



# Borough of Haddonfield

New Jersey

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## REPORT OF THE HISTORIC PRESERVATION COMMISSION

April 9, 2025

HPC 2024-0501

Boxwood Hall  
65 North Haddon Avenue

### Proposed Work

The applicant proposes to transform the current historic property at the center of Haddonfield into a small Inn, restaurant, park, and Event space.

The house at 65 North Haddon Avenue was constructed in 1799 by John Estaugh Hopkins, the grandnephew of Elizabeth Haddon Estaugh, who was the founder of Haddonfield. It is one of the few remaining 18<sup>th</sup> century dwellings remaining in Haddonfield. The structure exists with few alterations to the original design.

The applicant proposes to create a small Inn in the current residential structure with nine suites on three floors. The building will be fully sprinklered and interior finishes will be retained to the extent possible.

### Boxwood Hall

There will be minimal changes to the exterior of the home at Boxwood Hall. The applicant does not propose to change the appearance of the building exterior. The following work is proposed at the residential structure:

- **Siding:** The siding will be repaired and painted to match the existing color scheme, including trim, fascia, and soffits. If the siding is deteriorated, it will be replaced with cedar siding matching the profiles and exposure of the existing siding. Any trim that is to be replaced will be replaced in wood matching the profiles and dimensions of the existing.
- **Windows:** The windows will be repaired / restored with the intention of installing interior storm windows for energy efficiency. The applicant proposes limited removal of the existing windows except where indicated on the plans to facilitate the installation of doors.
  - If window replacements are required, they will be replaced with wood windows (Pella Reserve).
- **Shutters:** The existing shutters will be repaired, re-used, and re-painted to match the existing color scheme. The existing hardware will be reused.
- **Doors:** Existing doors will be repaired and repainted to match the existing color scheme. Where new doors are indicated, wood doors will be installed (Pella Reserve doors).
- **Roofing:** The wood shingle roof will be repaired where necessary including any built-in gutters (copper pole gutters), drains and copper downspouts. Where necessary new cedar shingles will be installed. The existing standing seam metal roofing will be repaired (Englert metal roofing).
- **Chimneys:** The existing chimneys will be repointed, and brick replaced as needed.
- **Lighting Fixtures:** Building-mounted gas lanterns will be provided where indicated (Bevolo fixtures)
- **Fire Stairs:** New black metal fire stairs will be constructed at the rear of the building from the second floor as an emergency fire exit. This will include the removal of two windows and the installation of two metal fire doors as shown on the elevations. The same black metal railings used at the rear deck and ADA ramp will be used at the fire stairs.

- **Accessible Entrance:** A trellis and ramp will be removed from the rear of the building and rebuilt to provide an accessible entrance to one of the first floor suites. The new ramp will be concrete with black metal railings as shown in the application.
- **Black Metal Railings:** The same black metal railings as shown in the application packet will be installed at the ADA ramp, the rear deck, and the fire stair.
- **Rear Deck:** The existing rear deck will be widened as indicated on the plans and will include the removal of one (1) window and the addition of one (1) double-door (Pella Reserve glass double doors). The deck will be constructed of Ipe wood with a black metal railing around the perimeter. The deck will facilitate guest access to the restaurant, restaurant patio, and the exterior of the property.

### **Rear Gambrel Roofed Cottage / Restaurant Building**

- **Cladding:** The existing exterior cedar shake cladding will be retained and repaired. Severely deteriorated cladding will be replaced in-kind matching the dimensions, shape and configuration of the existing cladding. Once repairs are completed, the cedar shake cladding will be repainted, maintaining the existing color scheme.
- **Brick Chimney:** The existing chimney is severely deteriorated. The applicant proposes to remove the existing brick chimney.
- **Roofing:** The existing cedar shingle roof will be repaired and / or replaced with cedar shingles matching the dimensions, configuration, and exposure of the existing shingles.
- **Windows:** All existing windows will be repaired. If the window is severely deteriorated, it will be replaced with wood windows to match the existing windows (Pella Reserve).
  - A new wood bay window is proposed to replace the existing bay window located adjacent to the Lake Street entrance (Pella Reserve).
  - The intent is to replace this modern bay window insert with a more aesthetically appropriate window box that allows for improved interior circulation in the reception area.
- **Doors:** The existing door will be repaired and re-painted to match the existing color scheme.
- **Lighting Fixtures:** Building-mounted gas lanterns will be provided where indicated (Bevolo fixtures).
- **Addition:** The applicant proposes to construct a 570 square foot addition to expand the dining area.
  - Siding: The addition will be clad with cementitious vertical board and batten siding (James Hardie).
  - Roofing: Metal roofing is proposed for the addition (Englert Metal Roofing).
  - Windows: The addition features both fixed and folding floor-to-ceiling style windows where indicated. The fixed windows will be Pella Reserve. The specifications for the folding doors in wood frames have been submitted with this application.
  - Freestanding Fireplace: The addition will feature a freestanding fireplace, exhausted by a black metal flue as detailed on the plans (AllFuel HST Vents).
  - The expanded dining area opens out onto a 455 square foot bluestone outdoor seating area, accessible from the proposed addition and bordered by landscaping as shown on the plans.

### **Smoke House**

The applicant does not intend to make any changes to the structure. It is intended to remain as-is.

- The Smoke House is shown on Sheet #11 of the HABS Drawings.

- The applicant proposes to repair or replace the cedar shingle roof matching the dimension, exposure and configuration of the existing shingles.
- They plan to maintain this important outbuilding and up light it.

### **Site Features**

The applicant proposes to preserve and enhance the beauty of this important site.

- The applicant proposes four types of fencing: There is the existing wrought iron picket fence, which will be retained. There is the new 48-inch high Metal Estate Style Picket fence, the 36-inch high hairpin (hood and picket) decorative fence, and the 72-inch high cedar privacy fence with lattice as shown in the application. They propose to install the hoop and picket fence around the perimeter of the property. They propose to install the Metal Estate Style Picket fence around the pool and around the Event Space. The cedar fence will be installed along the left property line and at the trash enclosure.
- They propose to create a public park at the corner of Lake Street and Haddon Avenue.
- There will be a private pool garden near the Lake Street Restaurant entrance for the guests at the Inn. There will be a low retaining wall at the back of the pool, providing a screen and more privacy in the pool area.
- There will be a pollinated garden along the right edge of the property.
- The applicant proposes to create a woodland garden at the rear of the property.
- They also propose to create a visual view to the back of the site from Boxwood Hall.
- There will be a large event area on the left rear side of the property with retaining walls on the north and east sides. The applicant provided a Belgian block design, segmented block, or a dry stack design for the retaining walls. The event area will be designed for the installation of large temporary tents. They will install inground anchors to facilitate the erection and dismantling of the tents.
- The applicant proposes a wood gazebo with open arbors on both sides at the right side of the property.
- The site plans were updated to provide specifications for the proposed parking lot lighting (minimalist fixture with a low profile, LED, 3 or 4 poles), the location and specifications for the post-mounted lighting (gas-style post lights), and decorative pathway lighting (low mushroom style path lights).
- Paths and Paving: The area around the pool will be bluestone and brick. The brick area at the front of Boxwood Hall will be retained. The existing brick paths will be reset. There will be an ADA path to the restaurant from the parking lot. The parking lot will be asphalt with a Belgian block curb. There will be stone dust paving at the Event Area. All concrete paths will be exposed concrete.
- There will be 2 or 3 teak benches throughout the site.
- There will be no curb cut at the front of Boxwood Hall.
- The applicant has no proposed signage at this time. They will return to the HPC when the signage package has been completed.

### **Recommendations**

The Historic Preservation Commission commends the applicant for their enormous efforts and commitment to preserve this significant property at the center of Haddonfield.

Commission member, Toni Bonnette, made a motion to recommend approval of the application with the following conditions:

- The applicant shall submit the final design of the gazebo to the Historic Preservation Commission for review and approval.
- The applicant shall submit the final design of the revised fencing at the swimming pool, entrance to the restaurant, and site perimeter at this location to the Historic Preservation Commission for review and approval. It is a significant and challenging design issue that should be reviewed by the entire Commission.
- We recommend that the applicant retain the openings in the summer kitchen on the Front and Right or East Elevations. We understand that the proposed interior space is a bathroom, but we recommend that the appearance of the openings of the summer kitchen be retained on the exterior, so that the memory of its original use is also retained. The applicant proposes the installation of siding at the location of the current openings. The HPC recommends that the existing openings be retained and restored. The openings could be infilled with sheathing and closed slats. If this recommendation is feasible, please submit your proposed design to the Construction Office for administrative review and approval.
- The applicant shall work with the Shade Tree Commission to preserve the historic trees on the site.
- Please submit the following to the Construction Office for administrative review and approval:
  - Boxwood Hall: Provide shutters at West Elevation as shown in the HABS Drawings if they still exist on site.
  - Boxwood Hall: Provide louvered shutters at second floor of Front Elevation as shown in the HABS Drawings.
  - Boxwood Hall: Provide product data for metal fire doors at fire escape at second floor as shown on the Rear and the Left Elevations.
  - Boxwood Hall: Detail columns at front entrance as shown in the attached historic photograph.
  - Boxwood Hall: Provide lettering at West or Left Elevation as shown in the HABS drawings. Submit lettering font, materials and method of attachment.
  - Restaurant Building: Provide the design for the kitchen ramp.
  - Site: Retaining wall design – The HPC stated that they would like a retaining wall design that is more natural. Submit either Stone Dry Stack Design or Corten Steel retaining wall for review and approval.
  - Site Construction: We request that there be oversight of archeological artifacts when the site and buildings are under construction. We recommend that the applicant follow the State protocols for preserving archeological artifacts during construction projects. Mitigation measures should be undertaken to protect and preserve any archeological artifacts encountered during construction, including the excavation for the pool.
  - Provide product data for any additional lighting and lighting fixtures required.
  - Preserve historic site conditions at the corner of Lake and Haddon Avenue to the extent possible. Please refer to attached historic photographs.
  - The Smoke House is a significant historic outbuilding on the site and the long-term maintenance of its building envelope is critical to ensure its preservation. In addition to the replacement of the roof, additional repointing of the masonry walls may be required.

Commission member, Michael Alberico seconded the motion. Vote: All approved.

The proposed work meets the *Standards of Review 135-50. C.4, C.5, C.8, C.9, C.11, and C.12* [Secretary of the Interior's Standards for Rehabilitation #1, #2, #5, #6, #8, #9 ] in Haddonfield's Historic District Ordinance.

Respectfully Submitted,

Paul Schmeck  
Chair, Historic Preservation Commission

Members Present: Paul Schmeck, Toni Bonnette, Michael Alberico, Nicholas Berenato, and Ellen Stone.



Front Porch -- 1883 showing detail of columns.



Garden - Lake Street



Garden 1914