

**TEMPORARY DESIGN GUIDELINES
HISTORIC PRESERVATION ADVISORY COMMISSION**

*The following are selections from
The Code of the Borough of Beach Haven Chapter 108*

WHERE THERE IS NO JURISDICTION

1. A Certificate of Appropriateness shall not be required for any repainting, repair or other maintenance not meeting the definition of **major exterior renovation**. **Paint color and the preparation of a wooden structure for painting are outside the scope of this ordinance.**
2. A Certificate of Appropriateness shall not be required before a permit is issued by the Construction Official for changes to **the interior of a structure.**
3. A Certificate of Appropriateness shall not be required for any necessary **temporary ramps for the convenience of any handicapped persons.**

WHERE THERE IS JURISDICTION

1. **Demolition**
2. Any **major exterior renovation** of an Historic Landmark or of any improvement.

DEFINITION: MAJOR EXTERIOR RENOVATIONS shall mean a change requiring a building permit, in the exterior façade of a building which results in a significant change from the existing design through the use of or installation of siding, trim, shutters, awnings, air conditioning units, doorways, windows, exterior openings of any kind, decks, porches, dormers, roofline changes, balconies, roofing, heating units and the like.

4. Any application for **development** pursuant the requirements of The New Jersey Land Use Law or any Ordinances adopted pursuant thereto.
5. Any **new construction** of a principal or accessory structure.

3. The relationship of the width of the windows to the height of the windows in a building being visually compatible with the building in which they are located and to all buildings on lots within two hundred (200) feet thereof. The relationship of solids to voids in the front façade of a building shall be visually compatible with the buildings and places to which it is visually related.
4. The relationship of solids to voids in the front façade of a building being visually compatible with the buildings and places to which it is visually related.
5. The relationship of the building to the open space between it and the adjoining buildings being visually compatible with the buildings and places to which it is visually related.
6. The relationship of the entrance or entrances and the porch projections to the street being visually compatible with the buildings and places to which it is visually related.
7. The relationship of materials, texture and ~~color~~ of the façade and roof of a building being visually compatible with the predominate materials used in the buildings to which it is visually related.
8. The roof shapes of a building being visually compatible with the buildings to which it is visually related.
9. Appurtenances of a building such as walls and open-type fencing forming cohesive walls of enclosure along a street to the extent necessary to maintain compatibility of the building with the buildings and places to which it is visually related.
10. The size of a building and the mass of a building in relation to open spaces, the windows, door openings, porches and balconies being visually compatible with the buildings and places to which it is visually related.
11. A building being visually compatible with buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.
12. New buildings having the same relative placement on the lot as the older structures and the setback distance from the street being equal.

Non-Contributing Structures – N.B. 108-8E2