I. INTRODUCTION

The purpose of this document is to provide the Borough of Haddonfield with a historic preservation element for its Master Plan. The document acknowledges the Borough's accomplishments in historic preservation and outlines a few short goals and objectives. This document reviews the 1993 historic preservation survey, and suggests changes to the historic district. It also compares this document with the other elements of the Haddonfield Master Plan, and relates this document to the New Jersey State Development and Redevelopment Plan. It also proposes changes to the existing historic preservation regulatory scheme in the Borough. Lastly, it also provides an agenda for future action whereby the Borough can maintain its commitment to historic preservation. Several years ago, the Municipal Land Use Law was amended to require that municipalities include a historic preservation element in their master plans; this document is intended to meet that statutory requirement.

The Borough of Haddonfield enacted its historic district ordinance in 1971, when there was no requirement that a historic preservation element be included in the master plan. Nevertheless, the 1984 Master Plan included historic preservation goals. Among these goals was the recommendation that the historic district be expanded where appropriate. These goals were ratified in the Planning Board's 1991 review of the master plan. In 1993, the Borough commissioned Algier & Regrojo to conduct a study to see where in the Borough an expansion of the historic district could be substantiated. While the Borough was engaged in reviewing this study, it became aware of the newly enacted requirement that a master plan element be included as part of the master plan. The Borough then turned to comply with the master plan requirement prior to reconsidering the expansion of the historic district. This master plan element not only substantiates the rationale for the 1971 historic district, but also provides a rationale for its expansion, should that occur.

II. HISTORIC PRESERVATION GOALS

Although state law only recently required that a master plan contain a historic preservation element, Haddonfield has been guided by a clear set of historic preservation goals since 1971, when the historic district was adopted. The very ordinance itself, as adopted by the voters at referendum, articulates both the intention to preserve, and the standards to be applied.
Subsequently, the 1984 Master Plan of the Borough of Haddonfield specifically and expressly articulated a desire to "maintain the visual attractiveness of the community and preserve the historic character of the central area". As one of the sub-goals, that Master Plan provides that

"The standards of the Haddonfield Historic District help maintain the physical sense of order in the central area of the Borough. The District should be expanded where appropriate."

This same principle was endorsed when the Planning Board reviewed and ratified the Master Plan in 1991.

The Haddonfield Historic Preservation Commission has further articulated the Borough's objectives in a Mission Statement that was adopted for this Master Plan element. The Historic Preservation Commission Mission Statement reads as follows:

"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."

The Historic Preservation Commission has identified ten goals, which are to be included as part of the municipality's Historic Preservation Plan. The ordering of these goals is not intended as a hierarchy of priorities, but instead is intended to suggest a logical sequencing of the community's historic preservation efforts.

**BOROUGH OF HADDONFIELD HISTORIC PRESERVATION GOALS**

**Goal 1:** Continue to identify historic resources of Haddonfield's past.

**Goal 2:** Continue to review municipal policy for protection of historic resources and continue to implement this policy through effective regulatory measures.

**Goal 3:** Establish economic incentives to encourage the preservation of historic buildings and neighborhoods.

**Goal 4:** Continue to provide the technical assistance necessary to preserve and improve historic properties.
Goal 5: Continue to heighten public awareness of historic preservation in the community and improve preservation education efforts for various audiences.

Goal 6: Maintain and strengthen preservation partnerships between municipal government, New Jersey government and federal agencies.

Goal 7: Maintain and strengthen support for historic preservation from individuals, not-for-profit preservation groups, neighborhood organizations and downtown interests.

Goal 8: Conduct regular review and evaluation of historic preservation initiatives by the historic preservation community.

Goal 9: Adopt strategies to conserve historic neighborhoods which reflect their organic development, historical roles and traditions, modern needs and economic health and stability.

Goal 10: Show sensitivity to the economic and cultural diversity of the residents of Haddonfield while preserving the historic character of the community.

III. BACKGROUND OF HISTORIC PRESERVATION IN HADDONFIELD

Haddonfield has long had a collective sense of a link with the past. The community's understanding of its provenance is inextricably tied to its environment. This sense of the physical significance of the community goes back as far as 1914, when the Historical Society of Haddonfield was founded. One of the driving forces in the founding of the Society was the feeling, expressly articulated by the founders, that the community was suffering from a substantial loss of the fabric of the past. This same sense of the significance of the built environment has been evident through the years in the actions of private landowners to protect and preserve their properties, as well as in a more collective sense of community, which lead to the redesign and rebuilding of many of the store facades along Kings Highway in the central business district during the 1940s and 1950s. This effort was undertaken by the Kings Highway Beautification Committee, a volunteer group composed of many community organizations.

The first formally organized preservation entity in the community was the Haddonfield Preservation Society, which was incorporated in 1967. Through the efforts of members of the Society, and other supportive citizens, a proposal for the creation of a historic district in the Borough culminated in 1971. The proposal was put to a public referendum on the November election ballot
in 1971. It was approved by 62% of the voters, and thereafter took effect. The Historic District, as then constituted, was placed on the New Jersey Register of Historic Places as a registered historic district in April of 1980 and was listed on the National Register of Historic Places in July 1982.

The Haddonfield Historic District as adopted included 488 predominantly brick or frame buildings in an area of approximately 203 acres. It exists in the same form today. The structures include a cross section of styles ranging from the 18th Century through the early 20th Century. Eighty (80%) percent of the district is in residential use. The district includes fine examples of Georgian, Federal, Greek and Gothic revivals, and the several Victorian styles.

The original nomination and property inventory that established the present boundaries of the Haddonfield Historic District did not assess the significance of all of the structures in the district. It confined the study to those structures that were deemed significant. Since most of the structures built by 1900 were identified as significant in the inventory, it is generally understood that the local ordinance district and the Register applications used 1900 as the cut-off date for historical and architectural significance.

In the historic district, four buildings are individually listed on the New Jersey Register and the National Register. They are the Indian King Tavern, Greenfield Hall, the Samuel Mickle House, and the Haddon Fortnightly. Ten specifically identified historic properties outside the boundary of the district were considered to be part of the district because of their particular and unique contribution to the visual appearances of the community, or as a result of their specific historical value. Additionally, the location of the discovery of the Hadrosaurus Foulkii (the first dinosaur skeleton discovered in the Western hemisphere), is designated as a National Historic Landmark. This site is in the Borough, but not in the present historic district.

Haddonfield has also obtained Certified Local Government (C.L.G.) status, which is recognition by the New Jersey Historic Preservation Office that the municipality is qualified to administer its own historic preservation program. C.L.G. status further enables the community to enhanced priority when applying for certain governmental grants in support of historic preservation efforts.

For a quarter century, the Borough of Haddonfield has maintained its historic district in substantially the same form which it was adopted in 1971. The benefits of historic district zoning have inured to the benefit of the central business district. No substantial additions or deletions to the district have been made during that time. Initially, the district was operated without express statutory sanction. The review of historic preservation applications was conducted by the Historic District Advisory Committee, which was appointed by the Chair of the Planning Board and served as an advisory committee to that body. However, in 1985, the state statutes were amended with the addition of Article 14A to the Municipal Land Use Act, which provided for a statutory framework
for a historic preservation commission. By ordinance, the Borough adopted one of the two forms of the Historic Preservation Commission allowed by the statute, and has operated with a Historic Preservation Commission to the present date. The Historic Preservation Commission continues to be advisory to the Planning Board, which makes the final historic district decisions, as allowed by the statute.

IV. BENEFITS OF HISTORIC PRESERVATION

It is the belief of the Planning Board, and of much of the community, that Haddonfield has benefitted substantially from the historic district, and historic preservation. For example, the widening of at least one county road and the attendant destruction of a historic streetscape probably were prevented by having the historic district on the state and national registers. Owners of a number of commercial properties in the District have benefitted from tax credits that are available for qualifying rehabilitation of historic structures in registered districts. Several historic properties may have avoided demolition by virtue of the provision in the local ordinance that delays razing of historic structures in order to attempt to find a buyer, or a reasonable use for the structure. Additional benefits realized from the current historic district also include prevention of inappropriate alteration to many significant structures in the district. Also, many buildings have been sensitively restored, and disfiguring inappropriate alterations and additions have been removed, enhancing the character of the historic district. Many structures beyond the current boundaries of the historic district have been restored as well.

Beyond these specific benefits, the Planning Board recognizes that the community realizes a broader benefit from historic preservation. That benefit is the "sense of place" that sets Haddonfield apart, and gives its residents both physical and social roots in an increasingly rootless world. The preservation of the physical environment, including not only the structures but also the architectural details that articulate each building's character, are the building blocks of the built environment that create our community character. More importantly, this orderly sense of physical community is not established only by individual structures, but also by streetscapes, blocks, and the relationships of the buildings to each other and to the interior of blocks. The collective sense of character on many streets, with each building contributing to the whole with its own consistent character, is one of the distinctive characteristics of the community. It is also a fragile asset. It easily could be destroyed by one thoughtless demolition, or by the constantly eroding removal of authentic architectural detail, or by the addition of insensitively designed additions or changes to individual structures.
V. EXPANSION OF THE HISTORIC DISTRICT

It is the perception of the members of the Planning Board, on the basis of anecdotal information and their knowledge of the character and development of the community, that historic preservation has a very real benefit to the Borough. This benefit should be judiciously extended, subject to the ability of the community to adequately and equitably administer any expanded historic District.

The original 1971 municipal ordinance creating the Haddonfield Historic District, the 1980 New Jersey Register of Historic Places application, and the 1982 National Register of Historic Places application should be revised to extend the period of significance to 1929. The existing property inventory for the historic district should also be revised to include properties which date from 1900-1929, and to assess those properties which contribute to the character of the historic district. The standards set forth in the Haddonfield land use ordinance for the evaluation of the significance of properties are attached to this document for reference, and are identified as Appendix A.

In the Spring of 1993, the Historic Preservation Commission made a study for a proposed extension of the Historic District. This study was prepared in conjunction with consultants, Algie & Regojo, with some financial support through a grant from the New Jersey Historic Preservation Office. That study, after some discussion between the Historic Preservation Commission and the Planning Board, resulted in identification of four areas where an extension to the Historic District appropriately might be made.

Thereafter, as a result of a change in the Municipal Land Use Law that required that historic preservation ordinances be based on a historic preservation element in the municipal Master Plan, the Borough retained Carter Van Dyke Associates, Inc., of Doylestown, Pa, to work with the Historic Preservation Commission to develop a Master Plan element. As a result of that extensive effort, a report entitled *A Plan for Historic Preservation*, dated September 30, 1996, was produced and submitted to the Borough. This master plan element is based substantially on that report.

One of the primary recommendations of the Carter Van Dyke Associates study, based on the historic resources within Haddonfield, was the suggestion that the Borough consider a two-level historic preservation review process. The first level of review would be more restrictive, addressing the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. This level 1 district would encompass the existing 1971 historic district, which includes the most significant structures within the Borough. The area previously identified in the Algie & Regojo study as recommended for inclusion in the historic district also would be within this level 1 district.
The second level of review would focus on maintaining the streetscape and scale of development within various neighborhoods. This second level of review would be less concerned with maintaining the historical integrity of the individual structures; it instead primarily would focus on elements of streetscape, massing and rhythm of buildings. Establishing the level 2 districts would require amending the existing historic district ordinance to create a separate set of standards for the second level of review and to allow a modified review process.

As part of the consideration of the expansion of the historic district, the Borough should consider whether the current administrative structure should be continued, or if some alternate system of regulation would be preferable. It is not necessary for all applications to be brought before the Historic Preservation Commission and the Planning Board. The Borough should consider whether some applications could be approved administratively, or if applications which are determined to be consistent with the standards in the historic preservation standards in the municipal zoning ordinance should be approved only by the Historic Preservation Commission.

A. LEVEL 1 EXPANSION:

The area identified in the Algie & Regojo study as being eligible for such an expansion of the Historic District included 809 buildings, 90% percent of which were determined to be architecturally contributing to any expansion of the district. The majority of the structures in the proposed expanded Historic District were residential, and a majority of them were constructed after 1875.

The area proposed for inclusion in the level 1 historic district extends the present historic district boundaries in four areas: on the West side of the District along Kings Highway West and North across Mt. Vernon Avenue; on the South side extending out along Warwick Road and Washington Avenue; on the East extending along Chestnut and Walnut Streets; and to the Northeast extending along Potter Street and adding Belmont Avenue and a portion Roberts Avenue.

The proposed expansion of the historic district includes two different and distinct areas of development. Those areas on the West side include building types and periods represented in the present historic district, but are generally simpler, more modest vernacular homes of workers and tradesmen. They stand in contrast to the more elaborate, well-preserved, high style residential and commercial buildings in the present historic district. The areas on the South and West are middle and upper middle class neighborhoods of single family frame residences on broad, tree-lined streets. These were the homes of businessmen and professionals. They range from the more modest, speculative Victorian houses built on newly subdivided land to larger custom houses built in the late 1880s and early 1890s. They include elaborate Queen Anne, Shingle and Colonial and Tudor Revival houses as well as the vernacular four-squares and bungalows built through the 1930s.
While the existing historic district is characterized primarily by the development of Haddonfield as a commercial and cultural center in the eighteenth and nineteenth centuries, the proposed extension represents its development as a suburban community after 1875. It portrays Haddonfield as a middle class residential community driven by improved transportation links to the West. It encompasses the large and small scale residential subdivisions that grew up on the edges of the Borough as it expanded outward from its base along Kings Highway and redirected its focus to Philadelphia from the surrounding agricultural areas.

The areas where the expansion of the present historic district is recommended, and a brief description of the character of each area, are as follows:

1. **West Haddonfield**
   Kings Highway from the Speed Line West to Hinchman Avenue; North of Kings Highway on West End Avenue, Estaugh Avenue and Linden Avenue to Mt. Vernon Avenue; Westmont Avenue from Euclid Avenue to Elm Avenue.

   This area of the Borough was developed after 1893 by the West Haddonfield Land Company on a portion of the Redman family farm. The district is composed predominantly of late-Victorian middle class single family detached, frame houses. Styles include Stick, Queen Anne and Colonial Revival, with some 20th Century bungalows and four-squares. The larger residences along Kings Highway form the western gateway to the District. Constructed in 1834, the Thomas Redman farmhouse is the earliest property in the District; it is individually cited in the existing District ordinance.

2. **Warwick Road and Washington Avenue**
   South of the District on Warwick Road to Hickory Lane; Washington Avenue to Jefferson Avenue; Also including a number of the connecting streets and avenues.

   The houses on Washington Avenue constitute one of the most successful developments (from 1875 to 1929) after the railroad came to town. The area includes upper middle class housing with large residences on Warwick Road and Washington Avenue, and more modest houses on the side streets. Development moved Southerly from Kings Highway, progressing from 19th Century Colonial and Tutor Revival residences at the Southern end of the proposed extension.
3. **Chestnut Street and Walnut Streets**
   South of the District on Chestnut Street to Cottage Avenue, on Walnut Street to East Park Avenue.

   Residences in this area were built in the last quarter of the nineteenth century on lots laid out in the 1850s by the unsuccessful Haddonfield Land Improvement Company. The subdivision lay fallow until the 1880s when sufficient demand for housing was generated by the improved railroad service to the Borough. They are generally modest frame dwellings decorated with Stick and Italianate details. The smaller, regularly spaced residences nearer the railroad tracks were originally occupied by railroad employees and clerks and salesmen commuting to Philadelphia. Houses East of the tracks were erected rather more haphazardly by numerous smaller developers.

4. **Lower Potter Street and Roberts Avenue**
   South of the District on Potter Street to Ellis Street, on Roberts Avenue to the curve; portions of Belmont Avenue.

   This area was developed as a part of the logical growth of Haddonfield in the mid-nineteenth century. Unlike the other areas of town proposed as part of a District extension, this portion of town was not entirely dependent on the railroad and speculative land subdivision. It was home to tradesmen and skilled workers, many of whom maintained shops on the premises. Masons, teamsters and unskilled laborers lived on lower Potter Street. Potter Street is one of the Borough's oldest streets, deriving its name from a pottery established there in 1805. Mixed among bungalows built there in the 1920s are some of its earliest residences (dating back to 1813). This area later became the site of a small community of African-American farm laborers and domestics. Though developed after 1910, Roberts Avenue includes three houses relocated from Kings Highway; and two properties (the Daniel Fortner House, 8 Roberts Avenue, 1820 and the Nathan Willits House, 22 Roberts Avenue, 1836) are individually designated as historic district buildings under the ordinance.

**B. LEVEL 2 HISTORIC DISTRICT ZONING**

In addition to the Historic District zoning listed above, there appear to be other areas in the community that comprise residential neighborhoods that have certain identifiable collective attributes, embodied in their architecture design and history, which might be appropriate for some lesser level of historic district land-use regulations. Any such level 2 historic district would be intended to protect neighborhoods or districts that have distinctive character, but which may not qualify for strict or historic district status, or which may have lost some of their integrity through incompatible additions, destruction of authentic architectural details and fabric, or inconsistent later
in-fill development. The purpose of a level 2 historic district zone would be to protect neighborhoods and streetscapes, rather than individual structures. Any work on structures within such areas would be reviewed on the basis of compatibility design standards that are less strict than the current Secretary of Interior Standards for Rehabilitation.

This second level historic district zoning might apply to two different categories of groups of structures, as follows:

1. Stand Alone Districts and Streetscapes

This classification includes those areas of the Borough with collections of structures generally falling within the period of significance of the original historic district and proposed extension, but which are not contiguous to the District. They may be clusters of buildings or unique streetscapes containing structures constructed prior to 1940, but which in quality or state of preservation fall short of New Jersey and National Register criteria for listing. They may, for instance, suffer from a higher percentage of modern intrusions or modified buildings.

Three areas are specifically identified as possibly being appropriate for inclusion in a level 2 historic district as a district or streetscape. These areas are: (1) Lee Avenue; (2) Evergreen Lane; and (3) West Haddonfield (beyond the area proposed for inclusion in the present historic district). This latter area in West Haddonfield would include sections of Avondale Avenue, Mt. Vernon Avenue, Peyton Avenue, Redman Avenue, and the area around the Elizabeth Haddon School.

2. Buffer Zones and View Corridors

This category includes areas immediately adjacent to the historic district or the proposed district extension that act as buffer zones, or help define major view corridors or points of entry into the historic district. They may contain a high percentage of modern buildings, but retain a character sympathetic to the historic district, or they may define a view terminus from within the district. As a rule, such areas will not contain structures of sufficient integrity to be considered for local historic designation. In addition, since some of the land in the view corridors and buffer zones consists of government owned rights of-way, government improvements on these rights-of-way would also effect enhancement of historic character in the view corridor and buffer zone areas.

Areas which may be appropriate for inclusion in a level 2 historic district as a buffer zone or view corridor include the following streets and areas: (1) South side of Kings Highway West from Chews Landing Road to Hinchman Avenue; (2) Chews Landing Road from Kings Highway
to West Summit Avenue; (3) North side of Ellis Street from Kings Highway to Fowler Avenue; (4) Grove Street from Glover Avenue to Hopkins Avenue; (5) Haddon Avenue from Lake Street to Windsor Avenue; (6) Jefferson Avenue from Warwick Road to Washington Avenue and perhaps beyond; and (7) the area of around Wilkins Avenue, which is virtually surrounded by the historic district.

VI. FURTHER STUDY AND EXPANSION

There are also areas in the Borough containing groups of buildings that may constitute a historic district or neighborhood. At some future time, these areas may warrant further investigation, study and evaluation to determine if there is a sufficiently identifiable period of significance, and sufficient architectural integrity, to establish specific boundaries for historic district zoning and to include the properties in a historic district. Areas which may be appropriate at some time in the future for further study include the following:

1. Estates section
   Haddon Avenue to Grove Street between Hopkins Avenue and Marne and Maple Avenues.

   This study area includes a collection of predominantly 1920s and 1930s houses. They represent the next phase of suburban development in Haddonfield, beyond the areas already identified for possible inclusion in the historic district. Collectively known as the estate section, individual blocks of the study area sometimes include modern in-fill buildings, but the tree-line landscape tends to be contiguous and uniform. In this area there are many representative examples of middle class bungalows, four squares, craftsman houses as well Colonial and Dutch Revival residences. This area may be appropriate for consideration for inclusion in the historic district some time in the future. This area most likely would be included as a level 2 district, depending on what an appropriate study of the district would show.

2. Hinchman Avenue
   Hinchman Avenue from Chews Landing Road to Station Avenue.

   This block includes a small collection of substantial pre-1930 architect-design residences on a tree-lined street.
3. **Area between Warwick Road and Chews Landing Road**
Warwick Road to Chews Landing Road between Summit Avenue and Bellevue Avenue.

This area includes a collection of predominantly middle class colonial and Dutch revival houses that are typical of 1930s era suburban development. This area is on the South side of the historic district. While there are no particularly outstanding individual examples of structures, and there are some modern in-fill buildings, the tree-lined streets and the uniform setbacks create a visual whole for the community which could be protected by historic preservation. This area may be appropriate for consideration for inclusion in the historic district some time in the future.

4. **Birdwood Section**
Beechwood Avenue to Windsor Avenue from Grove Street East.

This area, which includes Bryn Mawr Terrace and Birdwood Avenue, includes a collection of predominantly 1920s and 1930s houses in a well defined suburban setting. The tree-lined streetscape is contiguous and uniform. It includes representative examples of middle class bungalows, four squares and colonial revival residences. This area should be studied to see if it is appropriate for inclusion into the historic district at some time in the future.

**VII. MASTER PLAN COMPARISON**

The Borough's Master Plan elements are generally consistent with the preservation of significant historic and architectural resources. The current Master Plan was developed in 1984. It was subsequently re-assessed by the Planning Board in 1991. The current Master Plan contains seven master plan elements, as follows: (1) land use plan; (2) housing plan; (3) circulation plan; (4) business area plan; (5) utility service plan; (6) community facilities plan; (7) energy conservation and storm water management plan. While the 1984 Master Plan by Carl Lindbloom gave support for the Borough's historic preservation program, it did not contain a specific historic preservation element.

The land use plan does not specifically address or comment on the boundaries of the historic district, although the district was in existence at the time the 1984 Master Plan was written. The land use plan describes a community with a commercial core, surrounded by higher density residential uses, and with lower density residential uses beyond that. The historic preservation plan compliments this community concept by reinforcing the existing historic settlement pattern in the community. However the land use master plan element is silent as to the relationship of historic structures to the land around them. This historic preservation element of the master plan recognizes that the integrity of a number of our historic structures would be significantly impaired if there
relationship to the land around them was compromised by the intrusion of other structures. The residential requirements in the land development ordinance should be carefully examined and re-evaluated to make sure that the frontage, depth, area, side yard, coverage, and density requirements of the ordinance do not inadvertently encourage intensification of residential uses in the historic district. Similarly, guidelines for new construction should be strengthened so as to encourage the visual compatibility of any new structures constructed in the historic district.

The housing element of the Master Plan identifies Haddonfield as a primarily residential community, with a very high percentage of owner-occupied residences. It also identifies an increasing need of housing for the elderly. This need could be encouraged by the rehabilitation of existing structures as well as by new construction. Any construction of senior citizen housing in the historic district should be sensitively designed so as to not be intrusive into the character of the district. The rehabilitation of existing structures to meet this senior citizen housing need is not inconsistent with the historic preservation objectives articulated in this Master Plan element.

Haddonfield is subject to substantial motor vehicle traffic pressure. This volume of traffic, and efforts by state or county transportation departments to increase traffic volume and flow, have an adverse impact on the preservation of the historic character and ambience of the Borough. Notwithstanding the regional need to facilitate motor vehicle movement, the historic district in Haddonfield would benefit from design efforts which seek to effect "traffic calming", rather than traffic increase. The statement in previous master plan documents that Haddonfield would benefit from being more pedestrian and bicycle friendly are consistent with this Historic Preservation Master Plan Element.

Perhaps the most significant point of entry into the Borough of Haddonfield is the PATCO Speedline station. While not in the historic district, it is immediately adjacent to it. Any substantial changes to the station, and any construction over the PATCO Speedline parking lots or over the right-of-way could have an adverse impact on the historic district. Any such development should be sensitive to the historic context of the town center in which it is located, and strengthen the connection between this point of entry and the rest of the community.

The business area plan of the Haddonfield Master Plan is consistent with the recommendations in this Historic Preservation Master Plan element. An extremely important element in marketing the community's central business district is the historic ambience and the integrity of the streetscape, both of which are heavily dependent on historic preservation.

The community's facilities element of the Master Plan is consistent with historic preservation in the Borough. However the Borough needs to continue to demonstrate leadership through the preservation and rehabilitation of publicly owned historic structures. Where economically feasible,
the Borough should first consider using and rehabilitating existing governmental owned structures for municipal purposes prior to considering construction of new facilities.

There is a balance that must be achieved between historic preservation and energy conservation design. Between these two elements, the Master Plan should give primacy to maintaining the existing form and character of the community, particularly in the historic district, notwithstanding the needs for the positioning of structures and the installation of solar access and solar heating devices.

VIII. NEW JERSEY STATE DEVELOPMENT AND REDEVELOPMENT PLAN

The New Jersey State Development and Redevelopment Plan identifies Haddonfield as being in the PA-1 Metropolitan Planning Area. The plan describes such communities as having many things in common: mature settlement patterns resulting in a diminished supply of vacant land; infrastructure systems that are generally beyond their reasonable life expectancy; recognition that redevelopment, rather than new development, will be the predominant form of growth; and an increasing realization of the need to regionalize an increasing number of services. In the PA-1 planning area, the policy set forth in the New Jersey State Development and Redevelopment Plan is as follows:

"Integrate historic preservation with redevelopment efforts in a way that will not compromise either the historic resource or the area's need to redevelop."

This historic preservation master plan element is consistent with this policy.

The Borough of Haddonfield should petition the State of New Jersey for Center designation as a town. This designation would permit Haddonfield to seek priority treatment for grants and loans which may improve the community's ability to provide its residents and visitors with municipal services, and also may help fund municipal improvements. Designation of Haddonfield as a Center also allows for exemption of historic districts from otherwise uniform state development standards. Thus this designation may well assist Haddonfield in preserving its unique character, and exempt the historic district from development standards which may be inconsistent with historic preservation principles.
This Historic Preservation Element of the Haddonfield Master Plan is based on the report on historic preservation by Carter Van Dyke Associates, Inc., dated September 30, 1996. The references and supporting material for this Master Plan Element also include the references in the Carter Van Dyke Associates, Inc., report.

CERTIFICATION

The foregoing is a true copy of the Historic Preservation Master Plan element, which was adopted by the Borough of Haddonfield Planning Board on Tuesday, the fourth day of March, 1997.

Jacqueline Mann, Secretary
Haddonfield Planning Board
APPENDIX A

Under the Borough of Haddonfield's Land Development Ordinance, there are specific criteria set forth by which any addition to the historic district must be evaluated. Section 900.E.11 of the ordinance provides as follows:

"A building, complex of buildings, structure, site, object or district may be designated for preservation if it:

a. Has significant character, interest or value as part of the heritage or cultural characteristics of the municipality, State or Nation or it is associated with the life of a person significant in the past; or

b. Is associated with an event of importance to the history of the municipality, State or Nation; or

c. Reflects the environment in an era characterized by a distinctive architectural style; or

d. Embodies distinguishing characteristics of an architectural style or engineering specimen; or

e. Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the municipality, State or Nation; or

f. Contains elements of design, detail, materials, or craftsmanship which possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

g. Is part of or related to a park or other distinctive area which should be preserved according to a historic, cultural or architectural motif; or

h. Has yielded, or may be likely to yield, information important to pre-history or history; or

i. Exemplifies the cultural, political, economic, social or historical heritage of the community."