In the GFH District, residential structures are primarily vertical. There are precedents for both horizontal and vertical expression in large-scale buildings, sometimes in the same building. The facade of the Union Works Building, for example, is horizontal along Spruce Street, and vertical along Market Street.

- Multiple-building developments, such as those modeled after the historic mill compounds, must have a primary facade and a primary entrance on a public street.

- Buildings located on the interior of sites as a part of a larger complex should relate to one another if they cannot relate to the street. These buildings should be positioned so as to form courtyards and other exterior spaces similar to those that characterize the historic mill complexes.

**Not Approved**

- Locating a main entrance on secondary, non-street facades is not approved.

*Not Approved  Not Approved*  

*Directional Expression.*
Approved cont'd...

✓ Residential and commercial buildings must relate to the street, not to a parking lot. Their front facades must face the public street(s).

✓ Facades of buildings on a corner site should differentiate between the two. Each facade of a corner building should reflect the character of the street upon which it fronts.
Proportion

Proportion refers to the relationship of a building’s width to its height, as well as the width to height relationship of the building’s features such as its windows and doors.

The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

**Approved**

✔ The proportions of new construction should relate to the dominant proportions of the adjacent buildings of its type.

✔ New construction should reflect the height/width ratios of the facade elements such as foundations, entrances, doors, windows, and storefronts of adjacent buildings of its type.

**Not Approved**

✗ Buildings which dramatically vary from the dominant proportions of adjacent buildings of the same building type are not appropriate.
Materials

The sympathetic use of appropriate construction materials is an important principle in designing new construction for the GFH District. Building materials used for new construction should be similar to historic building materials in terms of size, texture, scale, color, tooling, craftsmanship, and the applicability of a material to the function it performs. The visual properties of some modern materials are not necessarily similar to their historic counterparts. For instance, modern brick is available in sizes, colors, textures, and finishes that would not be appropriate within the GFH District. The materials and textures of neighboring buildings must be carefully studied before finishes are specified for new construction.

The following guidelines should inform decisions regarding permits for new construction within the GFH District.

Approved

✓ The materials and textures used in new construction should be compatible with the building’s architectural style. A building designed of an architectural style which normally includes a certain material(s) should have that material incorporated into its design. For example, multi-story mill buildings are constructed of masonry, specifically red brick. New construction of this scale must also be of masonry, not siding or stucco.

✓ The materials and textures used in new construction should be compatible with and complement adjacent buildings, or buildings of the same type. New materials should relate to old in terms of size, texture, scale, color, tooling, and craftsmanship. Large-scale structures most likely will be of brick.

✓ Construction materials should always be appropriate for the function they are to fulfill. For example, metal roofing is appropriate within the GFH District, but metal siding is not.

Not Approved

✗ New structures should not be constructed of materials and textures that dramatically differ from adjacent buildings of the same type.

✗ The use of the following materials is not approved within the GFH District: glazed or metal curtain walls, dryvit panels, white brick, chain-link fencing, exterior carpet, flush exterior doors, jalousie and picture windows, horizontal windows, asphalt siding, unpainted wood, and vertical wood siding.
Color

The color of the materials used for new construction should be consistent with the color of materials on existing construction. It should be noted that the GFH District was historically a utilitarian and gritty place; buildings for the most part were containers for work to be performed within. There is no precedent for garish or lurid colors and they are inappropriate.

Approved

✓ The colors of materials used for new construction must be coordinated with the colors of existing construction, particularly in areas where color is consistent between structures.

✓ Within the general category of red, there is a range of appropriate colors for brick.

✓ Generally, the utilitarian nature of the mill buildings and the modest nature of the residential structures call for straightforward paint schemes involving no more than three subdued colors. Darker hues are recommended for trim on brick buildings.

Not Approved

✗ Bright, garish, and lurid paint colors are not approved.

✗ Buildings should not be painted in colors which make them stand out from their neighbors and draw undue attention to them.

✗ White or yellow are not approved brick colors within the GFH District.
Windows

Windows are the moving parts of a building. They visually connect the interior to the exterior of the building, and are used to moderate the climatic conditions of the interior. In the GFH District, windows played the crucial role of bringing natural daylight to the industrial processes within the mills. The long facades of the mills were regularly punctured by large doublehung windows on each floor.

New construction should follow the very strong precedent for the design of windows and window openings within the GFH District. The following guidelines should inform decisions regarding building permits for new construction within the GFH District.

Approved

✓ Doublehung wood windows with authent- tic divided light sash are approved within the GFH District. These should have profiles and setbacks that approximate those of historic wood windows.

✓ The form of windows should be simple rectangles or rectangles with arched heads.

✓ The ratio of solids (walls) to voids (win- dow and door openings) of new buildings should be similar to historic buildings of their type. Generally, historic buildings have a lower ratio of window-to-wall space than contemporary structures. The mills of Paterson have a relatively high ratio of window-to-wall, due to the need for natural light and ventilation.

✓ The rhythm and placement of windows on the facades of new buildings should be similar to historic buildings of their type.

✓ The ratio of height-to-width of window openings should be similar to historic buildings of their type.

Not Approved

✗ Windows must not be grouped in any build- ings in the GFH District.

✗ Picture windows are not approved.

✗ Windows that are wider than they are tall are not approved.

✗ Windows that do not align horizontally and vertically with other windows on the facade are not approved.

✗ New windows must not be flush with the wall surface.

✗ Unfinished aluminum-framed windows and windows with plastic frames and/or muntins are not approved.

✗ Air conditioner units must not be placed in windows on the front facade of commercial or industrial and large-scale residential structures.

Design Guidelines for the
Great Falls National Historic Landmark District
Approved cont’d...

✓ Windows of new construction should be aligned horizontally and vertically whenever possible.

✓ The articulation of windows should be similar to historic buildings of the same type as the new construction. Articulation refers to the distance that the window frames are set back from the face of the building.

✓ Later mill buildings incorporated hopper and awning steel windows, which are also recommended in the GFH District. True divided lights are required. Simulated divided lights are visually unconvincing.

✓ Residential/townhouse windows should be doublehung. Divided lights are preferred, but not required. If divided, they must be true divided lights.

✓ All window frames must be painted.

The industrial sash windows on the Dolphin Jute Mill are important character-defining elements.

True divided light sash at the Franklin Mill contribute to the retention of the historic character of the building.
Decorative Features

Consistent with the sober and utilitarian character of the GFH District, decorative features for new construction should be integral to the architectural expression of a building, not applied to it. Precedents are plentiful in the district for the appropriate articulation of such decorative elements as cornices, window bays, watertables, belt courses, lintels, corbels, pilasters, and jack arches. These precedents should be studied and incorporated into new design, if the character and scale of the building warrant; new construction is not required to incorporate these elements.

The following guidelines should inform decisions regarding building permit applications for work on buildings within the GFH District.

Approved

- The use of decorative elements abstracted from those already in the district is recommended when used in the corresponding location (i.e., the profile of an existing watertable could be abstracted and used to design a watertable for a new building.)

- The introduction of simple restrained decorative elements, integral to the design of the building, is recommended.

The decorative elements of buildings within the GFH District tend to be relatively straightforward and integral to the architectural expression of the building, as seen above in the decorative brick cornice and recessed window bays.
Secondary Structures

Similar to additions, new secondary structures should be subordinate to the primary structure on the lot and visually complementary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot. The secondary structure may or may not be located so as to be visible from the street. In most cases, secondary structures should be located to the rear of a given lot.

Secondary structures may be free-standing or linked to the primary structure. The design guidelines above regarding proportions, massing, materials, form, orientation, and siting apply to secondary structures as well.

Archeological Resources

The Secretary of the Interior’s Standard 8 requires the preservation and protection of archeological resources. There is near certainty that excavation for new construction in the GFH District will involve historic archeological resources. While efforts should be made to consider and protect those resources, the extent to which this consideration will affect the evaluation of appropriateness will vary from project to project. Certainly, applicants for building permits should be cognizant of a project’s possible impact on sensitive archeological areas. Excavations should be closely monitored by qualified individuals whenever possible to confirm that valuable resources are not being lost. It should be noted that projects benefiting from either federal or state funding will require consultation with the SHPO and may eventually involve archeological mitigation.
Additions to Existing Buildings

Additions to existing buildings in the GFH District include construction that results in additional habitable space, as well as porches and decks. The design guidelines for new construction above apply to additions to existing buildings, with the exception that instead of compatibility and relationship to its neighbors and/or building type, an addition has the original building as its strongest context and precedent.

There are strong precedents for adding to buildings within the GFH District. Subsequent campaigns of additions resulted over time in a complex of connected structures. Close inspection also reveals that entire floors were often added in a manner that enhanced the appearance of the original structure.

In general, to conform to the Secretary of the Interior’s Standards 9 and 10, an addition to a building in the GFH District should be designed to be distinguishable from the original building, and should read clearly as an addition. Standard 9 states that contemporary design and additions to existing properties should not destroy significant historic architectural fabric and should be compatible with the design of the property and neighborhood. Standard 10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure.

Specific guidelines to be considered in permit applications for additions to structures within the GFH District are as follows.

Design Guidelines for the
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### Approved

- **Siting:** Additions must be sited to have the least possible visual impact upon the existing structure from the public right-of-way. New additions to front facades are not approved. Additions to side facades should be held back as far as possible from the street, but one bay at a minimum. Rear additions are usually the most appropriate and, given the narrowness and depth of most lots in the GFH District, often the most feasible.

- **Scale and overall size:** The scale of an addition should be no larger than the original building. The volumes of larger additions should be broken up by introducing small step-backs in the plane of the facade, cornices, and discontinuous roofs.

- **Elevation of the first floor:** The first-floor elevation of an addition must be equal to or slightly lower than the original building, but may not be higher than that of the original building.

- **Floor-to-floor heights:** Floor-to-floor heights must be equal to or no more than 10% less than the original building, but may not be taller than those of the original building.

- **Massing:** The massing of an addition—the relationship of solid to void—must complement, but not necessarily be the same as, the original building. A rough guideline would be that the ratio of the area of solid to void of the addition should be within 15% of the original building’s ratio.

### Not Approved

- **Roof-top additions that are visually prominent from the public right-of-way must not be constructed.** These would disturb the proportions of the building and the historic form of the roof.

- **Decks and balconies added to small-scale residential buildings are not approved on front or side facades.** Decks may be inappropriate on rear facades as well, if they cannot be screened from the public right-of-way at the raceways.

- **The architectural style of an addition must not predate the style of the existing building.**

- **Decks and balconies added to industrial buildings are not approved unless not visible from a public right-of-way.**

- **Additions to primary elevations are not approved.**
Orientation: The addition should be located, planned, and detailed so as not to confuse the dominant historic orientation of the original building. The addition may or may not have its own hierarchy of facades, but it should not have the effect of creating a primary facade out of a secondary facade. The addition should not assert itself visually, but should be screened from the street as much as possible. If the addition is along a secondary street, screening is not necessary.

Proportion and directional expression: The overall proportions of an addition should be complementary to the proportions of the original building. That is, the proportions of an addition to a horizontal building will most likely be horizontal; the proportions of an addition to a vertical building will most likely be vertical.

Materials: An addition may be made of the same material as the original building, or it may be made of subordinate material (i.e., siding is subordinate to brick which is subordinate to stone). A brick building should have a brick or wood addition, but a house with siding should not have a brick addition. The material restrictions in the section on new construction, above, apply to additions to existing construction.

Forms: Similar to proportions, the form of additions should be complementary to the overall form of the house. A shed-roof addition is appropriate on a gable-roofed or hip-roofed structure, as would be a gable or hip roof. Flat roofs are also appropriate for additions in the GFH District.
Approved cont’d...

✓ The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying or varying of details, changing materials, slightly altering proportions, or even slightly varying paint color.

✓ Design accessibility ramps to be unobtrusive. Regardless of where they are located, the diagonal edge of the sloped surface of the ramp should be screened such that the slope of the ramp does not detract from the horizontal elements of the building to which it is attached. New ramps should be constructed in a manner that does not require the removal of historic fabric and does not damage the existing building. The ramp should be constructed in a manner such that its future removal will not damage existing historic fabric.