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Design Guidelines for Maintaining & Rehabilitating Historic Buildings & Landscapes within the Borough of Haddonfield, NJ

(includes Guidelines for Signage)

Historic Preservation Commission of Haddonfield



The first NJ Historic Site purchased by the State in 1911: Indian King Tavern (circa early 1700s) in the early 20th century

"Maintain Rather Than Repair"

"Repair Rather Than Replace"

"Preserve Rather Than Restore"

"Restore Rather Than Reconstruct"

Mission Statement
from the Historic Preservation Element
in Borough of Haddonfield's Master Plan:

*Haddonfield Borough seeks to identify, protect and preserve
the community's historic resources in order to enhance the quality of
life and economic well-being of current and future generations. ¹*

Borough of Haddonfield's Historic Preservation Goals

as stated in the Historic Preservation Element of the

Haddonfield Master Plan ¹

- 1.** Continue to identify resources of Haddonfield's past.
- 2.** Continue to review municipal policy for protection of historic resources and continue to implement this policy through effective regulatory measures.
- 3.** Establish economic incentives to encourage the preservation of historic buildings and neighborhoods.
- 4.** Continue to provide the technical assistance necessary to preserve and improve historic properties.
- 5.** Continue to heighten public awareness of historic preservation in the community and improve preservation education efforts for various audiences.
- 6.** Maintain and strengthen preservation partnerships between municipal government, New Jersey government and federal agencies.
- 7.** Maintain and strengthen support for historic preservation from individuals, not-for-profit preservation groups, neighborhood organizations and downtown interests.
- 8.** Conduct regular review and evaluation of historic preservation initiatives by the historic preservation community.
- 9.** Adopt strategies to conserve historic neighborhoods which reflect their organic development, historical roles and traditions, modern needs and economic health and stability.
- 10.** Show sensitivity to the economic and cultural diversity of the residents of Haddonfield while preserving the historic character of the community.

TABLE OF CONTENTS

Introduction	1
A Brief History of Haddonfield	3
Why a Historic District?	7
Glossary of Historic Preservation Terms	8
General Preservation FAQs for Homeowners	11
 DESIGN GUIDELINES: “Recommended/Not Recommended”	
Masonry (Exterior Walls, Chimneys)	14
Wood:	
General Repair.....	15
Stripping Paint	15
Siding/Ornamental Trim/Artificial Siding	15
Porches/Entrance ways.....	16
Windows/Storm Windows & Shutters	18
Exterior Entry Doors, Storm/Screen Doors/Garage Doors.....	20
Roofs/Downspouts & Gutters	21
Satellite Dishes, Solar Panels & Other Technology Devices	24
Fences	26
Site Features: Landscaping, Driveways, Pathways, Ornamental Features.	27
New Additions to Existing Structures	28
New Construction/Infill	29
Historic District Guidelines for New Construction (illustrated).....	30
Accessory Buildings	32
Demolition of Structures	33
Signage.....	34
 <i>Appendix A</i>	
Secretary of the Interior Guidelines for Rehabilitating Historic Buildings ..	35
 <i>Appendix B</i>	
Map of the Historic District of Haddonfield, NJ.....	36
References	37
A Selected Bibliography of Resources for Owners of Historic Buildings	39
Tax Credits for Historic, Income-Producing Properties	41

INTRODUCTION

*"Local Design Guidelines are a part of a longstanding tradition of balancing the welfare of the general public and the interests of individual property owners. Local preservation ordinances, zoning laws, and building codes are other tools traditionally used to maintain this balance. They are not intended to prevent property owners from making changes to their property. They are meant to ensure that those changes enhance the historic qualities that are enjoyed by all members of the community and which make an area a special place in which to live and work. "*²

During the 1960s Haddonfield's three hundred year heritage was being compromised. Demolition of several architecturally significant houses on Kings Highway and Warwick Road had occurred and plans were underway to replace the old railroad with elevated rapid transit. In 1969, the opening of the (below grade) PATCO High Speed Line put our borough under even more redevelopment pressure. More treasured buildings were slated for demolition - gone would be the wonderful porches and well-crafted details such as cornices, brackets and balustrades to make way for nondescript office buildings and parking lots. In 1971, the concerned residents voted to protect Haddonfield's downtown and adjacent residential zones, by creating an historic district. Based on that vote, the Historic District Ordinance was added to the Municipal Code and the Historic Preservation Commission or "HPC" was created to implement the regulations of the Ordinance. Since then, the HPC has acted to manage the character of the Historic District, as directed by the Ordinance, through the monthly review of applications from residents seeking to make exterior alterations to their property within the District..

These Design Guidelines represent the typical preservation directions and decisions made by the Historic Preservation Commission. Our goal is, as Rachael Cox states in *Design Review in Historic Districts* (a National Preservation publication), to "translate an ordinance's general statements into suggestions as to the best course to follow in any specific situation." These "suggestions" recommending or not recommending certain courses of action have been derived from HPC knowledge and experience and are presented here in a brief and user-friendly manner. We believe that with this resource the owner of a structure in the Historic District will be more fully

Our Historic District is a valuable historic resource, filled with a wide variety of unique buildings ranging from the early 1700s to the late 1800s. They have been judged "historically significant" by the National Park Service for their architectural merit and historic associations to local, state and national history. (See "A Brief History of Haddonfield", pg. 3) All have been placed on the National Register of Historic Places as well as the NJ Register of Historic Places, a dual listing that also brings an additional level of protection.

informed about the principles of preservation and be able to make decisions that reflect the common preservation goals of Haddonfield.

The Haddonfield Historic Preservation Commission has written these Guidelines for clarification and as a resource for the community. The Guidelines are reference material to assist in understanding the Historic District Ordinance* but are not legally a part of Haddonfield's Municipal Code. Rather, the Guidelines derive from the Ordinance's directive that the HPC carry out advisory, educational and informational functions to promote historic preservation in Haddonfield and to provide technical assistance to property owners on how to preserve, restore and rehabilitate structures within the District. The Guidelines serve as an additional reference tool to be used by the Borough and its citizens, working to protect and preserve our unique historic resources.

The Historic District Ordinance is based on the fundamental principles of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, which is included in Appendix A of this document. The authority of the HPC as an advisory commission to the Planning Board and as a regulatory body for Borough signage comes from the Historic District Ordinance.³

A Brief History of Haddonfield ⁴

Elizabeth Haddon, the most illustrious name in Haddonfield history, is credited with founding Haddonfield. However, Francis Collins was its first white settler. Born in 1635, a member of the Religious Society of Friends, he emigrated from England with his family to Burlington, then the capital of West Jersey.

By 1682, he, as a master bricklayer, completed the construction of a market house and a court building in the capital. The legislature compensated him for his services with a grant of land. Collins chose a series of parcels which include the present day Haddonfield. One of these gave him frontage on Cooper's Creek which was then navigable, providing transportation to Philadelphia and Burlington. Collins built his own home on a nearby parcel. The brick house which he named Mountwell was located near the corner of what is now Centre Street and Cottage Avenue. Mountwell was destroyed by fire about April 15, 1872.

Francis Collins was a distinguished citizen who played an important role in the community's early government. In 1683 he was elected to the Provincial Assembly and appointed to the Governor's Council. In 1685, as a Commissioner of Highways, he was responsible for locating new roads, a task that had implications for the future development of the state.

Poems and stories, some fact, some myth, have been written about the romantic figure of the young Elizabeth arriving in the new country in 1701 at the

age of nineteen to take up her father's lands. In 1702 she married John Estaugh, a Quaker preacher, and in 1713 they built their first home on her family's land within the boundaries of present day Haddonfield at the site of 201 Wood Lane. She named it New Haddonfield (Haddon Fields) after her father, thus giving the town its name.

In 1721, John Haddon deeded a piece of land near King's Highway and Haddon Avenue to the Religious Society of Friends where they constructed a meeting house and cemetery. Haddon Ave, at that time a well traveled Indian trail, was an important artery which ran north to the Delaware River and Philadelphia, the center of commerce. Thus, Haddonfield developed as a regional center for worship and transportation, both important factors in the growth of the village.

In 1724 the Estaughs bought the part of the Collins tract on the north side of King's Highway between Tanner Street and Avondale Avenue. In doing so, this created a property boundary along the present day King's Highway, spurring residential development along this route. This fixed the future street plan of the town and laid the foundation for what is now King's Highway to be extended through Haddon Heights, Mount Ephraim and old Gloucester City, as it developed into one of the county's major thoroughfares.

Elizabeth Haddon Estaugh, by her forceful personality and good works left an indelible mark on her community. She died at the age of eighty two and is

buried in the historic Friends Cemetery on Haddon Avenue. The Estaugh home was destroyed by fire in 1842.

DEVELOPMENT OF THE VILLAGE

By the time of the Revolutionary War, Haddonfield had developed into the largest village and trade center in the area. Its site possessed all the essential ingredients for the growth of a colonial village: tidal water for transportation by boat, a fording place for roads, and streams that could be dammed to provide water power for mills.

From the first settlement in 1682 to the Revolutionary War, virtually all transportation of goods was by means of flatboats floating on the tidal streams. Public landings were established near the head of tidewater where products were brought from inland for shipment. The commercial benefits to the area adjacent to these landings and the surrounding villages developed as commerce grew and the populations increased.

The erection of mills, using the power of flowing streams above tidewater, further advanced the commercial advantages of Haddonfield. Area settlers came to its sawmills for lumber and to its gristmills to have grains ground into meal or flour. The fording place of Cooper River was just above the head of tidewater. The Indian trails converged here to cross the waterway, then branched out again in various directions.

One trail from the ford ran northwardly to the Delaware River where Camden is today. This trail, now known as Haddon Avenue, still follows its original route. Leading to Cooper's Ferry, the most

convenient crossing place along the Delaware, this trail provided access to Philadelphia markets. Philadelphia, by the mid-1700s, had become the largest business and cultural center in Great Britain's American colonies, providing a substantial market for all local products.

The second trail headed west and terminated at today's Gloucester. This branch is now called King's Highway, a name it acquired early in this century. The trail from Haddonfield was used as part of the route of the Great Road from Burlington to Salem laid out in 1681 by the General Assembly of West Jersey and completed five years later.

THE INDIAN KING

The focal point of Haddonfield's colonial history is the Indian King Tavern on King's Highway, now preserved as a State Museum. Built in 1750 by Matthias Aspden, a wealthy Philadelphia merchant, it had the most illustrious history of the five taverns built in Haddonfield before 1800.

In 1777, New Jersey legislators, routed from one meeting place to another by the onslaught of the British Army, selected Haddonfield as a safe place to convene. Before adjourning to Princeton on September 24th, the legislature debated reform of the militia laws, raised troops, and granted draft exemptions to iron workers casting munitions at Batsto Furnace. Two momentous steps toward full statehood occurred here. At the Indian King on May 10th, the legislature adopted the Great Seal of New Jersey. On September 20th, it enacted a law substituting the word "State" for "Colony" in all commissions, writs and

indictments. The Council of Safety, formed to examine persons arrested as Tories or suspected opponents of the patriot cause also met at the Indian King in 1777.

Revolutionary Haddonfield was more than a rebel sanctuary. Located on West Jersey's major north-south road across from the ferry to Philadelphia, Haddonfield residents witnessed the passage of numerous units from both American and British armies. Among the war heroes were General Nathaniel Greene, Anthony Wayne, Count Pulaski, the Marquis de Lafayette and "Light Horse" Harry Lee.

Another luminary frequenting the tavern was Dolly Payne of Philadelphia, a niece of innkeeper Hugh Creighton. She visited and danced at her uncle's inn before she married James Madison in 1784 and became one of history's most celebrated first ladies.

The Indian King closed in 1873 when Haddonfield elected to prohibit the sale of liquor, a law in force to this day. Reopening as the "American House" the building became a boarding house and ice cream parlor. In 1902 it was purchased by the State of New Jersey which operates it as a museum interpreting this vital chapter in Haddonfield's and the State's history.

THE NINETEENTH CENTURY

During the nineteenth century, the Industrial Revolution transformed towns and cities across the United States. The changes in Haddonfield mirrored this national trend. Carriage-builders, wagon makers, shoemakers, tanners, and

pottery makers and other trades were carried on, making Haddonfield the center of commerce.

Another major event that had an effect on the growth of Haddonfield was the advent of the Camden and Atlantic Railroad in 1852. It ran through Haddonfield on a route connecting Camden with Atlantic City bringing economical and up-to-date transportation to the area.

A number of prosperous merchants and notable professionals build elegant Haddonfield residences, the design of which reflected their owners' success and status. Quite a few of these Victorian mansions survive. The work of eminent architects such as Samuel Sloan and builders such as Jacob Clement and William Coffin Shinn, enrich the architectural heritage of Haddonfield. A well-known example is the house designed by Samuel Sloan at 200 Washington Avenue built by William Coffin Shinn for William Massey, a wealthy Philadelphian and founder and president of the Camden and Atlantic Railroad.

In 1861 Haddonfield contained about one hundred fifty dwellings, four houses of public worship, five mercantile stores, two grist mills, two tanneries and a large woolen factory. On April 6, 1875 the Village of Haddonfield officially became a Borough. The new Borough had a population of approximately one thousand two hundred people.

Today Haddonfield's population of eleven thousand eight hundred, living in 4,500 households, makes up the community. Through the protection

afforded by the Haddonfield Historic District Ordinance the community has included preservation as a vital part of its

planning process, insuring that Haddonfield's historic character will be preserved for the future.

Why a Historic District?⁴

The purpose of Haddonfield's Historic District Ordinance, enacted in 1971 and amended in 1987, is "to safeguard the heritage of the Borough of Haddonfield by preserving that part of the Borough which reflects elements of its cultural, social, economic and architectural history." The creation of a historic district, in contrast to individual historic designations, preserves and enhances the overall historic environment.

Historic district designation protects the entire ensemble. The streetscapes have an architectural harmony that is enhanced by trees, brick sidewalks, gardens, fences and gates. In the business district, architectural harmony includes storefronts, signs, lighting, awnings and paving – the amenities that contribute to Haddonfield's historic character.

Haddonfield's Historic District includes 488 buildings and sites in the town's historic core, of which more than 150 are of the highest historical or architectural significance. These meet the criteria of evaluation for historic preservation used by the National Register of Historic Places. The remainder are architecturally compatible, presenting a harmonious environment. Every building in the historic district contributes to the entire district.

The District was listed in the National Register of Historic Places in 1982, subsequent to its listing on the New Jersey Register of Historic Places in 1980. The dual listing in addition to local

designation provides an important combination of protective mechanisms.

The National Register of Historic Places was established by an Act of Congress in 1966. Listing on the Register insures that properties affected by undertakings that are federally executed, licensed or financially assisted will be subject to review by the New Jersey Historic Preservation Office, the Advisory Council on Historic Preservation, and the public. Listing on the National Register also makes every qualified structure eligible for tax credits.

Listing on the New Jersey Register requires the Commissioner of the New Jersey Department of Environmental Protection to review projects proposed by the state, county or local government to insure that historic properties are protected.

National and State recognition supplements Haddonfield's Historic District Ordinance. Administered by the Haddonfield Historic Preservation Commission, which is advisory to the Planning Board, the Ordinance provides for review of proposed modification to buildings within the Historic District to insure appropriateness. Accordingly, the Commission advises home and business owners on viable preservation techniques. It is because of the cooperation of property owners in the District with the Commission that Haddonfield has been recognized as the best preserved historic town in all of Camden County.

Glossary of Historic Preservation Terms^{17, 18}

Character: 1.) the visual aspects and physical features that comprise the appearance of an historic building; 2.) Defined by form, proportion, structure, plan, style or material. General character refers to ideas of design and construction such as basic plan or form. Specific character refers to precise ways of combining particular kinds of distinctive materials, features, finishes, and construction techniques or examples of craftsmanship.

Character-defining: distinctive features or elements that must be preserved in order to define the character of the building including the overall shape of the building, its materials, craftsmanship, decorative details, as well as the various aspects of its site, environment and neighborhood.

Compatible: complementing the design, height, proportion, mass, configuration, building materials, texture, and color of the structure or specific element's general surroundings with added consideration given to the immediate vicinity. Example: materials, architectural style, etc. as listed in "character-defining".

Context: the environment or setting; the different elements, both natural and man-made, that are inter-related to a structure, including but not limited to the streetscape and neighborhood.

Cultural Resource: Any district, site, building, structure or object listed or eligible for listing on the National Register of Historic Places. The

Haddonfield Historic District is listed on both the National Register of Historic Places and the New Jersey Register of Historic Places.

Demolition: The full or partial permanent removal or destruction of original buildings and landscapes, historic materials, building components, structures, and architectural features.

Demolition by neglect: Allowing a building to fall into such a state of disrepair that it may become necessary to demolish it. This is seen as an objectionable method to accomplish and/or acquire approval for demolition, in order to save rehabilitation costs.

Elevation: A scale drawing of the side, front, or rear of a structure.

Façade: the front of a building.

Façade, Primary: the façade of the building facing the street or public thoroughfare/publically assessable right of way.

Fenestration: the design and description of the pattern or arrangement of windows, doors and other openings on a building's façade.

Historic buildings: Structures that embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values and examples of craftsmanship, or that represent a significant and distinguishable entity whose com-

ponents may lack individual distinction. Some buildings are also deemed historic because of an association with an historic event and/or person. Generally buildings over 50 years are considered historic if any of the above are exemplified therein.

Historic district: A geographical area or theme which possesses a significant concentration, linkage or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development, usually defined by an adopted ordinance.

Historic fabric: 1.) Original or old building materials (masonry, wood, metals, marble) or construction; 2.) the original framework/underlying structure of a building and the original components (construction materials) and craftsmanship.

Historic integrity: The retention of sufficient aspects of location, design, setting, workmanship, materials, feeling or association for a property to convey its historic significance.

Historically Appropriate Additions/Alterations: Additions to structures which follow or complement the architectural style or scale of the original building e.g. compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. New additions, exterior alterations or related new construction should not destroy historic materials, features and spatial relationships that characterize the property.

Infill: The use of vacant land and property within a built-up area for further construction or development, especially as part of a neighborhood preservation or limited growth program.

In-kind: Only when repair of the original historic materials is no longer feasible, replacement of deteriorated original historic fabric with the same materials having the same visual character or, if that is not possible, materials that match the visual character of the original in design, color, dimensions and texture.

Massing: the architectural arrangement of the bulk of the building and its components.

Preservation: Methods of maintaining the historical integrity of a building with limited alterations or additions; methods of stabilizing and preventing further decay.

Proportion: the relationship between the massing of the building's components.

Rehabilitation: The process of returning a property to a state of utility, through repair or alteration, and makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

Restoration: The process of depicting a site at a particular period in its history through repair or reconstruction, while removing evidence of other time periods.

Reversible: An addition or modification which is made without damage to the building's original condition.

Visual character: determined by overall shape of building; overall openings (fenestration) such as size, shape, location, materials, and craftsmanship of windows/doors/chimneys/cresting, etc.;

roof and related features such as dormers, shape/color/pattern of roofing materials, projections such as porches or balconies; trim such as moldings, carvings, jigsaw work; setting such as physical location/setback, landscaping, fencing.

General Preservation FAQs for Homeowners

How do I know what features on my house are important & must be protected?

KNOW YOUR HOUSE: Identify architectural features that are important in defining the overall historic character of the building and so must be protected. These must be retained in order to preserve the unique historic character of the building. The Historical Society's Research Library⁵ can help as well as the Technical Consultant for the HPC.⁶

How can I minimize the cost of preserving my house?

MAINTENANCE: Proper maintenance will prevent deterioration of important features. Provide proper drainage of water from masonry and wood architectural features, not allowing water to stand on flat surfaces, will prevent deterioration. Seasonal inspection will catch small problems before they turn into big expensive ones.

Isn't it better to replace old features with something brand new?

REPAIR, NOT REPLACE: Every effort should be made to repair original historic materials and features. Retain as much original historic fabric as possible. Often older, original materials are better and more durable than what can be purchased today.

Should I just get rid of something that is falling apart?

DO NOT REMOVE FEATURES: It is important to retain, and not remove, important architectural features. If the feature cannot be repaired due to extensive deterioration, the feature must

be replaced BUT only after careful examination and research.

Would it be better to make everything "match" and look the same?

LIMITED REPLACEMENT: Do not repair/replace more than the areas in need of repair in order to achieve a "uniform look". Inappropriate and unnecessary repair or replacement will diminish the historic character of building.

What is the best material to use when replacing a feature?

REPLACEMENT IN-KIND, MATERIALS & DESIGN: If necessary, replace with in-kind materials that are historically accurate. Installation should duplicate the original architectural details, such as patterns in slate roofs and shingles. Replacement features must convey the same visual appearance (size, scale, material, color) using the same construction details.

How do I know what design a replacement should be?

USE ORIGINAL FEATURE DESIGN FOR REPLACEMENT: If the entire feature is too deteriorated to repair (if original form and detailing are evident), use the original feature as a prototype – not whatever is available. If feature is missing, do research or find a similar house with the same existing feature.

Do I always have to replace in-kind?

SUBSTITUTE MATERIALS: If historically appropriate materials not available or feasible, only then can a substitute material be used. It must convey the

same visual appearance as the surviving
historic fabric and use the same

techniques that will give the same
design, color and finish.

**DESIGN GUIDELINES FOR MAINTAINING &
REHABILITATING HISTORIC BUILDINGS & LANDSCAPES
WITHIN THE BOROUGH OF HADDONFIELD, NJ:**

“Recommended/Not Recommended”

MASONRY (EXTERIOR WALLS, CHIMNEYS)

Despite the fact that masonry is one of the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair and by harsh or abrasive cleaning methods. Please check with our technical consultant before attempting any cleaning of masonry.

DID YOU KNOW? Mortar is a “sacrificial” material and meant to fail before the brick would in certain circumstances such as water infiltration?

Recommended:

- Clean masonry only when necessary to halt deterioration or soiling.
- Clean masonry with the gentlest methods possible: low pressure water and detergents, using natural bristle brushes.
- Remove paint from masonry surfaces with gentlest means possible: hand-scraping
- Repair using hand tools when repointing mortar joints
- Repair with mortar having the same strength, composition, color, and texture.
- Duplicate mortar width and profile of original for same visual appearance.

Not Recommended:

- The removal of sound mortar joints in a repair project in order to achieve a uniform appearance.
- Cleaning masonry when not necessary.
- Using methods of cleaning masonry walls or features which are destructive to masonry: sandblasting using wet or dry grit, caustic chemicals, high pressure waterblasting.
- Using mortar of high Portland cement content (unless it was originally used).
- Using synthetic caulking compound to repoint.
- Installing siding over stucco or masonry walls

WOOD (SIDING, DECORATIVE ELEMENTS, PORCHES/RAILINGS & COLUMNS)

Wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns, gingerbread and balustrades because of its availability and flexibility. These wooden features – functional and/or decorative – can be important in defining the historic character and in exemplifying the craftsmanship of an era or notable person (architect or builder) of the building. Their retention, protection and repair are of great importance in rehabilitation projects.

GENERAL REPAIRS:

Recommended:

- Use of wood filler, epoxy, glue to repair deteriorated section.
- Patching, splicing wood, refastening loose elements.

STRIPPING PAINT:

Recommended:

- Removing paint to the next sound layer by the gentlest method possible (hand washing, hand-scraping and hand sanding) then repainting. Please keep in mind that lead-based paint was commonly used on many historic buildings. Follow all recommended safety precautions when removing paint.
- Careful preparation of surfaces to insure bond of paint layers.
- If chemically removing paint, use gentle eco-friendly products such as SoyGel™ or PeelAway™. Follow directions carefully.

Not Recommended:

- Using destructive methods to remove paint (propane or butane torches, heat guns/plates, sandblasting, waterblasting which can cause permanent damage), use of rotary tools that can leave marks on the wood or harsh non-eco-friendly chemical paint removers that can raise the grain of the wood.
- Stripping paint or varnish to bare wood rather than repair or reapplying a special finish that is original to that feature.

ORIGINAL WOOD SIDING AND ORNAMENTAL TRIM/ARTIFICIAL SIDING

Recommended:

- **Repair, not replacement.**
- If replacement necessary, then use cedar as material for replacement clapboards.
- Replacement clapboards should have the same dimensions as the original clapboards.

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Not Recommended:

- Substitute cementitious or engineered composite material such as vinyl, wood fiber or aluminum.
- Materials installed over deteriorated clapboards.
- Destruction of applied decorative details such as cut and patterned

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- Preservation of all decorative trim on gables such as verge boards, gingerbread, etc.

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shingles, water tables, Stick Style details, batten board siding details.

- Removal, encapsulating (capping) or trimming of window/door frames.
- “Boxing in” of cornices, soffits, ornamental trim and fascias.
- Adding historically inappropriate/inaccurate details such elaborate gingerbread that cannot be documented through historical, pictorial or physical research.

PORCHES/ENTRANCES:

Porches and entrances are quite often the focus of historic buildings, especially on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building.

Recommended:

- **Repair, not replacement.**
- Preservation of decorative details such as gingerbread, chamfered columns, exposed rafters on ceiling.
- Preservation of railing system with original construction details such as actual not dressed sizes (true 2inch square) balustrades, support blocks under bottom rails, original profile of railings and newel posts on steps.
- Repair of columns and footings with putty, epoxy, wood filler, etc. But when they must be replaced because of deterioration, replacements may be of approved (generally a “paintable” material, not PVC!) artificial material due to the inherent maintenance problems with their location, function and necessary construction details.

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Not Recommended:

- Removal of porch or entrance of historic building.
- Enclosing porch in a manner that results in a loss of historic character such as using solid materials such as wood, stucco or masonry.
- Artificial/composite materials for any porch component other than the porch columns.
- Pressure treated wood for porch components (porch floor, railings, steps, columns) with pre-finished un-paintable materials.
- Changing an existing porch’s basic architectural features and historical character without sufficient historical, pictorial and physical documentation as a basis.
- Metal columns or metal railings not historically appropriate or

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- Reconstruction of porch, based on historical, pictorial and physical documentation.
- Use of mahogany or fir for tongue-and-groove flooring of porch instead of artificial materials.
- Privacy (tight woven) wood latticework around foundation.

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compatible with the style of the structure.

- Concrete, brick, brick paver steps not historically appropriate or compatible with the style of the structure.
- Artificial materials such as vinyl and PVC latticework and balusters.

WINDOWS/STORM WINDOWS & SHUTTERS

A highly decorative window with an unusual shape, glazing pattern, or color is most likely identified as a character-defining feature of the building, if it is original or a historic alteration. It is essential that their contribution to the overall historic character of the building be assessed and their physical condition be evaluated before specific repair or replacement work is undertaken. The HPC recommends the more cost-effective repair and weather stripping of a deteriorated window before considering replacement due to poor condition or for improved energy effectiveness. As one of the building elements that are both exterior features as well as interior features, windows (or the “fenestration”) should be considered an important architectural feature.

Recommended:

- **Repair, not replacement**, which may be more cost effective.
- Retaining the original configuration and size of windows and shutters on a historic structure.
- Installing weather stripping, storm windows (interior or exterior) as well as recaulking are ways to increase the thermal efficiency of a historic window. These improvements make the windows more weather tight, thus protecting the window.
- Exterior storm windows may be added to historic windows but frames must be painted to match the window trim, not left unpainted.
- Exterior storm windows may be wood or aluminum (painted or pre-finished).
- Providing a comprehensive report on the condition of each window in question from an independent qualified professional with photos and descriptions, if replacement is requested.
- If replacement is the only option, replacement windows should be wood. This is especially important on the front and other elevations of a building visible from the street.

Not Recommended:

- Changing the size of the window opening, removing the window entirely or changes to the size of the sash or wood-to-glass proportions of the sash.
- Covering the window opening with siding.
- Use of glass blocks to replace window glazing and sash.
- Use of vinyl, vinyl-clad, aluminum, aluminum-clad, composite material products.
- Removal of unique historical features such as stained-glass windows.
- Installing new windows incompatible with the historic character of the building. Examples: louvered or jalousie windows; 9 over 9 or 6 over 6 windows when 1 over 1 or 2 over 2 windows are more historically appropriate based on pictorial, historical or physical evidence.

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- Replacement of sash and glazing only, with the frame and molding repaired.
- Muntins of replacement windows should be *true divided lights*, as in the originals, rather than snap-on plastic grids. To simulate true divided lights or grids, permanently affixed grids with spacer bars in the glazing interstitial space (which replicate true divided lights) may be considered.
- Muntins should have the same profile as the original muntins.

SHUTTERS

Recommended:

- **Repair, not replacement.** Maintaining the existing historic hardware.
- Replacement shutter's placement, design and size should be based on historical, pictorial and physical research, if no originals exist as prototypes.
- If necessary, replacement shutters should be wood
- Replacement shutters should have historically appropriate hardware.

Not Recommended:

- Vinyl, plastic or hollow, low quality composite material shutters.
- Shutters should not be nailed to building as a substitute for the appropriate hardware.
- Inappropriate placement, dimension or size.

EXTERIOR ENTRY DOOR, STORM/SCREEN DOORS/GARAGE DOORS

Recommended:

- **Repair, not replacement.**
- If not repairable due to deteriorated condition, replacement design for entry door should be based on original historic door if available. If not, then the design should be based on historical, pictorial and physical research.
- Retain original door opening and surrounding elements (transom, sidelights, framing, etc.)
- Solid wood replacement.
- Windows must have true divided lights, if windows are suggested by research, not applied grids to simulate individual lights.
- Reuse historic hardware and ornamental elements (doorknobs, hinges, box locks, wrought iron details, etc.) if possible.
- Storm/Screen doors:
 - Wood.
 - Simple design, if not based on research. Design should be compatible, complimentary and sensitive to the entry door design (Entry door is primary element.)
 - Glazing opening of storm door should show as much of exterior door as possible.
 - Natural wood or painted to match door frame.

Not Recommended:

- Aluminum, composite material, PVC or vinyl.
- Replacement, removal or blocking-in of transoms or sidelights.
- Inappropriate or incompatible design with historic character of building.
- Change of opening size (single door to double/double to single).
- Addition of a new entry door to a primary elevation.
- Removal of unique architectural feature such as a Dutch door.
- Installing storm door that hides, detracts from or is incompatible with entry door.

ROOFS/DOWNSPOUTS

A roof is defined by its shape with features such as color, cresting, dormers, cupolas and chimneys. In addition, other features such as the size, color and patterning of the roofing material can be extremely important in defining the overall historic character of a building. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire structure. Protection and repair of a roof play a critical part in the preservation of the historic structure and so roof maintenance is of primary importance.

GENERAL RECOMMENDATION: Inspection of roof, flashing, gutters, downspouts twice yearly.

GUTTERS:

Recommended:

- **Repair of original system of gutters, downspouts and drains rather than replacement.**
- **Repair, not replacement, of built-in gutters.**
- Replacements should have same profile, materials and dimensions of the original system component.
- If have to add, not on front elevation, only on inside corners and side elevations, painted to blend in with the façade.
- Use of half round or quarter round gutters.
- Use longest length gutter as possible.
- Solder or weld the joints to avoid seams.

Not Recommended:

- Use of modern K gutters.
- Use of inappropriate hangers.
- Addition of new gutters on the front elevation of building.

HISTORIC ROOFS

Recommended:

- **Repair, not replacement.**
- Retaining the roof's shape and configuration.
- Encouraging the continued use of the original roofing material. Also, encouraging the return to the original roofing material when possible.

Not Recommended:

- Removal, enclosing or covering of dormers, soffits, cornices.
- Changing the roofing materials from the materials originally used on the building.
- Addition of features not original to the structures or historically compatible such as cupolas,

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- Chimneys and roof elements such as ornamental cresting, etc. that contribute to the historic character of the building should be maintained and not removed.
- Sensitive consideration of installation and location of mechanical equipment.
- Repair of:
 - *Standing seam tin roofs* must duplicate the traditional colors found in Haddonfield's historic roofs: dark red, black, silver or dark green. Original standing seam tin or "terne" roofs, if properly maintained/painted every 8 to 10 years, can last for 60 to 80 years. (Ribs of roof must be narrow and the battens must not be wide.)
 - *Metal roofs* either by patching, splicing or otherwise reinforcing the metal following recognized preservation techniques.
 - *Slate roofs* - an important historic feature. However, due to the high cost of repair as well as replacement, the HPC does not require replacement in kind. Color and pattern of replacement should duplicate the original closely as possible in order to be visually compatible with remaining historic roof material, if any. The new roof must duplicate any decorative patterns in the original house.

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- weathervanes, etc. OR improper location of same.
- Installation of mechanical or service equipment so that it damages or obscures a character-defining feature.
- Installation of mechanical or service equipment so that is visible from the public right of way.

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- *Flat roofs*, if not visible, may use rolled rubber or “elastomeric” roofing systems.
- *Clay or terracotta roofs* should be maintained and repaired with replacement in-kind for deteriorated elements.
- *Substitute materials*, such as artificial slate or shingles, should be physically and visually compatible with the historic character of the building.

SATELLITE DISHES, SOLAR PANELS & OTHER TECHNOLOGY DEVICES

Technology devices such as satellite dishes and solar panels are temporary additions to a building, easily removed as the technology changes. As such, installed properly, there is no permanent impact on the historic character of the building. Therefore, they must be installed in the least intrusive/least invasive/least visible location possible with minimal impact on the historic integrity and visual character of the building. Sustainable upgrades such as solar panels have the potential to greatly impact one of the most character-defining features of a historic building: the roof.

Recommend:

- Minimize the number of devices/panels installed, in order to first attempt the least invasive alteration possible.
- Preserving character-defining features and historic fabric with regard to location and method of installation.
- New work and layout arrangement shall be compatible with massing, size, scale and architectural features of the property to protect the historical integrity of the property.
- Limit quantity of devices to minimum possible.
- Limit use of solar panels on steeply pitched roofs with the gable facing the front elevation. The more vertical the solar panels, the more visible.⁷
- Install in rear-most location of structure on property with the least visibility from public right of way.
- Set back from roof edges to minimize visibility.
- Set behind existing architectural features where practical to limit visibility.

Not Recommended:

- Installing the maximum number of devices
- Altering the slope of the roof in the case of solar panels. Should be installed in a low-profile manner, parallel to the roof pitch.
- Random placement of devices, rather than a regular uniform pattern.
- “Crowding” character-defining architectural features with the placement of equipment.
- Overhanging roof edges with equipment.
- Install satellite dishes, solar panels and other technology devices that are not reversible.

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- Use devices and mounting systems that are compatible in color to the property's building materials.
- Installation method shall not cause the removal or damage of existing architectural features.
- Ground-mounted devices shall be installed in locations to minimize visibility from the public right of way. Screen devices with materials elsewhere on site such as fencing or vegetation of a suitable scale.
- Provide sightline diagrams from public right of way.
- Limit use of solar panels to rear elevations when structure is located on corner property.

FENCES

Fences help to frame their house's yards and add variety to the streetscape. They also mark the boundaries of public and private space. A successful fence will complement both its street and its house. It is important that a fence harmonize with its house and setting, employ historic materials and designs while visually achieving visual compatibility with the building and setting.

Recommended:

- **Repair, not replacement.**
- Ongoing maintenance and repair of original wrought iron fences or masonry/stone fences, if existing.
- For new fences, research for historically accurate and/or appropriate fence.
- Historic character of building determines appropriate materials: wood, masonry, stone and wrought iron.

Not Recommended:

- Artificial materials such as vinyl
- Chain link, wire mesh, vinyl vision slats, barbed wire.
- Design and material that is inappropriate for the building's historic character.
- Use of inappropriately tall fences.
- Use of over-sized finials or ornamentation.

SITE FEATURES: LANDSCAPING/DRIVEWAYS/PATHWAYS/ ORNAMENTAL FEATURES/WALKWAYS

The relationship between a historic building or buildings, its open spaces and landscape features within a property's boundaries – or the building site – helps to define the historic character of both.

Recommended:

- Preservation of existing historical features of site – built environment (improvements) as well as landscaping.
- Preservation of the historic relationship between the built environment and open space on the site.
- Preserve the open space on the site.
- Preserving the historic relationship between the character-defining features on the site and the open space on the site.
- Historical, pictorial and physical research to determine most historically appropriate plan for the building site.
- Use of visually compatible materials with any existing historic building on the site.
- Use of historically accurate and appropriate materials, especially in the front elevation and street frontage of the property.
- Walkways of historic materials such as stone, brick, gravel.
- Buffer parking from historic buildings with distance and landscape features.
- Modern features such as air conditioners and other amenities located exclusively on secondary or back elevations. They must be screened, if visible from the public right-of-way.

Not Recommended:

- Removal of trees.
- Vinyl, plastic or other composite materials.
- Modern pavers or concrete for walkways, pathways or driveways.
- Relocation of historic site features.
- Using a substitute material that is not visually compatible with the historic building.
- Placing disproportionate parking facilities adjacent to a historic building.
- Destroying the historic relationship between the character features on the site.
- Creating a false historical appearance.
- Modern features such as air conditioners and other amenities, located on the front elevation.
- The addition of large or out-of-scale finials, adornments or other ornamentation.

NEW ADDITIONS TO EXISTING STRUCTURES

An attached exterior addition to a historic structure creates a new profile for the structure. Because such an expansion has the potential to radically change the historic appearance of the structure, an exterior addition should be considered only after eliminating the possibility of meeting the need by altering interior spaces.

Recommended:

- Determine if the need for additional space can first be met by alterations to the interior space of the structure.
- Identify the important components of the house's historic character so the addition will not have a negative impact on the character of the house.
- Clearly delineate the difference between old and the new construction in the design approach.
- Reference design motifs from original building.
- Be compatible in mass, materials, relationships of solids to voids and color.
- Construction of the new additions at secondary elevations, at the rear or at inconspicuous elevations.
- Limit the size and scale of the new addition in relationship to the historic building to be sensitive and "secondary" to the historic building.
- Limit the removal of historic fabric so that the integrity of the building will be protected with the least possible loss.

Not Recommended:

- Additions as a whole and the elements of design (windows and doors) out of scale and out of proportion with the original historic scale of the structure.
- Destruction of character defining features in order to accommodate the new addition.
- Attaching an addition so that important historic features are obscured, damaged or destroyed.
- Duplicating the exact form, material, style and detailing of the original historic structure so that it appears to be part of the original building.
- Imitating a historic style or period in new additions, especially for contemporary use.
- Creating additional stories so that the historical appearance of the building is radically altered.

NEW CONSTRUCTION/INFILL

*Reviewing New Construction Projects in Historic Areas*⁸, a publication by the National Trust for Historic Preservation, states, “Design guidelines for a historic area should not dictate certain styles for new buildings unless one of the goals for the area is restoration to a specific time period. Therefore guidelines that emphasize context and design elements, rather than styles, allow the broadest and most flexible interpretation for new construction.” Many guidelines for new construction, whether additions or entire buildings, emphasize that building characteristics may be shared by new and old buildings alike regardless of “style”.

Attention to these elements encourages the design of buildings that clearly are new, yet do not disrupt the continuity of the historic district.

Recommended:

- Identify common elements between surrounding buildings and sites to allow infill construction to fit in the context of the streetscape/ neighborhood.
- Preserve the original relationship between the building/buildings, landscape features and open space.
- Preserve original relationship between the site and the streetscape.
- Similar building characteristics such as building height, scale, orientation, spacing and site coverage of buildings.
- Similar façade proportions and window patterns.
- Similar size, shape and massing/proportions of entrances, fenestration, roof form (profile and design) and porches.
- Similar materials, textures and color
- Similar horizontal, vertical or nondirectional emphasis.
- Similar landscaping, walls and fences.
- Similar construction details.

Not Recommended:

- Creating a false historical appearance.
- Introducing a building out of scale, incompatible with the site or otherwise inappropriate.
- Development plans that ignore the context and spatial relationships of the historic neighborhood/ streetscape.
- Construction plans that don’t contain common design elements found in the historic neighborhood/ streetscape such as building height, scale, orientation, massing, roof form, etc.
- Construction plans that do not use materials found in the surrounding historic neighborhood/ streetscape.
- Construction plans that do not contain roof forms, landscaping, window patterns, façade proportion that fit within the context of the neighborhood/streetscape.
- Different setback from the rest of the streetscape.

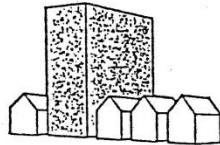
HISTORIC DISTRICT DESIGN GUIDELINES FOR NEW CONSTRUCTION¹⁶

HEIGHT

Consider - Relating the overall height of new construction to that of adjacent structures. Construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

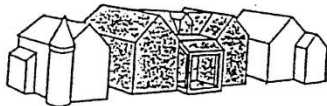


Avoid - New construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

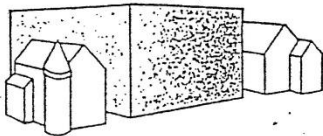


SCALE

Consider:- Relating the size and proportions of new structures to the scale of adjacent buildings. Although much larger than its neighbors in terms of square footage, the buildings shown maintains the same scale and rhythm as the existing buildings.

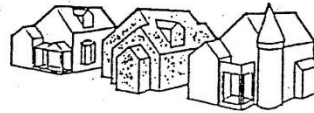


Avoid - Buildings that in height, width, or massing violate the existing scale of the area. The new building shown here disrupts the scale and rhythm of the streetscape, although it might be appropriate in a different location.

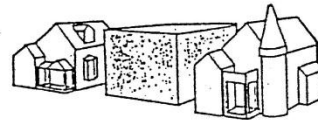


MASSING

Consider: - Breaking up uninteresting box like forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts.



Avoid: - Single, monolithic forms that are not relieved by variations in massing. Box like facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

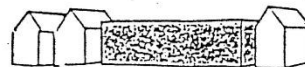


DIRECTIONAL EXPRESSION

Consider - Relating the vertical, horizontal, or nondirectional facade character of new buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the facade into smaller masses that conform to the primary expression of the streetscape.

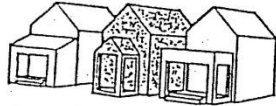


Avoid - Strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. The new building shown does not relate well to either its neighbors or to the rhythm of the streetscape because of its unbroken horizontal facade.

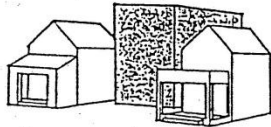


SETBACK

Consider - Maintaining the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street. If existing setbacks vary, new buildings should conform to historic siting patterns.

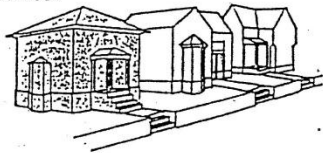


Avoid - Violating existing setback patterns by placing new buildings in front of or behind the historic facade line. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if proper setback is maintained.

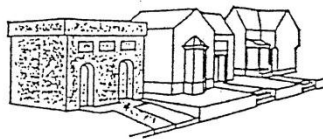


PLATFORMS

Consider - The use of a raised platform is a traditional siting characteristic of many older buildings. This visual pedestal is created by retaining walls and terracing up to the building or by high foundation walls and stepped entries.

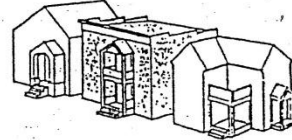


Avoid - Bringing walls of new buildings straight out of the ground without a sense of platform, i.e. without maintaining the same entry height as neighboring buildings. Such structures seem squat, visually incomplete, and do not relate well to their elevated neighbors. Also avoid leveling off terraced slopes or removing retained platforms.

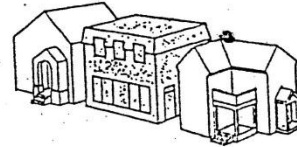


SENSE OF ENTRY

Consider - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically raised a few steps above grade of the property and were a prominent visual feature of the street elevation of the building.



Avoid - Facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first floor.

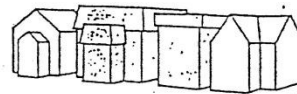


ROOF SHAPES

Consider - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.



Avoid - Introducing roof shapes, pitches, or materials not traditionally used in the area.



ACCESSORY BUILDINGS

Carriage houses, storage sheds, barns and early garages are valuable character-defining features of a historic site and help tell the story of an earlier era. They can be historically significant in their own right. Originally valued mainly for their utility and function, accessory structures are rarely as sturdily built or well maintained as the primary structure on the site. As such, they are more vulnerable to deterioration. Preservation of the accessory buildings that remain in Haddonfield, even with a change in use, is an important goal of the HPC.

Recommended:

- Identify and research the historical significance of the structure.
- Preservation of the character-defining features and historic fabric of the structure.
- Regular maintenance.
- Minimal alterations for change in use.
 - Alterations that retain the original spatial relationship with the other historic buildings and site features.
 - Alterations compatible with the historic character of the other historic buildings and features of the site.
 - Alterations visually compatible with the massing, scale and building form of the primary building.
 - Use of historically appropriate materials for repair, alterations and additions.
 - For recommendations regarding the individual components of the structure, please consult the other sections of this Guide.
 - As a last resort, relocation not demolition.

Not Recommended:

- Demolition of structure.
- Removal of character-defining features
- Addition of incompatible or inappropriate features.
- Use of non-historic materials during repairs.
- Alterations that are out of scale and out of proportion with the other historical buildings and features on the site.
- For other actions that are not recommended regarding the individual components of the structure, please consult the other sections in this Guide.

DEMOLITION OF STRUCTURES

Every Historic District Ordinance-protected building and landscape in Haddonfield contributes to the overall character and context of the Historic District in a unique and irreplaceable way. To lose one of these contributing features diminishes the value and purpose of the Historic District as it is in conflict with the preservation goals of Haddonfield’s Master Plan and the requirements of the Historic District Ordinance when a historically significant house is demolished or allowed to deteriorate to a state of “demolition by neglect”. Through demolition, historic resources and valuable examples of architectural heritage and American craftsmanship are irrecoverably lost.

Demolition of these resources, large or small, permanently alters the site as well as the character of the surrounding streetscape and ultimately diminishes the integrity of the Historic District. For these reasons, demolition is typically not recommended in the Historic District. Should demolition be proposed, a significant amount of evidence and effort is typically required by the HPC of applicants before demolition can ever be considered.

Recommended:

- **Relocation rather than demolition.**
- Regular maintenance and repair to prevent deterioration of the historic structure.
- Adaptive reuse.
- Active search for a new owner.
- Evaluation of the historical significance of the historic structure.
- Evaluation of the historical significance of the building and site and their relationships to surrounding neighborhoods and streetscapes.
- Professional evaluation of the condition of the property by an independent registered professional architect and structural engineer that provides a detailed qualitative as well as quantitative assessment of the building’s overall condition, serviceability, and ability to be reused, preserved, and/or restored.
- Proposal for replacement structures and landscapes.

Not Recommended:

- Demolition.

SIGNAGE

The HPC is the regulatory body for sign approval throughout Haddonfield. Please refer to Haddonfield's Municipal Code Article 191 for more information regarding the Sign Ordinance³. The Ordinance requires that each sign application is reviewed on its own merits, without regard to the sign it is replacing. Signs are not "grandfathered" in. Temporary signs may only be displayed for 30 days, without further approval from the HPC. Unlike historical review, where the HPC is advisory to the Planning Board and the Planning Board makes final approval/denial, the HPC review of sign applications is final, but subject to appeal to the Planning Board.

Recommended:

- Full compliance with the Sign Ordinance with regard to size, material and composition of sign.
- Placement of signs compatible with streetscape.
- Placement of signs without obstructing, covering, damaging the character defining features of a historic structure.
- Muted colors.
- Use of wood or MDO board (medium density overlay/ engineered plywood) with decorative molding or edging.
- Alignment with adjacent signage.
- Three or less descriptive words in addition to the legal name of the business.
- Use of trims or other edge treatments/components to "frame" sign panels.

Not recommended:

- Plastic, urethane, metal or vinyl signs.
- Neon on signs or in windows.
- Glossy finishes.
- Block letters, loud garish colors.
- Mounting fasteners that cause permanent damage to structure.
- Lettering adhered to or otherwise mounted to glass storefront windows.
- Website addresses.
- Artificial textures of wood grain on signs.
- Telephone numbers.
- Web site addresses.

SECRETARY OF THE INTERIOR GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS^{7,9}

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically, or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatment, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B

MAP OF THE HISTORIC DISTRICT OF HADDONFIELD, NJ^{4, 3}



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Favretti, Rudy J. and Joy Putnam Favretti. *Landscapes and Gardens for Historic Buildings*. Walnut Creek, CA: AltaMira Press, 1997.

Moss, Roger. *Century of Color: Exterior Decoration for American Buildings 1820-1920*. Watkins Glen, NY: The American Life Foundation, 1981.

National Park Service, *Preservation Briefs*. A variety of topics (many listed below) in illustrated booklet format are available on-line at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>

- Cleaning and Water-Repellent Treatments for Masonry Buildings
- Repointing Mortar Joints
- Conserving Energy in Historic Buildings
- Roofing for Historic Buildings
- Dangers of Abrasive Cleaning
- Preserving Glazed Architectural Terra-Cotta
- Aluminum and Vinyl Siding on Historic Building
- Repair of Historic Wooden Windows
- Exterior Paint Problems
- Rehabilitating Historic Storefronts
- New Exterior Additions to Historic Buildings
- Preservation of Historic Concrete
- Use of Substitute Materials on Historic Building Exteriors
- Wooden Shingle Roofs
- Historic Stucco Exteriors
- Heating, Ventilating and Cooling
- Maintenance and Repair of Architectural Cast Iron
- Slate Roof Repair, Maintenance, and Replacement
- Historic Clay Tile Roofs
- Reducing Lead Paint Hazards
- Controlling Unwanted Moisture
- Preserving Wooden Porches
- Maintaining the Exterior of Small and Medium Buildings

Vieyra, Daniel. *Historic Houses in Haddonfield: A Preservation Guide*. Haddonfield Historic Preservation Commission, 1988.

Whelchel, Harriet, ed. *Caring for Your Historic House--Preserving and Maintaining: Structural Systems, Roofs, Masonry, Plaster, Wallpapers, Paint, Mechanical and Electrical Systems, Windows, Woodwork, Flooring, Landscape*. NY: Harry N. Abrams, Inc., 1998.

Style Identification and Pattern Books

Aiken, Joan. *Haddonfield Historic Homes: Success Through Historic Preservation*. Pennsylvania: Harrowood Books, 1991.

Bicknell, A.J. and Company. *Bicknell's Victorian Buildings: Floor Plans and Elevations for 45 Houses and Other Structures*. 1878; reprint, NY: Dover Publications, 1979.

Comstock, William. *Victorian Domestic Architectural Plans and Details: 734 Scale Drawings of Doorways, Windows, Staircases, Moldings, Cornice and Other Elements*. 1881; reprint, NY: Dover Publications, 1987.

Downing, Andrew J. *The Architecture of Country Houses*. D. Appleton & Co, 1850; reprint, NY: Dover Publications, 1969.

Guter, Robert and Janet Foster. *Building by the Book: Pattern-Book Architecture in New Jersey*. New Brunswick, NJ: Rutgers University Press, 1992.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. NY: Alfred A. Knopf, 1996.

Rifkind, Carole. *A Field Guide to American Architecture*. NY: Signet Books, 1980.

Sloan, Samuel. *Sloan's Victorian Buildings: Illustrations and Floor Plans for 56 Residences and Other Structures*. 1852; reprint, NY: Dover Publications, 1980.

Tax Credits for Historic, Income-Producing Properties

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The historic property must be listed in the National Register of Historic Places, either individually or as a contributing property in a historic district. The New Jersey State Historic Preservation Office and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s *Standards for Rehabilitation*. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

The program is run through the NJ State Historic Preservation Office:

<http://www.state.nj.us/dep/hpo/3preserve/itc.htm>

The program is described in detail at the National Parks Service’s Technical Preservation Services web site:

<http://www.nps.gov/tps/tax-incentives.htm>