



**GUIDELINES FOR
HISTORIC PROPERTIES**



Township of Hopewell Historic Preservation Commission

GUIDELINES FOR HISTORIC PROPERTIES



The stone portion of this building was the former Harbourton store, constructed in 1768. The former John Harbort residence, as represented by the furthest section to the east, has been used as a hat factory, tavern, and store that later housed the post office. The central section was constructed in the early nineteenth century, filling the gap between the two buildings. The unified building currently serves as a private residence.

These *Guidelines* were developed in conjunction with Hopewell Township's Historic Preservation Commission (HPC). The HPC reviews Certificate of Appropriateness (COA) applications for exterior alteration of a historic house, new construction within the context of historic buildings, or other property changes to properties locally designated as a Historic Landmark or within a local Historic District. The applicant is responsible for complying with the provisions of the Zoning and Building Codes at the time of application. The applicant must obtain a Certificate of Appropriateness (COA) as well as all necessary permits prior to proceeding with any work. For more information, or to obtain permit applications, please call the COA Administrator at (609) 737-0612, ext. 643.

Please review this information during the early stages of planning your project. Familiarity with this material can assist in moving a project quickly through the approval process, saving applicants both time and money. Additional *Guidelines* addressing other historic building topics are available at the Township Administration Building and on its web site at www.hopewelltpw.org.

WHY IS HISTORIC PRESERVATION IMPORTANT IN HOPEWELL TOWNSHIP?

Hopewell Township recognizes that the character and quality of life enjoyed by its citizens depends in great measure upon the Township's rich heritage. This historical, cultural, architectural, archeological, social and economic heritage is entrusted to each generation, enriched and passed on to future generations. To promote continued enrichment of local heritage, the Township enacted legislation in 2000 to identify and protect local historic resources (Ordinance #00-1142 [Section #17-241 of the Land Use and Development Ordinance]). In 2004 the Hopewell Township Historic Preservation Plan Element was also adopted as part of its updated Master Plan, which includes the following policy goals:

- *Safeguard the heritage of Hopewell Township by preserving the resources which reflect elements of its historical style*
- *Identify, designate, and regulate Historic Landmarks and Historic Districts in order to preserve their historical significance*
- *Encourage the continued use of Historic Landmarks and Historic Districts and to facilitate their appropriate reuse*
- *Maintain and develop an appropriate and harmonious setting for Historic Landmarks and Historic Districts within Hopewell Township*
- *Foster civic pride in the history and architecture of Hopewell Township*
- *Promote appreciation of Historic Landmarks and Historic Districts for the education, pleasure and welfare of the local population*
- *Encourage beautification and private reinvestment in Historic Landmarks, Historic Districts and surrounding properties*
- *Manage change of Historic Landmarks and Historic Districts by encouraging sensitive alteration and/or new construction*
- *Discourage the unnecessary demolition of historic resources*
- *Recognize the importance of Historic Landmarks and Historic Districts by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of the Historic Preservation Commission ordinance*
- *Encourage the proper maintenance and preservation of historic settings and landscapes*

WHAT IS A HISTORIC RESOURCE?

A Historic District or Historic Landmark is an individual building, structure, site, object, or district that has been determined to have historical significance and whose distinctive character conveys a unique architectural and cultural heritage. Since the enactment of the State of New Jersey Municipal Land Use Law, Section 107 of Title 40:55D, many local municipalities, including Hopewell Township, have passed local ordinances to review the effect of proposed change on the historic resources in their communities.

While Historic Landmarks represent individual properties, Historic Districts are comprised of significant concentrations or linkages of historic resources, historically united by plan or development. Although all properties within Historic Districts are important to the sense of place, it is understood that some resources are more significant than others. Resources in Hopewell Township's Historic Districts are classified into three categories:

- **Key:** resources that would individually qualify for Historic Landmark status
- **Contributing:** resources that are integral components because they date from the same time period or are architecturally significant
- **Non-Contributing:** resources that are not historically or architecturally significant

WHAT ARE THE BENEFITS OF HISTORIC RESOURCES?

Although each property owner can define the benefits of a historic resource based upon his or her personal experience, historic resources have been found to:

- Increase neighborhood stability and property values
- Preserve the physical history of the area
- Promote an appreciation of the physical environment
- Foster community pride and self-image
- Increase the awareness and appreciation of local history and local tourism

WHY HAVE DESIGN GUIDELINES?

The brochures that comprise the *Design Guidelines* are intended to act as a tool to help manage change and protect Hopewell Township's architectural and historical resources. They are intended to provide information and guiding principles rather than seen as rigid rules to property owners, design professionals, contractors, the HPC and the Township with regard to historic resources.

It is recommended that applicants review the information in the *Design Guideline* brochures during the early stages of planning a project. Familiarity with this material can assist in moving a project forward quickly, saving applicants both time and money.

AVAILABLE GUIDELINES

The *Guidelines* addressing historic materials and building topics are available at the Township building and on its web site at www.hopewelltpw.org. The following *Guidelines* were prepared as part of this project:

- *Guidelines for Historic Properties*
- *Guidelines for Architectural Styles*
- *Guidelines for Exterior Maintenance*
- *Guidelines for Roofing*
- *Guidelines for Exterior Woodwork*
- *Guidelines for Masonry & Stucco*
- *Guidelines for Wood Windows & Doors*
- *Guidelines for Porches*
- *Guidelines for Historic Landscapes*
- *Guidelines for Additions & New Construction*

WHAT IS THE HPC?

The Historic Preservation Commission (HPC) is a public advisory body established in 2000. The HPC helps protect the architectural and cultural heritage within Hopewell Township. Among its responsibilities, the HPC considers the effects of proposed exterior changes to individual, locally designated Historic Landmarks, and to locally designated buildings and properties within Historic Districts, and comments on the appropriateness of those changes.

The five Members and two Alternate Members of the HPC are appointed by the Mayor with the consent of the Township Committee. Most members of the HPC are Township residents and serve without pay in overlapping terms. The professional membership of the HPC includes:

- A person with knowledge of building design, construction or architectural history
- A person with knowledge of local history
- Citizens with an interest in history, historic preservation, or a related field



The HPC works to promote continued local preservation efforts in an effort to maintain its historic historical, cultural, architectural, archaeological, economic and social heritage for future generations of Hopewell Township residents.

WHAT IS THE HPC'S ROLE?

The HPC conducts monthly meetings and has the power and duty to:

- Identify, record and maintain a survey of historic resources and make recommendations to the Township regarding the designation of Historic Landmarks and Districts to the Hopewell Township, New Jersey or National Registers of Historic Places
- Issue a Certificate of Appropriateness (COA) for the repair, erection, replacement, reconstruction, alteration, restoration, demolition, or razing of any building or structure in whole or in part within a locally designated Historic District or designated a Historic Landmark
- Develop applications, and the inclusion of Historic Landmarks and Historic Districts as related to capital improvement programs
- Promote the Township's continued historic preservation efforts through advisory, educational and informational functions

The HPC is also available to provide informal informational meetings with property owners who are considering a project that might require a Certificate of Appropriateness.

WHEN IS A COA REQUIRED?

In most instances, property owners or tenants will interact with the HPC when applying for a Certificate of Appropriateness (COA) for a proposed project. If work is proposed at a Historic Landmark or on any property within the bounds of a Historic District, the Township requires that an applicant obtain a COA. The types of projects reviewed by the HPC include:

- Change of the exterior appearance of any building, structure, site, object or improvement including additions, alteration, reconstruction, or replacement of materials
- Relocation or demolition of any building, structure, site, object or improvement
- Changes to fences, walls, garden structures

The HPC reviews the proposed changes to determine whether they are appropriate to the individual property and within the surrounding historic context in regard to the architectural style, general design, arrangement, location, and materials. Once the HPC determines that the proposed changes are appropriate, they will determine whether a COA should be issued for the proposed work.

It must be stressed, however, that the HPC review is required for some work that would not otherwise require a building permit. This includes the replacement of doors and windows.

It should also be noted that a COA is necessary but not sufficient for the granting of a building permit. Each project is also subject to Township review for compliance with zoning, building, and safety codes.

WHEN IS A COA NOT REQUIRED?

- The HPC does not review any interior changes, unless they affect the exterior appearance of the building, although building permits may be required for interior work.
- The HPC does not review paint colors when the proposed work is limited to re-painting.
- A COA is also not required for what in the Commission's opinion constitutes in-kind repair or replacement for "ordinary maintenance and repair." Property owners must demonstrate that their project constitutes "ordinary maintenance and repair" and will be requested to provide photographs, project descriptions and information regarding proposed materials to the COA Administrator for review.

COA APPLICATION REVIEW PROCESS

To have your Certificate of Appropriateness (COA) application reviewed by the HPC, it must be submitted with the appropriate materials to the Building and Construction Department at the Township Administration Building **by 4:30 p.m. 14 days prior to the HPC meeting at which the application is to be reviewed.** HPC meetings typically occur the third Tuesday of each month. Please call (609) 737-0612 ext. 643 to confirm the meeting dates. The HPC must have all required information to review an application for a COA. If all required information is not submitted the application may be recommended for denial or tabled until all the information is received.

It is recommended that the applicant or a project representative attend the HPC meeting to answer questions or clarify information. At the meeting, the application will be either approved with or without conditions, tabled pending additional information, or denied.

If the application is approved or approved with conditions by the HPC, and the applicant accepts the stipulated conditions, the applicant can obtain a COA from the COA Administrator at the Building and Construction Department within a week of the HPC meeting. If the HPC denies the application, the applicant can request to be placed on the agenda to appeal the recommendation at the next scheduled Zoning Board of Adjustment meeting. If the Zoning Board of Adjustment also denies the application, the decision can be appealed to the New Jersey Superior Court.

TIMING FOR REVIEW

The Township makes every effort to simultaneously conduct required reviews. If an application is incomplete, if the HPC requests a change, or if all Township deadlines are not met, the issuance of permits and approvals could take several months.

- **If the proposed work does not require a building permit:** A minimum of three weeks is required from the submission deadline of the COA application to the issuing of the COA decision
- **If the proposed work requires a building permit:** The Building and Construction Department will make every effort to review the submission for permits simultaneously with the HPC review schedule
- **If the proposed work requires a Zoning Variance:** The HPC's recommendation will be considered during the Zoning Board of Adjustment meeting

WORK COMPLETED WITHOUT A COA

A HPC representative will review all work for compliance with the approved COA. If any changes are proposed after approval for a COA, please contact the COA Administrator at (609) 737-0612 ext. 643 to determine whether any additional reviews may be required. Completed work that is not in compliance with the approved COA is subject to fines and possible removal.

GUIDELINES FOR HPC DECISIONS:

When reviewing a proposed project, the HPC review is guided by principles contained in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and more specifically, the *Standards for Rehabilitation*. The *Standards for Rehabilitation* allow property owners and tenants common-sense guidelines to provide sensitive contemporary uses for their sites while retaining their architectural and cultural heritage.

In reviewing projects, the HPC encourages sensitive rehabilitation involving the least amount of intervention or change as identified in the following guidelines:

- **Identify, retain, and preserve** the overall form, materials, and details that are important in defining the architectural and historical character of the building and site.
- **Protect and maintain** historic materials and features. This involves protection from other work that may occur in proximity to the historic materials, and also protection through regular maintenance. A regular program of protection and maintenance usually involves the least degree of intervention, and can prevent or postpone extensive and costly work.
- **Repair rather than replace** deteriorated historic materials and features. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound. Repairs should involve the least intervention possible, concentrating specifically on areas of deterioration. When repair is not possible, the HPC encourages replacement in-kind, reproducing by new construction the original feature exactly, including the original material, finish, detailing, and texture. Although not preferred, substitute materials are acceptable when they convey the original appearance and finish of the original feature.

- **Replace** missing or deteriorated historic materials and features when the extent of deterioration precludes repair. Similar to repair, the preferred approach is to replace the entire feature in-kind to match the original material, finish, detailing, and texture. Since this is not always technically or financially feasible, substitute materials are acceptable when they convey the original appearance and finish of the original feature.
- **Reconstruct** missing historical features if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced. The addition of features from other historic buildings or addition of historical elements for which there is no documentation is not appropriate.
- **Alterations and additions** are sometimes needed to ensure the continued use of a building. An alteration involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations do not radically alter, obscure or destroy character-defining spaces, materials, features, or finishes. An addition, however, is new construction at the exterior of an existing building and should be avoided. If considered, new additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building, and constructed at a less visible side or rear elevation, so the character-defining features are not radically obscured, damaged, or destroyed.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following *Standards for Rehabilitation* were developed in 1995 by the National Park Service of the U.S. Department of the Interior. They are the national standard to guide rehabilitation work on historic resources and are used by Hopewell Township's HPC when rendering its recommendations.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values.

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 treatments, 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 historic 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.

Rehabilitation as a Treatment: When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.



General maintenance is essential to preserving original building fabric and unique architectural elements and details.

MAINTENANCE IS PRESERVATION

General maintenance should be a regular part of any property, particularly historic buildings. Lack of regular upkeep, such as gutter cleaning and painting, can result in accelerated deterioration of building elements and features. In the case of historic buildings, these features may represent the character defining elements of the building that are difficult and costly to replace. Regular, smaller investments of money at a property to identify and correct potential problems may not only improve its overall appearance and value, but also can prevent or postpone extensive and costly future repairs.

The HPC encourages:

- Prolonging the life of original materials on historic structures through regular maintenance
- Avoiding replacement of original materials with newer materials
- Referencing the *Guidelines for Exterior Maintenance*

REPAIRS AND REPLACEMENT

When it is no longer feasible to maintain a historic feature, repairs or replacement in-kind may be necessary. Repairs maintain the building in its current condition while making it weather-resistant and structurally sound, concentrating specifically on areas of deterioration. When repair is not possible, the HPC encourages replacement in-kind. Similar to a regular maintenance program, these activities can prevent or postpone extensive and costly future repairs.

The HPC encourages:

- Non-intrusive repairs, focused at deteriorated areas, stabilizing and protecting the building's important materials and features
- When repair is not possible, replacement in-kind to the greatest extent possible, reproducing by new construction the original feature exactly, matching the original material, size, scale, finish, detailing, and texture, and utilizing similar techniques
- When replacement in-kind is not possible, the use of compatible materials and techniques that convey an appearance similar to the original feature, similar in design, color, texture, finish, and visual quality to the historic elements

ALTERATIONS AND RENOVATIONS

Alterations and renovations are sometimes needed to ensure the continued use of a building, but have the potential to alter the character of historic properties. When considering alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation.

The HPC encourages:

- Identification, retention, and preservation of the character defining features of the historic building
- Minimal alteration to the original design, materials, and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

ADAPTIVE REUSE

In adaptive reuse projects, alterations or renovations might be necessary to use a building for a different purpose from which it is currently or was originally designed. Note that proposed new uses must be permitted by the Zoning Code. Similar to alterations or renovations, great care should be given to the original building and its relationship to the alteration or renovation.

Examples of Adaptive Reuse:

- Conversion of a house to apartments or offices
- Conversion of industrial or commercial buildings into housing
- Conversion of institutional buildings into commercial space

Benefits of Adaptive Reuse:

- Retention of historic district character and high quality historic materials and craftsmanship
- Promotes stability of ownership and occupancy of historic resources
- Potential cost savings over new construction
- Presence of established neighborhood and existing infrastructure



The former Woosamonsa Public School is now a meeting hall.

ADDITIONS AND NEW CONSTRUCTION

Additions and new construction on Historic Landmark properties and those within a Historic District can dramatically alter the appearance of the Landmark, District and the surrounding landscapes. Although the duplication of historic styles is not encouraged, contemporary design must be reviewed within the context of the historic resources and their surroundings. Because of the sensitivity of the area, the property owner should take great care when proposing either an addition or new construction to a Historic Landmark or within a Historic District.

The HPC encourages:

- Preservation of the cohesive ambiance of historic resources with compatible, sympathetic, and contemporary construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details, and finishes
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and neighborhood
- Construction of additions so that the historic building fabric is not radically changed, obscured, damaged, or destroyed
- Referencing the *Guidelines for Additions & New Construction*

DEMOLITION OF HISTORIC RESOURCES

The demolition of all or portions of resources on Historic Landmark properties or within a Historic District is considered a drastic action since it alters the character of the streetscape, surrounding buildings, and the demolition site. Once resources or buildings that contribute to the heritage of the community are destroyed, they cannot be replaced. This could represent a lost educational resource for the community whether the building was an example of past construction techniques, or has associations with a significant individual or event in our history. As a result, demolition of a Historic Landmark or significant building within a Historic District is rarely considered to be an appropriate option.

The HPC encourages:

- An evaluation of the significance of the historic resources
- All attempts to reuse a historic resource be exhausted prior to considering demolition
- Referencing the *Guidelines for Additions & New Construction*

The HPC does not recommend demolition unless:

- The proposed demolition involves a non-significant addition or portion of the building, provided that the demolition will not adversely affect those portions of a resource that are significant
- The proposed demolition involves a non-significant resource, provided that the demolition will not adversely affect those parts of the site that are significant



St. Michael's Orphanage was located on Hopewell-Princeton Road. The Orphanage was opened in 1898, expanded in the early-20th century, and demolished in 1973. (This photograph was taken c. 1920.)

FREQUENTLY ASKED QUESTIONS

Q: How do I make sure that my project will be approved by the HPC?

A: It is helpful to have an understanding of what makes your property architecturally or culturally significant when considering a project. This will allow you to make informed decisions about the proposed project with an understanding of some of the issues considered by the HPC.

Q: Is the review process expensive? Do I need to hire an outside professional?

A: There is no fee associated with the review process, but proper preparation and filing complete applications on time can reduce the additional time required to complete the process. Carefully reviewing this brochure, the other applicable *Guidelines*, and the application package for the Certificate of Appropriateness prior to hiring a design professional or contractor can assist in the early planning stages of your project.

You are welcome to submit applications for work without the assistance of a design professional or contractor. If you are retaining the services of a professional, it is helpful to work with architects, contractors, etc. who are familiar with the requirements of working with Historic Landmarks and within Historic Districts. Before submitting your application, verify that the application is complete and all materials are included with your submission.

Q: I am planning a complex project. When is the best time to talk to the HPC?

A: The best time to talk to the HPC is early in the process before you invest a lot of time and money into the design process. If you would like to discuss your project informally with the HPC to obtain an informational review before finalizing your plans, please contact the Building and Construction Department at the Township Administration Building at (609) 737-0612 ext. 643.

Q: Is there a way to expedite the review process?

A: It is important to thoroughly complete the application and submit all requested materials to the Building and Construction Department at the Township Administration Building to be placed on the agenda for the following month's meeting. We suggest that you call the Building and Construction Department directly for the next month's submission deadline and meeting date.

Q: What information do I need to submit with my application?

A: The specific submission requirement will vary based upon the complexity of the proposed project. All applications should include:

- Completed application form
- Photographs of the overall building with details of proposed work area
- Description of the proposed work
- Drawings or sketches indicating the proposed changes
- Information regarding the proposed exterior materials

For specific information regarding the submission requirements for your proposed project please contact the Building and Construction Department at the Township Administration Building at (609) 737-0612 ext. 643. Completed applications must be submitted a minimum of two weeks prior to the upcoming HPC meeting to be placed on the agenda for a formal review. If the information is not complete, you can request to appear before the HPC in an informal informational review.

Q: Can I begin construction immediately after I get the HPC's approval?

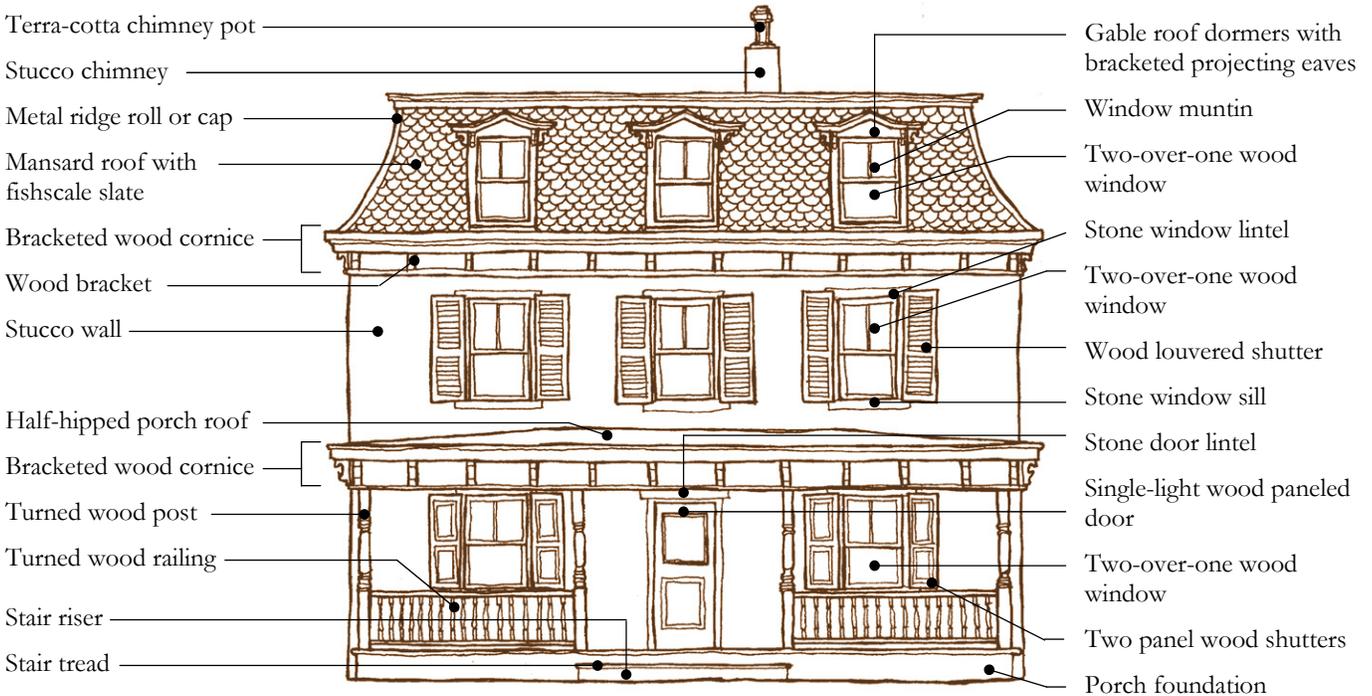
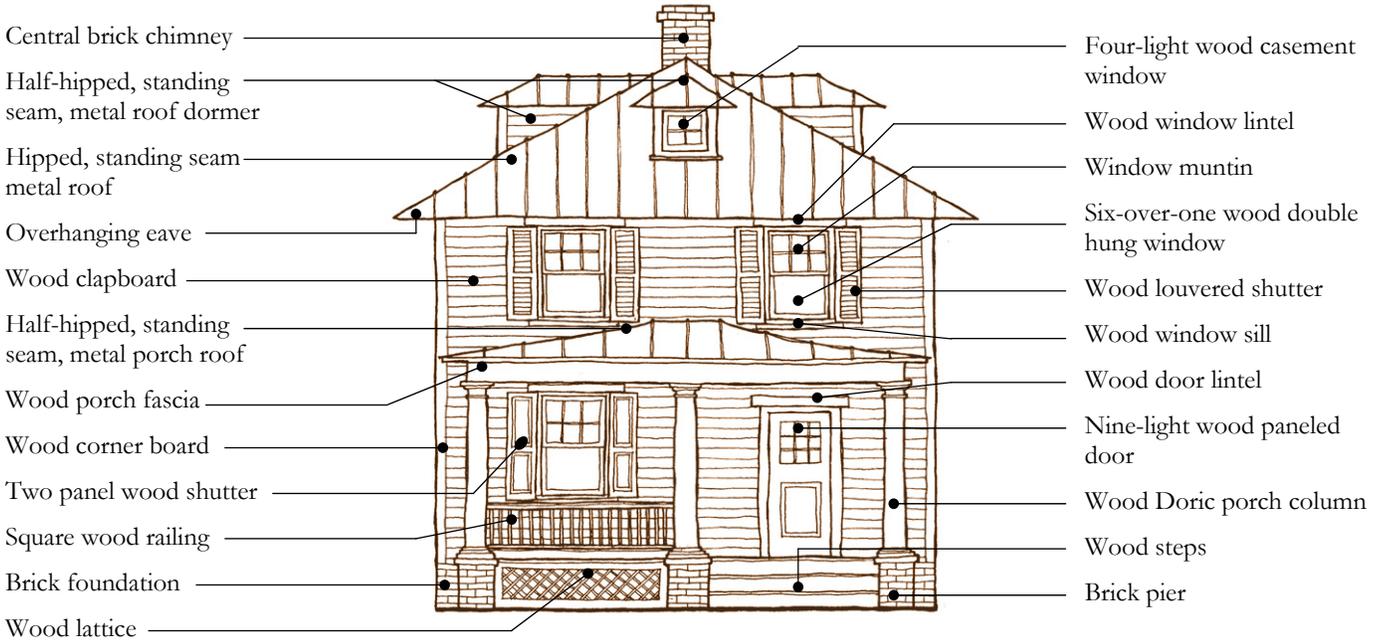
A: The HPC review is necessary but not sufficient for the granting of a building permit. Each project is also subject to Township review for compliance with zoning, building, and safety codes. You must obtain a Certificate of Appropriateness and all necessary permits before proceeding with any work. If the HPC recommends an application for approval and no other permits are required, it is possible to obtain an approved COA within one week following the HPC meeting. If the complexity of the project requires other permits or reviews, the Township will make every effort to perform simultaneous reviews and minimize any potential delays.

Q: Who can help me?

A: We encourage you to contact the HPC at the earliest stage of your project. This initial informal informational review can help move a project quickly through the review process saving both time and money. If you would like to discuss your project informally with the HPC to obtain feedback prior to finalizing your plans, please contact the Building and Construction Department at the Township Administration Building at (609) 737-0612 ext. 643.

GLOSSARY OF ARCHITECTURAL TERMS:

The following diagrams represent composite buildings and provide a basic vocabulary of architectural elements and terms. Please refer to the individual *Guidelines* and *Dictionaries* for additional information sources.



PRESERVATION ORGANIZATIONS

Local Organizations

Hopewell Township Historic Preservation Commission
www.hopewelltp.org

The Hopewell Valley Historical Society
(Located at the Hopewell Branch Library)
www.rootsweb.com/~njhvhs

Hopewell Branch Library
The Mercer County Library System
245 Pennington-Titusville Rd.; Pennington, NJ 08534
Phone: (609) 737-2610
www.mcl.org

The Historic County of Mercer
www.mercercounty.org/history/history.home1.htm

Mercer County History
www.rootsweb.com/~njmercer

State Organizations

New Jersey Historic Preservation Office
P.O. Box 404; Trenton, NJ 08625-0404
Phone: (609) 292-2023, 292-2028, 984-0140
Fax: (609) 984-0578
www.state.nj.us/dep/hpo

Preservation New Jersey
30 S. Warren Street; Trenton, NJ 08608
Phone: (609) 392-6409; Fax: (609) 392-6418
www.preservationnj.org

New Jersey Historic Trust
P.O. Box 457; Trenton, New Jersey 08625-0457
Phone: (609) 984-0473; Fax: (609) 984-7590
www.njht.org

The New Jersey Homepage of the American Local History Network – www.usgennet.org/usa/nj/state

National Organizations

National Park Service; Heritage Preservation Services, and the Historic Landscape Initiative
www2.cr.nps.gov/tps/tps_t.htm
www.cr.nps.gov/hps/hli

National Center for Preservation Technology & Training
645 University Parkway; Natchitoches, LA 71457
Phone: (318) 356-7444; Fax: (318) 356-9119
www.ncptt.nps.gov

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036-2117
Phone: (800) 944-6847
www.nationaltrust.org

PRESERVATION RESOURCES

HOPEWELL TOWNSHIP HISTORY

Ege, Ralph. *Pioneers of Old Hopewell*. Hopewell, NJ. Race & Savidge, 1908.

Hunter, Richard W. and Richard L. Porter. *Hopewell: A Historical Geography*. Titusville NJ: Township of Hopewell, 1990.

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REFERENCE MATERIALS

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Philbin, Tom. *The Illustrated Dictionary of Building Terms*. New York: McGraw Hill, 1997.

Phillips, Steven J. *Old House Dictionary: An Illustrated Guide to American Domestic Architecture 1600-1940*. New York: John Wiley & Sons, 1995.

Poppeliers, John C. and S. Allen Chambers, Jr., *What Style is it? A Guide to American Architecture, Revised Edition*. New York: John Wiley & Sons, 2003.

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BUILDING & LANDSCAPE MAINTENANCE, REHABILITATION AND PRESERVATION

Several of the National Park Service publications are available electronically through the Heritage Preservation Services website or the US Government Printing Office Bookstore at www.bookstore.gpo.gov.

Bernhard, Sandy and Tom Ela. *The House Journal: A Resource to Evaluate and Document the History, Alterations, and Records of Your House and Property*. Washington, DC: The Preservation Press, 1993.

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Crosbie, Michael J. *Home Rehab Handbook*. New York: McGraw Hill, 2002

Cultural Landscapes. Washington, DC: National Park Service, Cultural Resources Division.
www.cr.nps.gov/landscapes.htm

Favretti, Rudy and Joy Favretti. *For Every House A Garden: A guide for reproducing period gardens*. Chester, CT: The Pequot Press, 1977.

Favretti, Rudy J. and Joy Putman Favretti. *Landscapes and Gardens for Historic Buildings*, 2nd Rev. ed. Nashville, TN: American Association for State and Local History, 1991.

Kitchen, Judith L. *Caring for Your Old House: A Guide for Owners and Residents*. New York: John Wylie, 1995.

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www2.cr.nps.gov/tps/standguide/index.htm

PERIODICALS AND LINKS TO HISTORIC BUILDING & LANDSCAPE INFORMATION

APT Bulletin

Association for Preservation Technology International
4513 Lincoln Ave., Suite 213; Lisle, IL 60532-1290
Phone: (630) 968-6400; www.apti.org

Preservation and Preservation Forum

National Trust for Historic Preservation
1785 Massachusetts Ave., NW;
Washington, DC 20036
Phone: (800) 944-6847
www.nationaltrust.org

Old-House Journal, Old-House Journal's Restoration Directory, Old-House Journal's Traditional Products, Clem Labine's Traditional Building, and Preservation Sourcebook
Restore Media, LLC

1000 Potomac Street, NW; Suite 102
Washington, DC 20007; Phone: (202) 339-0744
www.oldhousejournal.com
www.traditionalbuilding.com

The Alliance for Historic Landscape Preservation
82 Wall Street, Suite 1005
New York, NY 10005
www.ahlp.org/docs/contact.htm

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The late 18th century Upper Belmont Farm barn features a ramp to facilitate access to the upper level.

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