

Historic Preservation Plan



Source: National Register of Historic Places Registration Form, 1990

Planning Board Township of Moorestown Burlington County, New Jersey

Update of the June 27, 2002 Historic Preservation Plan Element

Adopted February 20, 2025

Clarke Caton Hintz



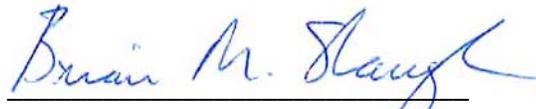
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Update of the June 27, 2002 Master Plan Element

Planning Board
Township of Moorestown
Burlington County, New Jersey

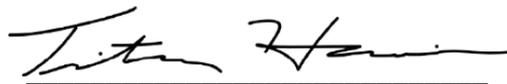
Adopted February 20, 2025

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Table of Contents

Introduction and Historical Background	1
Purpose of the Historic Preservation Element	3
Benefits of Historic Preservation	4
National and State Historic Preservation	5
The National and State Registers	5
Certified Local Government Program	6
Moorestown’s Historic Resources	7
Moorestown Historic District.....	7
Individually Listed Sites on the State and National Registers.....	8
Table 1. Individually Listed Sites on the State and National Registers (2022).	9
Eligible Sites for Listing on the State and National Registers.....	9
Table 2. Eligible Sites for Listing on the State/National Registers (2022).	10
Historic Roads.....	13
Archaeological Sites	14
Local Historic Preservation Plan	15
Establishing a Historic Preservation Commission and Ordinance	15
Establishing Local Historic Landmarks and Districts	16
Recommended Local Historic District(s)	18
Phase I: Moorestown Historic Core	19
Phase II: Remainder of Moorestown Historic District	20
Phase III: Expansion of Moorestown Historic District	20
General Recommendations	21
 Appendices	
Appendix A – Historical Society Deed Book List	A1
Appendix B – Historic Preservation Plan Map.....	A2

INTRODUCTION AND HISTORICAL BACKGROUND

The Moorestown Planning Board first adopted a Historic Preservation Plan Element on June 27, 2002, along with numerous other master plan elements that created the first comprehensive planning document for the Township¹. The Element followed the requirements of the Municipal Land Use Law and provided the basis for the creation of a local historic preservation district or districts and historic sites outside of a district. This update of the 2002 Plan occurs amid renewed interest in historic preservation from the citizenry and the threat of potential destruction of historic buildings and structures in Moorestown through the actions of private entities. Furthermore, more than two decades have passed since the original work was completed. Policy as expressed in the 2017 Reexamination Report of the Master Plan no longer reflects public opinion or elected representatives' views on the subject, which makes the time appropriate for a reassessment.

The initial conception of historic preservation was aimed at preserving buildings where significant persons lived or events occurred, such as Independence Hall or Williamsburg. Over time, the concept of historic preservation has been broadened to emphasize the preservation of the cultural heritage of a community. While Moorestown has had its share of significant events, such as the British forces' brief occupation of the village during the Revolutionary War, this Element concerns itself most with the physical characteristics that have shaped the town since its founding.

Moorestown's history of settlement reflects the larger history of European immigration to the New World and the establishment of colonies along the eastern seaboard of the United States, including New Jersey. Before European immigration, the land was occupied by indigenous people of the Lenni Lenape group. This group was part of a larger cultural collective known as the Eastern Woodland culture that existed at the time of European contact. Native Americans of the Lenni Lenape engaged in subsistence agriculture, foraging and hunting activities. More permanent settlements ("macro-band base camps") and temporary seasonal quarters ("micro-band base camps") existed in what was to become Moorestown as different food sources were exploited. Little evidence of these pre-contact peoples remain. The likeliest locations are along stream corridors where camps may have been established for fishing, hunting and gathering activities.

Moorestown itself dates from the earliest days of English rule after Dutch and Swedish claims to the land were eliminated. New Jersey was the province of James, the Duke of York, who was given the land by his brother, King Charles II, in 1664. The Duke of York in turn rewarded two of his loyal courtiers, Sir George Carteret and John, Lord

¹- The Moorestown Planning Board had undertaken many earlier planning efforts beginning in 1956, but these were primarily focused on land use planning and subsequent zoning for development purposes.

Berkeley, with East and West New Jersey, respectively. The dividing line between East and West New Jersey can still be discerned today in the Province Line that divides municipal boundaries, running from Great Egg Harbor northwest to Three Bridges in Readington Township. Moorestown was established in the Fourth Tenth of West Jersey which had Burlington City as its seat of government.

The origins of the village of Moorestown began with the surveying and clearing of Salem Road between Burlington and Salem in 1682, the year William Penn chartered Pennsylvania. The dirt highway followed the ridge on which the oldest section of the town stands today. Early accounts of Moorestown suggest that the community was originally divided into two sections. Chestertown, being the eastern part, was named after Chester Township - the original name of the municipality (which also occupied a larger area than Moorestown). Rodmantown, in the western section, was owned by Clark Rodman in 1722 and was at the confluence of the Pennsauken Creek and Salem Road. At this time, the road network was poorly developed and waterways were the modern equivalent of the highway. Chestertown and Rodmantown grew as hamlets about two miles apart. Though today that is a short distance, at the time it was conceptually as far apart as Moorestown and Trenton in the modern era.

In 1700, James and Esther Adams conveyed a plot of land for a Friends Meeting House which was constructed shortly thereafter, marking this as the first community building in Moorestown. The name of the municipality comes from a man called Thomas Moore. From what little is known about the man, he appears to have settled in Chestertown in 1722. In 1732, he bought 33 acres of land on the north side of King's Highway, extending from the west side of the Friends cemetery on the east, to the present day Locust Street on the west. In the western portion of this tract, Moore established a hotel or inn for people traveling on Kings Highway. It is believed to have been located at Union Street. Because of the association of Moore's Inn to the area, it gradually became known as Moorestown, with the first known reference in an account written in 1762.

The growth of the hamlet in the 18th century owed more to its location on King's Highway than anything else. Geographically, the town was between Colestown in present day Cherry Hill and Burlington City. Moorestown also grew as a location to serve the farming community in the surrounding land. Prior to the Civil War, in addition to a number of taverns and residences, one found grist mills, tanneries, blacksmith shops and distillers within the hamlet, with grist mills on the outskirts of the hamlet because of their need for waterpower.

The need for equipment and materials during the Civil War gave a strong boost to industrialization aided by the earlier development of canals and shortly thereafter, railroads throughout the Northeast. One of the first railroads in the country was built between Bordentown and Camden in 1834. It was not until after the Civil War in 1867; however, that the railroad came to Moorestown. The Camden and Burlington County Railroad encouraged commercial development in the town where land abutted the new

line. The J. S. Collins and Sons millwork building at Mill Street, which houses a variety of uses today, is one of the last vestiges of this post-Civil War development.

The railroad not only provided a means for agricultural and commercial products to get to market, but also a revolution in expanded job opportunities. Train travel became rapid enough to allow Moorestown residents to commute to work in Camden and Philadelphia. As a consequence, the Township's residential areas grew to the north, east and west along the line. Train stops were established at N. Stanwick Road, Chester Avenue, N. Church Street and Lenola Roads. The neighborhoods in the center of town were laid out between 1875 and 1910, and reflect the styles popular among the affluent upper-middle class of the day. Changes within the town center during the last quarter of the 19th century reflect this influx. During this time, the eastern and western parts of the Township remained primarily agricultural.

The modern era of the town began with the rapid increase in car ownership that took place during the 1920's. Middle class families were increasingly able to afford an automobile. This led to the creation of suburban areas more distant from train stops as workers were no longer confined to houses within a reasonable walking distance. The Great Depression, beginning in 1929, brought housing construction to a virtual standstill throughout the 1930's. The early part of the 1940's, devoted to producing materials for the war effort, also was an era of low housing construction. From this period begins the great demographic shift from the cities to the suburbs driven by post-war prosperity and federal infrastructure investment. The establishment of this era neatly ends the main concerns of this element, which is focused on buildings and their sites more than 50 years old.

PURPOSE OF THE HISTORIC PRESERVATION ELEMENT

The Historic Preservation Element is intended to establish and maintain policies for the conservation of the history of Moorestown as it relates to its buildings and sites. Historic preservation efforts may be broadly or narrowly drawn. In this document, policies are guided by the Goals and Objectives Statement of the Master Plan. The creation of a local historic district is one of the objectives articulated in the *Goal: Preserving the Past*. The element sets out the framework for establishing one or more local historic districts. The Moorestown Township Council is the legislative body that decides whether to establish a district or districts through the adoption of a local ordinance. Local efforts in historic preservation fit into a legal and programmatic framework developed by the state and federal governments that is designed to coordinate and promote preservation activities.

Per the Municipal Land Use Law which governs the content of this document, a Historic Preservation Plan Element:

- A. Indicates the location and significance of historic sites and historic districts;

- B. Identifies the standards used to assess worthiness for historic site or district identification; and
- C. Analyzes the impact of each component and element of the master plan on the preservation of historic sites and districts.

These components are discussed in the following sections of the Plan.

BENEFITS OF HISTORIC PRESERVATION

There are five main benefits that come from pursuing the objectives for historic preservation. The positive aspects of historic preservation are maximized by a comprehensive approach to historic preservation that includes a strong educational component. The benefits include in more detail²:

- *Civic Accomplishment.* A well-maintained historic district and landmark buildings emphasize the values held by a community. They demonstrate to its citizens and visitors that the community has made a commitment in policies, funds, and resources to historic preservation.
- *Cultural Awareness.* Historic preservation is a means of recognizing and acknowledging the historical influences that shaped a community. These cultural resources are part of the physical heritage of a place that add to the quality of life.
- *Knowledge.* An appreciation of history leads to a more informed public that can acknowledge past trends that have led to this point in time. An understanding of the stylistic changes in buildings and landscapes that have occurred throughout history promotes a larger knowledge of the earlier lives of people and the forces of technological change. Historic preservation provides the visual history of a place that enlivens accounts of earlier eras.
- *Economic Prosperity.* Well documented studies point to the stabilizing effect of local historic districts in distressed areas and the steady appreciation of property values in prosperous ones - in many cases exceeding that of newer neighborhoods. Historic preservation can be an effective business revitalization tool in town centers.
- *Aesthetically Pleasing Design.* A local historic district ensures that alterations and additions visible from the street are not inappropriate designs - thereby

² - See for example, *NJ Comprehensive Statewide Historic Preservation Plan 2023-2028*, on New Jersey historic preservation policy; https://www.nj.gov/dep/hpo/hpo_article.pdf article on the programs and benefits of preservation. The next link is a report on the economic benefits of preservation. <https://www.achp.gov/sites/default/files/guidance/2018-06/Economic%20Impacts%2005-FINAL.pdf>

preserving the details of architectural styles from earlier eras for future generations.

NATIONAL AND STATE HISTORIC PRESERVATION

The National Historic Preservation Act of 1966 established federal policy for preserving the country's cultural heritage. This marked the first time that a comprehensive federal policy on historic preservation was articulated. Funding was made available throughout the country to identify, map, and preserve historic and pre-European contact structures and sites. Much of the identification and organizing work was delegated to the state level through the establishment of State Historic Preservation Officers (SHPO's). The State Historic Preservation Officer is the official liaison between local officials or groups and the federal Department of the Interior, under the National Park Service, the agency responsible for administering federal historic preservation efforts. The federal program became the impetus for the New Jersey Legislature's passage of historic preservation legislation in 1970.

The National and State Registers

The federal and state acts established the National and State Registers of Historic Places, respectively. In New Jersey, the State Historic Preservation Officer and staff are part of the Department of Environmental Protection (NJDEP). The SHPO is responsible for maintaining the State Register and evaluating petitions for inclusion on the list, as well as submitting requests for inclusion on the National Register.

Sites listed on the Registers are afforded a comprehensive level of review whenever a federal or state project is proposed that may have an impact on the historic property. The project may be altered or shifted to avoid or lessen its effect on the historic property or district. The State also requires that its political subdivisions - counties and municipalities and their agencies - conduct an analysis of the effect of a development proposal whenever there is public financing involved. Historic sites on a Register are also given priority if funding for the maintenance or restoration of buildings, structures or sites is appropriated. This occurred with the establishment of the Garden State Preservation Trust Act in 1999³, following a 1998 NJ Constitutional amendment, that in addition to providing funding for open space acquisition, earmarked specific money for the preservation of historic buildings and sites.

Listing of historic buildings, structures, and landscapes on the National and State Registers only requires this level of review from the actions of governments and does not necessarily afford any protection. If a private owner desires to alter or demolish a

³ - *N.J.S.A. 13:8C-1 through -42.*

listed building, no potential protective measures might be employed unless some governmental funding is involved. Only at the local level can historic buildings and sites be preserved from being inappropriately altered or demolished by the action of private individuals. This regulatory structure underscores the importance of a locally delineated historic district for preservation purposes.

Historic resources of statewide significance may be placed on the State Register, but not the National Register. However, the listing of a resource on the National Register of Historic Places automatically lists it on the State Register. Further, listing on the State Register does not establish a local district or site, which must be established by local ordinance.

Contributing and Non-Contributing Properties

Historic districts consist of “contributing” and “non-contributing” properties. Contributing properties are those that satisfy the criteria for the historical significance of the district. Non-contributing properties are those that are located within a historic district but do not contribute to its historic significance. Although districts are typically drawn to minimize the number of non-contributing properties, non-contributing buildings typically exist within historic districts due to relatively recent development of previously vacant lots or the loss of historic resources through demolition, natural disaster, or historically inappropriate reconstruction. Examples of non-contributing buildings typically include those that were constructed less than 50 years ago.

Certified Local Government Program

The NJ Historic Preservation Office, in partnership with the National Park Service, administers the Certified Local Government program (CLG). The purpose of the CLG program is to encourage greater participation of local communities in historic preservation efforts and maintain consistency with federal historic preservation standards. Municipalities and counties may apply to the state for inclusion in this program as a CLG community. To qualify, a local government must meet four basic program criteria:

- Establishment of a local historic preservation commission in accordance with the Municipal Land Use Law (which has more than one form);
- Initiation or continuing progress towards completion of a comprehensive survey and inventory of local historic resources;
- Designation and protection of local landmarks and historic districts; and
- Development of a process which ensures public participation in the local historic preservation program.

The benefits of the CLG program include eligibility to apply for limited funding of historic resources surveys and historic preservation planning. Grants between \$15,000 to \$50,000 are awarded based on project selection criteria and federal funding availability. Once certified, the local historic preservation commission must meet a set of responsibilities, including education, and the governing body must execute a memorandum of understanding with the NJ Historic Preservation Office related to preservation of historic property. As of 2024, Burlington City is the only active CLG community in Burlington County. Active CLG's in neighboring counties include Haddonfield Borough, Haddon Heights Borough, Collingswood Borough, Lawrence Township (Mercer County), Berlin Borough, Freehold Township, and Cranbury Township.

Becoming a Certified Local Government requires a firm commitment on part of the municipality and a group of dedicated volunteers. It requires annual funding for the educational outreach and regular reporting of activities to the NJ Historic Preservation Office. If these efforts are not maintained, communities may lose their status as a CLG municipality. For Moorestown, these benefits and costs should be carefully weighed before deciding to enroll in the program.

MOORESTOWN'S HISTORIC RESOURCES

Moorestown Historic District

Moorestown has one historic district called the Moorestown Historic District that is listed on the State and National Registers of Historic Places as well as seven sites that are listed individually. The district and each individual site has met the National Register and State criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling and association. These listed historic resources are described below and shown on the Historic Preservation Plan Map located at the end of this document.

Moorestown's National Register of Historic Places Registration Form, commonly called the nomination form, included an analysis of 417 buildings and 4 sites of which it found that 351 buildings and all of the sites to be "contributing" and 66 buildings to be "non-contributing" (see discussion below). Nine of the contributing resources had previously been included on the National Register. The area surveyed is about 47 acres. The work was undertaken by Carol Benenson, M.S., of Killinger, Kise, Franks and Straw in Philadelphia, a well-known architectural and planning firm with an expertise in historic architecture, in 1988. The nomination form contains 31 references to document the historical and cultural resources of the district and justify the drawing of the district boundaries. The nomination application itself is 250 pages, describing each building in turn, whether it is contributing or non-contributing to the district and

is available through the National Park Service website utilizing the National Register's reference number 89002295. The nomination form includes this required statement that justifies the boundary of the original district:

The Moorestown Historic District encompasses the residential and commercial core of the eighteenth, nineteenth, and early-twentieth-century town. The district, which extends roughly east-west along Main Street, is terminated at the east at Zelley Avenue and at the west near the fork of Camden Avenue where the marked increases in the number of modern or non-contributing resources form logical termini for the district. Main Street serves as the southern boundary, with an extension along High and Prospect Streets providing for the inclusion of late nineteenth and early-twentieth-century residences. Modern housing characterizes the remaining area south of Main Street. The district extends northerly along Chester Avenue, containing the mid-nineteenth-century settlement along Second and Third Streets and the late-nineteenth-century suburban development along Central and Oak Avenues. The district terminates to the north at a point along Chester Avenue beyond Maple Avenue where the concentration of modern houses increases significantly.

The process of being considered for listing on the National and State Register of Historic Places is rigorous. For a district to reach these levels, the State Historic Preservation Officer must sign off and make the actual nomination to the National Park Service for inclusion on the National Register of Historic Places. This only comes after a district has been determined eligible to be listed on the State Register of Historic Places.

Now that 36 years have passed since the research was completed, structures considered non-contributing at that time might be considered contributing today. Additional study would be necessary to determine if such non-contributing structures then have changed their status because of the ensuing passage of time. Additional study would also need to be undertaken for any expansion of the boundaries of the Moorestown Historic District as is discussed in the section, *Phase III: Expansion Of Moorestown Historic District* found below.

As presently configured the State and National Registers District is roughly T-shaped and constitutes the core geographic area of the oldest residential, commercial and institutional buildings in the town center of the municipality. In this document it serves as the second phase of potentially three phases of a local district.

Individually Listed Sites on the State and National Registers

In addition to the Moorestown Historic District, seven sites are listed individually on the State and National Registers, shown in Table 1 of the following page. Some of these

resources are also located within the listed Moorestown Historic District. While this list is current as of this writing, any new listings will be on the municipal website or through the NJ Historic Preservation Office’s database or GIS layer⁴.

TABLE 1. INDIVIDUALLY LISTED SITES ON THE STATE AND NATIONAL REGISTERS (2022).

Map No.	Name	Date	Address	Block/Lot	National Register Criteria
1	Breidenhart, Samuel Allen House	1894	255 East Main Street	6102/15	B,C
2	Ivins-Conover Farm	1755	801 Cox Road	7500/28	C
3	Moorestown Friends School and Meetinghouse	1802	Chester Avenue and Main Street	4900/2	A,C
4	Old Town Hall	1812	40 East Main Street	4605/25	C
5	Perkins House	1910	Camden Avenue and Kings Highway	2001/8	C
6	Smith-Cadbury Mansion	c. 1738	12 High Street	4502/19	B,C
7	Thomas French-Hollinshead House	1695	512 Camden Avenue	1902/13	C

A = Associated with events that have made a significant contribution to the broad patterns of history.
 B = Associated with the lives of persons significant in our past.
 C = Associated with architectural significance, method of construction, high artistic value or other attributes.
 D = Have yielded, or may be likely to yield, information important in prehistory or history

Sources: Moorestown Historical Society, 2002, 2022; CCH

ELIGIBLE SITES FOR LISTING ON THE STATE AND NATIONAL REGISTERS

Research undertaken by the Moorestown Historical Society and several determinations by the State Historic Preservation Officer (SHPO), indicate that 65 additional sites meet the criteria to be listed on the State and National Registers of Historic Places. These sites are shown in Table 2 and the Historic Preservation Plan Map. The SHPO has confirmed the eligibility of eight of these sites via the issuance of a SHPO Opinion or Certificate of Eligibility (COE). The eligibility of the remaining 57 potential resources has not yet been confirmed by SHPO.

Due to their documented exceptional historical significance to not only Moorestown, listing of these resources should be pursued with the property owners regardless of whether the Township establishes a local historic district.

4 - Currently, <https://www.nj.gov/dep/hpo/identify/gis.htm>

TABLE 2. ELIGIBLE SITES FOR LISTING ON THE STATE/NATIONAL REGISTERS (2022).

Map No.	Site	Date	Address	Block/ Lot	Eligible Criteria/ Status
1	101 Hartford Road	Unknown date	101 Hartford Road	8801/1	C
2	762 Riverton Road	c. 1850	762 Riverton Road	4012/17	C
3	764 Riverton Road	c. 1850	764 Riverton Road	4012/16	C
4	Abigail Bispham House	1855	17 East Main Street	4405/59	C
5	Abraham Heulings House	c. 1720	401 Bridgeboro Road	6900/1	C
6	Albert Lippincott House	c. 1830s	310 Borton Landing Rd	7401/10	C
7	Alfred H. Burr House*	1860	37 East Main Street	4405/19	B,C
8	Barclay Leeds House	c. mid-1800s	900 Riverton Road	3801/1	C
9	Benjamin Leeds House	c. 1835	555 New Albany Road	3900/12	C
10	Bishop House	c. mid-1800s	781 Garwood Road	7000/30	C
11	Bondsman House	1780	436 East Main Street	6400/15	C
12	Borton Landing House and Barn	c. 1852 and earlier	Borton Landing Road at Rancocas Creek	8600/1	C
13	Camden and Burlington County Railroad*	c. 1861	Right-of-way between Camden City and Mt. Holly	600/1	A
14	Clayton Lippincott/Collins House	c. 1800s	310 Peasant Valley Ave	3102/24	B
15	Commodore Truxton/Bispham/ Walton House	c. 1770	730 Marne Highway	6800/2	B
16	Crispin House (or Tenant House to Bispham Farm)	c. 1760	760 Marne Highway	6800/4	C
17	Dr. Samuel Haines House	1756	124 East Main Street	4900/3	C
18	Elijah L. Hunt House	c. 1834 and earlier	505 Camden Avenue	1611/12	C
19	Elisha Barcklow House*	1765	272-4 West Main Street	2500/74 & 75	C
20	Ellen E & J Russel Gaut House	1871	123 East Central Avenue	4305/14	C
21	Fruit Dale Farm	c. 1800 or earlier	Bridgeboro Road	6900/18	C
22	George M. Haverstick House	1845	618 Chester Avenue	4007/12	C
23	Haines-Spencer-House	1790	245 East Main Street	6102/22	B,C
24	Harmony Hall, Samuel Stokes House	1753	607 Chester Avenue	5602/48	C
25	Heaton House	c. 1835	522 Creek Road	7900/13	C

Map No.	Site	Date	Address	Block/ Lot	Eligible Criteria/ Status
26	Hessian House, Joshua Bispham House*	1735, 1744?	139 East Main Street	4407/12	A,C
27	Heuling's Tenant House	c. mid-1800s	1001 Westfield Road	6900/1	C
28	Hugh Hollingshead House	1770	260 East Main Street	6300/11	B,C
29	Isaac M. Strickland House	1851	41 East Second Street	4401/46.01	C
30	Isaac M. Strickland House	1842	15 East Second Street	4400/23	C
31	Jerimiah Vansciver House	1851	33 East Second Street	4400/17	C
32	Joseph Evans House	1850	31 East Second Street	4400/18	C
33	Joseph Lauer House	c. early 1800s	1117 N Church Street	3902/9	C
34	Joshua Bispham House	1720	141 East Main Street	4407/11	C
35	Joshua Humphreys House	1805	111 Chester Avenue	4406/7	B
36	Josiah Venable/Browning House/ Thomas L. Slim House	1700s	834 North Lenola Road	400/11	C
37	Lippincott House	c. 1859	1040 Riverton Road	3603/26 & 27	C
38	Lippincott House	Mid- 1800s	1237 N Church Street	3504/3	C
39	Lippincott/Stow House	c. 1829	Relocated to 628 Windssock Way	5703/1 & 2	C
40	Matlack's Store George F. Doughton	1849	101 East Main Street	4406/8	B
41	Moorestown Community House*		16 East Main Street	4605/14	C
42	Old Pinehurst Farmhouse, Edward Wilson	1850	205 Pinehurst Lane	2503/36	C
43	Pancoast House	c. 1800 or earlier	580 New Albany Road	4000/7	C
44	Pleasant Acres Dairy Farm, part of the Burlington County Agricultural Center	c. 1850	500, 501, and 509 Centerton Road	8801/3	C
45	Richard Flemming House	1775	243 West Main Street	2406/19	C
46	Robert Williams Farmhouse	c. 1825	118 S Colonial Ave	2600/3	C
47	Robert's Hall Joshua Borton	1800	86 East Main Street	4605/40	B
48	Roberts House	c. 1899	555 Stanwick Road	5800/80	C
49	Roberts House	c. 1800s	770 Marne Highway	6800/5	C
50	S. Little House*	c. 1797	301 Creek Road	8600/11	A
51	Samuel Huston House	c. 1830s	551 Hartford Road	7800/11	C
52	Samuel Lanning House	1775	309 West Main Street	2109/5	C

Map No.	Site	Date	Address	Block/ Lot	Eligible Criteria/ Status
53	Strawbridge Lake Park*		Bounded by South Church Street, Route 38, King's Highway and Haines Drive	2800/1 - 3, 2900/1 & 15, 3104/1 & 2, 3301/39	C
54	Strawbridge Mansion	1829, 1832	406 Kings Highway	2600/19	B
55	Tallman Farmstead*		Centerton Road	9101/1	A,C
56	The Beeches		300 Tom Brown Road	5400/1	C
57	The Greenleaf, Charles French House	1820	28 East Main Street	4605/22	B,C
58	Thomas Cowperthwaite House	c. 1742	85 Kings Highway	1801/17	C
59	Thomas Makin House	1850	264 East Main Street	6300/13	B
60	Thomas Stratton House	c. 1791	310 Bridgeboro Road	5604/15	C
61	Vice-Admiral James H. Doyle Combat System Engineering Development Site*	c. 1963	300 Centerton Road	7402/1	C
62	William Cox House	c. early 1800s	800 Cox Road	7700/9	C
63	William Roberts House	c. 1765-1785	601 N Church St	3905/17	C
64	Wm S. Venable House	1843	328 Kings Highway	2500/62	B
65	Zelley House	c. 1725	401 Stanwick Road	5800/64	C
<p>* SHPO Opinion A = Associated with events that have made a significant contribution to the broad patterns of history. B = Associated with the lives of persons significant in our past. C = Associated with architectural significance, method of construction, high artistic value or other attributes. D = Have yielded, or may be likely to yield, information important in prehistory or history</p>					

Sources: Moorestown Historical Society, 2022, CCH

HISTORICAL SOCIETY PLAQUE PROGRAM

The Historical Society offers wooden plaques with the name of the structure and oldest portion of the building to owners of historic homes and landmarks in Moorestown for a modest fee. Owners of buildings that are 100 years or older are eligible to apply, including most homes located in the recommended local historic district. These properties are listed on the Historical Society Deed Book List (also known as the Historical Society Plaque Program) contained in Appendix A of this plan.

HISTORIC ROADS

Moorestown's beginnings more than 300 years ago mean that its transportation routes are also historically important. The development of land from wilderness to a rural landscape and its subsequent urbanization has changed the view from the road, although certain segments provide a semblance of earlier life. It isn't possible in modern society to return to the use of unpaved roads to achieve historical authenticity on historic roads. Instead, the streetscape outside of the cartway becomes the primary focus for the preservation of historic roads by establishing the setting for historic buildings. In addition, preserving rural roads that are not necessarily historic provides a window into the past (*see* Scenic Roads in the Circulation Element). Roads that have been identified as historic are described below and shown on the Historic Preservation Plan Map:

- Old Salem Road, laid out 1692. The remaining portions of this road lie between Borton Landing Road and Westfield Road and a portion of Salem Crossing Road from the Upper Elementary School to Hartford Road. The eastern end originally continued straight to the Hollinshead Ferry which was located on the Rancocas Creek. The dotted line running through the Trucksess property from Creek Road to Rancocas Creek is where it is believed to have been located. The road on the western end was north of Kings Highway, closer to the tributary of the Pennsauken Creek that forms the boundary with Maple Shade Township.
- The "Great Road" (Kings Highway) laid out in 1765 from Mt Holly to Haddonfield. Old Salem Road and Kings Highway ran coterminously on Main Street.
- Featherbed Lane, formerly called Pettit's Lane, laid out in 1761, connecting the Kings Highway with the Evesham Meeting House (in Mt. Laurel Township at the actual mount). This road followed an earlier Indian trail which began at the Delaware River and traveled to the seashore. The portion of the old road remaining is a driveway to three private residences.
- Partnership Lane, also called Pages Lane, leads to Moorestown Friends Meetinghouse and School, from Rt. 38 and Mt. Laurel, but only provides access to two residences from the state highway.
- Riverton Road (Chester Avenue) called "Meeting House Lane" was surveyed and cleared in 1720 for the convenience of the Quaker families who lived near the Delaware River.
- Lenola Road, laid out in 1768, from Se-ne-men-sing (Cinnaminson) to the "Great Road" (Kings Highway).

- Church Street, early 1800s. North of Main was originally called Forklanding Road; south of Main it was originally called Bodine Road.

As noted, maintaining the historic character associated with these roads is an exceptional challenge in metropolitan areas. Unlike the waterways that were once trade “highways” and now look insignificant, narrow roads have been widened to accommodate modern vehicles, which has affected the setting of historic buildings and landscapes. The Township is also hampered by a jurisdictional issue - all but Featherbed and Salem are owned by Burlington County. To the extent feasible, historically appropriate setbacks and historically accurate landscaping may maintain historic character. Establishing criteria for historic landmark landscaping and its view from the public right-of-way should also be pursued in the implementation of this Element.

ARCHAEOLOGICAL SITES

Known archaeological sites in Moorestown relate to the Archaic and Eastern Woodland cultures of its indigenous occupants and the early settlement activities of Europeans. Because of the early settlement of New Jersey by colonialists, sites occupied by indigenous people have not been well studied. Many sites and potential artifacts have been disturbed by later activities and the acidic soils found throughout the state. These factors make the importance of known sites higher than in states with well-studied finds. Indigenous people in New Jersey at the time of European contact were often found in seasonal camps located at the confluence of streams and rivers. Known sites in Moorestown follow this pattern of occupation of stream corridors. In addition to sites that predate European settlement, other known archaeological sites include ferry landings. The general locations of the following archaeological sites have been delineated on the Historic Preservation Plan Map:

- Sbar Drive site on the Pennsauken Creek is the location of a 17th c. ferry landing and undetermined aboriginal materials.
- Salem Road at Rancocas Creek was the site of the Hollingshead ferry landing (17th and 18th c.). The Rancocas was also the location of various Archaic and Eastern Woodland habitations.
- Featherbed Lane from Main Street to Mt. Laurel, the original road intersected Hooten Creek. At this location, aboriginal artifacts found.
- Pompeston Creek, including its headwaters behind Baker Elementary School on Maple Avenue, is an area of archaeological significance for pre-historic artifacts.
- Swede Run occupied a similar importance as Pompeston Creek in supplying food and water for Lenni Lenape Indians.

- South Valley Woods, at the headwaters of Hooten Creek, is an area of archaeological importance in the Township.
- Parker Creek and unnamed tributary on the Laurel Creek Country Club contained artifacts of a pre-European context that were uncovered during construction.
- The headwaters of Kendle’s Run have yielded pre-European contact artifacts.

Additional investigation and research of these areas would need to be undertaken to determine the extent of each site and whether they would also meet any eligibility criteria for State or National Register listing.

LOCAL HISTORIC PRESERVATION PLAN

The Municipal Land Use Law allows municipalities to adopt local historic districts, landmarks, design criteria, and guidelines for review within a municipality’s land development regulations. Local historic districts and sites can identify places of local historical significance that are less important to the culture and history at the State or National level but significant to the development and history of the Township. A further distinction is that designation of local historic districts and sites, which must be by the adoption of an ordinance (local law) can regulate the private use, maintenance, alteration, and demolition of historic buildings, landscapes, and sites, or the destruction of archaeological sites.

In order to designate and regulate local historic resources through development regulations, a municipality is required to establish a Historic Preservation Commission (HPC) and adopt a historic preservation ordinance and designate one or more districts and one or more historic sites not in a district. The adoption of the Historic Preservation Plan Element sets the planning basis to support the delineation of a district or site designation for Moorestown.

Establishing a Historic Preservation Commission and Ordinance

A Historic Preservation Commission (HPC) is a local government unit established by ordinance to carry out the historic preservation duties authorized by the Municipal Land Use Law. Notwithstanding the use of the word “commission,” the local historic preservation ordinance may provide for either a “strong” or “weak” HPC.

Whether weak or strong, an HPC would have the responsibility to prepare surveys of historic properties, make recommendations to the Planning Board on future Historic Preservation Elements, advise the Planning Board on any capital improvement program that includes a historic property, advise how the zoning ordinance regulations affect historic resources, and carry out educational functions concerning preservation

in the community. However, the differences between a weak or strong HPC primarily relate to the authority to render decisions that affect building permits.

A strong HPC has several powers, including the independent authority to approve alterations to historic buildings that do not require other approvals by the Planning and Zoning Boards. For permit decisions affecting historic resources, a strong HPC sends a report to the Administrative Officer who then issues the appropriate permit. When there is an application for development such as a new store or office in the local historic district, the strong HPC would also serve in an advisory capacity to either the Planning or the Zoning Board.

A weak HPC functions strictly as an advisory body that has fewer powers than a strong HPC. For example, a weak HPC can review development applications and issue recommendations to the Planning Board but does not have the power to approve or deny permits affecting historic resources. A weak HPC also creates additional duties for the Planning Board, including a legal obligation to review building plans for one and two-family dwellings in a local historic district before building permits for alterations are issued. Because these building types are typically exempt from Planning Board review, most forms of an HPC take the strong form to avoid this legal requirement and maintain current delegation of duties.

There is a fair amount of latitude in how any ordinance creating an HPC establishes the level of review for applications for development. For example, an ordinance may limit review powers to projects and alterations that exceed a certain monetary threshold, apply to only those portions of a property visible to the public, or exclude certain aspects of review such as paint color.

Alternatively, the Township may instead create historic districts or landmarks as part of the general code (i.e. not a development ordinance) instead of the zoning code. This would be analogous to sign regulation, which may be established either as part of the zoning ordinance or as a separate part of the general regulations of the municipality. In this scenario, the Township would establish a weak form of HPC, such as a Historic Preservation Advisory Committee. However, the powers and duties of such a committee would need to be specified in the enabling ordinance, regardless of its organization within the municipal code.

Establishing Local Historic Landmarks and Districts

Moorestown does not currently have any local historic landmarks or districts established by ordinance. To designate local historic landmarks and districts, the Historic Preservation Element and Historic Preservation Ordinance must describe the criteria for designation of historic resources as the basis for establishing regulations intended to preserve them.

Criteria for Designation

The determination of what should be protected depends on the goals and objectives for historic preservation in each community. To aid in that determination, a set of criteria developed by the U.S. Secretary of the Interior in the 1970's is used to determine the need and desirability for inclusion of buildings and sites in preservation efforts. While these guidelines are similar to the A-D criteria for listing on the State and National Registers, they are more descriptive and can aid policymakers in determining where to draw district lines for local purposes as opposed to only listing on the two Registers. These criteria include:

1. Whether the site or district has significant character, interest, or value, as part of the heritage of cultural characteristics of the municipality, state, or nation, or is associated with the life of a person significant in the past.
2. Whether the site or district is associated with an event of importance to the history of the municipality, state, or nation.
3. Whether the place reflects the environment in an era characterized by a distinctive architectural style.
4. Whether the building or structure embodies distinguishing characteristics of an architectural style or engineering specimen.
5. Whether the work is one by a designer, architect, landscape architect, or engineer whose design has significantly influenced the historical, architectural, economic, social, or cultural development of the municipality, state, or nation.
6. Whether the site or district 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.
7. Whether an area is part of or related to a park or other distinctive location, which should be preserved according to an historic, cultural, or architectural motif.
8. Whether an area has yielded, or may be likely to yield, information important to pre-history or history.
9. Lastly, whether the site or district exemplifies the cultural, political, economic, social, or historical heritage of the community.

DEMOLITION CONCERNS

Listing on the National and State Registers of Historic Places only triggers a thorough review of the actions of government on these cultural resources. While the review may result in protection of the resource from these governmental actions, it provides no

protection from the actions of private individuals or corporations in altering or renovating in inappropriate ways historic buildings or grounds, damaging archaeological resources or demolishing buildings and structures. For example, a unique two-century old four-story barn on the grounds of Villa Collina was demolished in 2000 to construct the subsequent mansion. An eligible farmhouse, the Levi L. Walton house on Hartford Road near the Delran border, was demolished in 2010 to construct a modern subdivision of single family detached houses.

Just recently, the former Lanckenau Funeral Home on Chester Avenue at Central Avenue, and the former Weichert Realty offices on W. Main Street at S. Church Street have been proposed for demolition and redevelopment. All three properties are located in the Moorestown Historic District (and proposed Phase I of the Local District).

Only the establishment of a Local Historic District and ordinance provisions to address demolition can evenhandedly balance the rights of the property owner with community-wide concerns about the loss of cultural heritage.

Recommended Local Historic District(s)

The documentation in this Element provides the basis for the consideration of a three-phase approach to the establishment of a Local Historic District. Each phase must be established by ordinance passed by the Township Council and since it affects land use, the ordinance is also reviewed for master plan consistency by the Planning Board. Any establishment of a Local Historic District naturally begins with the Moorestown Historic District. This approach capitalizes on the research on historic eligibility that has already been completed and accepted at higher levels of government.

This plan recommends the potential creation of a Local Historic District that consists of three sub-areas, or phases, referred in this plan as Phase I, Phase II, and Phase III:

- Phase I comprises the commercial core of the Moorestown Historic District;
- Phase II consists of the residential, commercial and institutional remainder of the Moorestown Historic District; and
- Phase III includes properties that are contiguous to, but located outside of, the Moorestown Historic District.

Together, these three phases in stages or singularly would comprise the Moorestown Local Historic District containing most of the Township's historic resources. Phasing would allow for the gradual establishment of the Local Historic District by selecting just the first phase or first and second phase together to create a measured approach to its implementation and administration. Any adoption of a Local Historic District will require that a Historic Preservation Commission be ordained and new application and review procedures to first be developed before the District would be operative.

Phases I, II, and III are described in more detail below and shown on the Historic Preservation Plan Map.

Phase I: Moorestown Historic Core

Phase I consists of the commercial core of the Moorestown Historic District. This area includes properties fronting on Main Street (between Union Street and Schooley Street) and Chestnut Street (between Main Street and E Central Avenue). All properties within this district are designated Town Center in the Township's Land Use Plan. Defining features of the streetscape include commercial buildings that range from mid-nineteenth-century houses converted to commercial use to high-style 1920s banks. There are also Main Street residences interspersed among stores, churches, and civic buildings.

The adaptive reuse of residences as stores has been a common trend along Main Street. Oftentimes, commercial storefronts were added to the front of residential buildings and their first floors renovated for commercial use and upper floors converted into apartments. Examples are the Italianate houses at 11-13 and 15-17 E. Main Street and the mansard-roofed dwelling at 25-27 E. Main Street. Many of the large homes on Main Street, which primarily date from the second half of the nineteenth century have also been given over to professional uses with minimal alterations such as the Shingle Style house at the southwest corner of Church and Main Streets until recently occupied by Weichert Realty.

Accompanying the residences renovated for commercial use are buildings erected exclusively for commercial use such as 135 E. Main Street, a mid-nineteenth-century Greek Revival/Italianate brick store, and several twentieth-century commercial buildings. These include the two-story Spanish Colonial Revival brick row at 127-33 W. Main Street and the brick building at 5-9 W. Main Street. Also contributing to the twentieth-century commercial character of Main Street are the Neoclassical cast stone and brick bank designed by Philadelphia architects Davis, Dunlap, and Barney for the Moorestown Trust Company (41 E. Main St.) in 1926 (now housing a Starbucks store) and the Georgian Revival limestone bank designed by Simon & Simon, also of Philadelphia, for the Burlington County Trust (1927) on the former site of the Coles Hotel, now the Wells Fargo Bank (91 E. Main St.).

Amidst the commercial and residential buildings along Main Street, churches serve as major architectural landmarks. At the intersection of Chester Avenue and Main Street, the Friends' Burial Ground occupies the northwest corner where their first meeting house once stood. Across the street stands the 1802 brick meeting house and the larger one of 1897, designed by Walter Smeldley, who previously had designed "Breidenhart" (now the offices of Cambridge Rehabilitation and Healthcare) for Quaker Samuel L. Allen. Further west on the north side of Main Street is the Baptist Church, a stucco masonry structure built by William LeConey in the 1870s. Romanesque Revival in style, the church features stained glass windows and a heavy bracketed cornice.

Connected by a covered walkway is its parsonage, a Flemish bond brick Federal-style house. On the south side of Main Street near Church Street, stands the Roman Catholic Church of Our Lady of Good Counsel. This greystone and limestone church of transitional Gothic/ Romanesque Revival design was built in 1895 and given a Queen Anne style stone rectory in 1912 and a school in 1924. Diagonally across the intersection of main and Church Streets is Trinity Episcopal Church built in 1929, designed by Philadelphia architects Karcher and Smith, who also designed Moorestown's Community House in 1926. This architecturally significant complex of English Country Gothic Revival stone buildings includes the church, chapel, rectory, and parish house that are arranged to form a courtyard. The church is of particular note for its attenuated stone steeple pierced with dormers.

Just as Main Street has served as a factor in Moorestown's commercial and religious activities, it also has become the center of civic and social life. The original Town Hall, a brick building erected in 1812 and enlarged in 1859 and again in 1888, is located at 40 E. Main Street. Within close proximity is the brick temple-fronted Masonic Temple with its commercial first floor (1916) and the rural English Gothic-style Community House (16 E. Main St.) designed by Karcher and Smith (1926). Further east along Main Street is the Grange Hall; a 2-story brick building erected in 1886. Located on Chester Avenue at Plum Street is the Relief Engine House, a Georgian Revival brick firehouse built in 1910, subsequently enlarged in the modern era.

Phase II: Remainder of Moorestown Historic District

Phase II includes the remainder of properties located in the listed Moorestown Historic District that are not included in Phase I. These properties include sites that are individually listed on the State and National Registers as well as a preponderance of properties that are contributing to the listed district. This area is designated in the Township's Land Use Plan for Town Center, Medium Density Residential, Moderate Density Residential, and Senior Citizen Residential uses.

Along Main Street, the Phase II boundary extends eastward from Schooley Street past Breidenhart to Zelle Avenue and westward from Union Street to the Perkins House at W. Market Street. Phase II also includes some residential properties on S. Church Street and W. Prospect Avenue. To the north, Phase II extends up Chester Avenue past Maple Avenue and to portions of Oak Avenue, Central Avenue, 2nd Street, 3rd Street, and Mill Street.

Phase III: Expansion of Moorestown Historic District

Phase III includes properties that are contiguous with, but located outside of, the Moorestown Historic District. Based on research undertaken by the Moorestown Historical Society, many of these residential properties contain dwellings built prior to 1930 and in the Colonial Revival, Spanish Colonial Revival, American Four-Square, Dutch Colonial Revival and Bungalow styles. As part of Phase III, three major and one

minor appendages to the Phase II district are recommended:

1. Northwest along N. Church Street to Locust Street/Maple Avenue, between the railroad line and Camden Avenue to Collins Avenue, and extending on both sides of Camden Avenue past the Thomas French House to Colonial Ridge.
2. An addition northwest along Chester Avenue on both sides to the intersection of Walnut Avenue/Bridgeboro Road.
3. Northeast to include the neighborhood extending to East Oak Street, Frank Fullerton Park and Marter Avenue.
4. South along S. Church Street to Route 38.

Potentially, there are other areas of the Township that may be of historical importance but would require additional research. An example is West Moorestown where neighborhoods that adjoin Lenola Road were developed with bungalow and American four-square houses.

While the Moorestown Historical Society has excellent resources and knowledge, the Township may also consider whether the third phase area should be analyzed in a similar fashion as the original nominating study undertaken in 1988. It should be noted that the Municipal Land Use Law, however, does not require this level of analysis in the creation of an additional or expanded district.

GENERAL RECOMMENDATIONS

This Element has set forth the framework and background information concerning historic preservation in Moorestown. The town is one of the best-preserved historic places in South Jersey, with a wealth of buildings and sites that makes Moorestown a desirable place to live and work. The state government has devised the legal framework under which a regulated local historic district may be implemented, and this Element notes three versions that may be used.

- *Establish at least Phase I of a Local Historic District.* The basis for the local Moorestown Historic District has been described in three phases: the commercial core of the district listed on the National and State Registers; a potential expansion to include the remainder of the district listed on the National and State Registers; and a possible expansion to include potentially eligible properties located beyond the National and State Districts. Establishing a Local Historic District with a first phase would allow for the gradual introduction of the concepts of local regulation for the protection of Moorestown's historic legacy to take place, and for a Commission to be established with rules and procedures to follow. If that proved successful and

supported by citizens, the second and third phases could be added. On the other hand, if sufficient public support existed, more than one phase of the district could be implemented at the same time.

- *Certified Local Government.* If sufficient interest is demonstrated in the community, establish Moorestown as a Certified Local Government with the New Jersey Historic Preservation Office.
- *New Listings to the Historic Registers.* Individual sites have been identified that are eligible for the National Register of Historic Places (and by definition, the State Register). Owners should be approached about listing their properties on the register through an educational program designed to inform them of the benefits and considerations that the listing would entail.
- *Sites outside of a Historic District.* Sites of local importance outside of the delineated Historic District, whether in one or two phases, have been identified. These should be included as part of any legislation creating a Moorestown Historic District. Since these resources are not in a district, they are more likely to be affected by new development that may detract from their setting. They are more vulnerable to demolition since many buildings are on large sites that may be developed with new uses. New standards to protect these resources should be developed in the Township's land development ordinances.
- *Preserving Historic Roads.* Transportation has played a large role in the evolution of Moorestown. Historic roads have been recognized that contributed significantly to the town's identity. While maintaining the majority of these roads with any semblance of their past look and design is difficult, the same effect may be achieved by applying rural character design standards to municipally owned, low volume, roads as identified on the Historic Preservation Plan map at the end of this document.
- *Preserving Local Archaeological Sites.* The areas identified on the Historic Preservation Plan Map indicate in broad outline locations where, due to the understanding of pre-contact indigenous peoples' culture, sub-surface remains and artifacts are most likely to be found. With the establishment of a Historic Preservation Commission, additional procedures should be established by the organization to address how these potential sites should be addressed in the development process. This might take the form of an expanded environmental impact report that encompasses a Phase I archaeological investigation with potentially a Phase II report following from its findings for development that within the boundaries as depicted on the Map.

Appendix A
Historical Society Deed Book List (Plaque Program)



DEED BOOK LIST
(Also known as Historical Society Plaque Program)

Street No	Street Name	Historic Name	Date Built	Condition of Plaque
310	Bridgeboro Road	Thomas Stratton House	1791_1816	
437	Bridgeboro Road	Fruit Dale Farm	1842	
401	Camden Avenue	Thomas Elliott House	1906	
425	Camden Avenue	Harry G. Knight House	1903	
435	Camden Avenue	Ella A. & John T. Cox House	1901	
445	Camden Avenue	Charles & Elizabeth Collins House	1887	
455	Camden Avenue	Charles Collins House	1891	
459	Camden Avenue	Mary McKeen House	1911	
512	<i>Camden Avenue</i>	<i>French-Hollinshead House</i>	1695	SR/NR
111	Chester Avenue	Joshua Humphreys House	1806	
111	<i>Chester Avenue</i>	<i>Joshua Humphreys House</i>	1805	
317	Chester Ave	Joshua Harmer House	1857	
325	Chester Avenue	William I. Newbold House	1909	
331	Chester Avenue	Dr. George B.L. Clay House	c. 1868	
337	Chester Avenue	Joseph H. Kain House	1871	
328	Chester Avenue	George Brock Residence	c. 1882	
329	Chester Avenue	Amanda Pancoast House	1911	
334	Chester Avenue	John H. Perkins House	c. 1889	
400	Chester Avenue	J. Elfreth & Marguerite V. Watkins House	1884	
403	Chester Avenue	Joseph Walton House	c. 1874	
407	Chester Avenue	Robert Kaighn House	1870	
416	Chester Avenue	Alfred S. Mattson House	1890	

	500	Chester Avenue	Anna N. & Walter P. Stokes House	1889	
	508	Chester Avenue	Willam H. Roberts House "Winderly"	1910	
	509	Chester Avenue	Henry W. Doughten House	c.1884	
	517	Chester Avenue	Henry A. & Mary J. Gill House	1887	
	601	Chester Avenue	N. Newlin Stokes, Jr House	1890	
	607	<i>Chester Avenue</i>	<i>Harmony Hall</i> <i>Samuel Stokes House</i>	1753	
	615	Chester Avenue	Frederick C. Stokes House	1889	
	670	Chester Avenue	Chalkey M Justice House	1859	
	127	Chestnut Street	Frances C. Gaskill House	1921	
	200	Chestnut Street	John T. Evans House	1912	
	312	Chestnut Street	Frank & Margaret A. Garrigues House	1890	
	316	Chestnut Street	John and Edith Evans House	1889	
	319	Chestnut Street	Thomas Mulraney House	1881_1925	
	326	Chestnut Street	Helen S. Heulings House	c. 1890	
	330	Chestnut Street	Hannah H & George Williams House	1888	
	801	<i>Cox Road</i>	<i>Ivins-Conover House</i>	1755	SR/NR
	301	Creek Road	Joshua Borton House and Grist Mill	c. 1797	
	351	Creek Road	Bortons Landing Road & Rancocas Creek	1751	
	12	East Central Avenue	Harry C. Middleton House	1892	
	24	East Central Avenue	Rebecca Ballinger House	c. 1888	
	34	East Central Avenue	William Scott House	c. 1884	

	40/42	East Central Avenue	George Brock House	1888	
	41	East Central Avenue	Horace & Lizzie B. LeConey House	1884	
	44	East Central Avenue	George & Hannah Brock House	1890	
	45	East Central Avenue	Martha L. Rogers House	1881	
	49	East Central Avenue	Ella and Charles Wallace House	c.1885	
	53	East Central Avenue	Horace LeConey House	1884	
	117	East Central Avenue	Henry K. Bennett House	c. 1876	
	122	East Central	William Kennard House	c. 1910	
	123	<i>East Central Avenue</i>	<i>Ellen E & J Russel Gaut House</i>	<i>1871</i>	
	126	East Central Avenue	Robert Kaighn House	1871	
	129	East Central Avenue	Charles Towne House	c. 1875	
	135	East Central Avenue	Alverda & John Stokes House	c.1881	
	141	East Central Avenue	Henrietta R. Willits House	1869	
	205	East Central Avenue	William Evans House	c. 1878	
	220	East Central Avenue	Anna K. & Henry R. Woodward House	c. 1885	
	223	East Central Ave	Edward B. Richie House	c. 1871	
	307	East Central Avenue	William I & Anna W. Newbold House	1903	
	309	East Central Avenue	Albert Paul & Bessie Holden Benners House	1909	

	2	East Main Street	William Buzby House Timothy & Mary Morton House	1800_1804	
	17	East Main Street	Abigail Bispham House	1855	
	28	East Main Street	The Greenleaf Charles French House	1820	
	37	East Main Street	Alfred H. Burr House	1860	
	40	East Main Street	Old Town Hall	1812	Metal Plaque SR/NR
	60	East Main Street	Joshua Stokes House	1835	
	86	East Main Street	Robert's Hall Joshua Borton	1800	
	101	East Main Street	Matlack's Store George F. Doughton	1849	Falling off building
	124	East Main Street	Dr. Samuel Haines House	1756	
	134-136	East Main Street	John D. Ford House	c. 1885	
	139	East Main Street	Hessian House Joshual Bispham House	1735 1744?	
	140	East Main Street	Richard Edwards House	c. 1783	
	141	East Main Street	Joshua Bispham House	1720	
	154	East Main Street	Elizabeth Hooton Roberts Richie House	c. 1907	
	155	East Main Street	Dr. N. Newlin Stokes House	c. 1873	
	166	East Main Street	Isaac Collins – Edward Hatch House	1866	
	201	East Main Street	Ephraim Haines House	1760	
	203	East Main Street	John D. McMullin House	c. 1909	
	219	East Main Street	Asa Lippincott House	c. 1875	
	220	East Main Street	Dr. Joseph Stokes House	1889	
	223	East Main Street	Albert C. Heulings House	c. 1879	
	237	East Main Street	Yeamans M. Gillingham House	1885	
	245	East Main Street	Haines-Spencer-House	1790	
	254	East Main Street	Lydia H. Morris House Joel Cadbury House?	1831	

	255	East Main Street	Samuel Allen House Breidenhart	1894	Metal plaque SR/NR
	260	East Main Street	Hugh Hollingshead House	1770	
	264	East Main Street	Thomas Makin House	1850	
	303	East Main Street	Anna Borton Willits House	1914	
	318	East Main Street	Eugene E. Nice House	1911	
	333	East Main Street	Walker Boureau House	1913	
	345	East Main Street	Collins B. Rogers House	1909	
	400	East Main Street	Asher Woolman Stokes	1840	
	404	East Main Street	Asher Woolman Stokes	1850	
	411	East Main Street	Miller Wolf House	1923	
	412	East Main Street	Martha & Smith W. Clark House	1842	
	420	East Main Street	Nathan H & Rebecca B Stokes House	1842	
	436	East Main Street	Bondsman House	1780	
	444	East Main Street	Bondsman House The house that was issued this plaque is no longer standing.	1871	
	446	East Main Street	Martha W. Clark House	1842	
	515	East Main Street	Bruno H. Held House	1922	
	516	East Main Street	Ivins Sharp House	c. 1851	
	526	East Main Street	Jacob Tiver House	c. 1869	
	548	East Main Street	Nathan D. Pancoast House	1849	
	565	East Main Street	Horace B. Conrow House	1914	
	619	East Main Street	Nathan D. Pancoast, Sr. House	c. 1850	
	1	East Oak Avenue	George M. & Frances F. Wells	1887	
	16	East Oak Avenue	Elizabeth H. Bond House	c.1913	
	18	East Oak Avenue	Emma and Joseph Gill House	1893	

	50	East Oak Avenue	Mabel C.S. & Francis W. D'Olier House	c. 1909	
	58	East Oak Avenue	Edward D. Stokes House	1884	
	118	East Oak Avenue	James H. Huston House	c. 1894	
	121	East Oak Avenue	Charles H & Caroline C Bennett House	1886	
	125	East Oak Avenue	William A. Garrigues House	c. 1885	
	126	East Oak Avenue	J. Russel & Ellen E. Gaut House	1870	
	137	East Oak Avenue	Henry Warrington Doughten House	c. 1885	
	201	East Oak Avenue	Joseph H. Roberts House	1914	
	314	East Oak Avenue	Wesley C. Fitzgerald House	1916	
	1	East Prospect Ave	William Matlack	1910	
	3	East Second Street	Thomas & Elizabeth A. Gill House	1861	
	11	East Second Street	<i>Scattergood/ Bowen</i>	1851	
	15	East Second Street	<i>Isaac M. Strickland House</i>	1842	
	17	East Second Street	Charles Crammer House	1853	
	20	East Second Street	Abraham W & Martha E Deacon House	1876	
	23	East Second Street	Caleb Poinsett House	c. 1854	
	31	East Second Street	<i>Joseph Evans House</i>	1850	
	33	East Second Street	<i>Jerimiah Vansciver House</i>	1851	
	40	East Second Street	Alfred H. Burr, Sr. House	c. 1862	
	41	East Second Street	<i>Isaac M. Strickland House</i>	1851	
	42	East Second Street	Alfred H. Burr House	1861	
	51	East Second Street	John S. West House	c. 1868	
	55	East Second Street	Louis Reimer House	1870	

	59-61	East Second Street	B.H. Lippincott House (no deed search)	c. 1842	
	71	East Second Street	Jacob Force House	1847	
	77	East Second Street	Ivins Davis House	c. 1851	
	87	East Second Street	William Collins House	c. 1841	
	115-17	East Second Street	Burr, Gillingham, Lippincott & Spencer House	1862	
	343	East Second Street	Anna Chesnut House	1919	
	405	East Second Street	J. Elfreth Watkins House	1887	
	412	East Second Street	Edwin L. Peirce House	1888	
	417	East Second Street	John S. Rogers House	1890	
	421	East Second Street	Horace & Elizabeth LeConey House	1898	
	450	East Second Street	Albert & Lilly Marvill House	1922	
	28	East Third Street	Isaac Hunter House	c. 1857	
	31	East Third Street	William and Catherine Walter House	c. 1869	
	37	East Third Street	John Albright House	c. 1889	
	51	East Third Street	Lydia R. Hollingshead House	1912	
	48	East Third Street	Thomas & Mary Capern House	1854	
	223	East Third Street	John S. West	c. 1870	
	237	East Third Street	William & Mary Bannard House	1889	
	257	East Third Street	Howard & Ella R. Thomas House	1891	
	416	East Third Street	Rufus Hill House	1888	
	424	East Third Street	Jessie E. Shinn House	1889	
	432	East Third Street	J. Elfreth Watkins House	c. 1888	

	456	East Third Street	Robert & Emily Clark House	1890	
		<i>Haines Mill & Bridgboro Road</i>	<i>Abraham Heulings Farmhouse</i>	<i>1720</i>	
	12	High Street	Smith-Cadbury Mansion	1738	SR/NR
	328	<i>Kings Highway</i>	<i>Wm S. Venable House</i>	<i>1843</i>	
	397	Kings Highway	Annie H. Perkins	1894	
	403	Kings Highway	William G. Leconey House	1906	
	406	Kings Highway	Strawbridge Mansion	1829 <i>1832</i>	
	407	Kings Highway	Hannah D.H. Leeds House	1916	
	414	Kings Highway	George W. Heaton House	1881	Moved from 227 W. Main in 1952
		Kings Highway & Camden Avenue	Perkins Memorial Building	1910	SR/NR
	526	Kings Highway	John S. Wilson House	c.1855	
		Kings Highway at Lenola Road	Thomas Cowperthwaite House	1732 1742	
	209	Linden Street	David Comfort House	1899	
	218	Linden Street	Michael O'Brien House	1904	
	222	Linden Street	Isaac and Mary Cline House	1894	
	224	Linden Street	Harvey Vennel House	1902	
	240	Linden Street	Mary A. Carlin House	c. 1885	
	246	Linden Street	Patrick Cassidy House	c. 1889	
	276-278	Linden Street	Michael J. Mannion House	c. 1891	
	286	Linden Street	Harry J. Wells House	1904	
	550	Lippincott Avenue	William H. Richie House	1914	
	412	Locust St.	Woodmansie Crispin House	OPB c. 1881	
	338	Madison Ave.	Jonathan Pettitt House	c. 1850	
	230	Mannion Ave.	Samuel Lanning	1803	
	214	Mill Street	Franklin Gill House	1884	

	555	New Albany Road	Benjamin B. Leeds House	c. 1861	
	334	Newbold Ave.	William I. Newbold House	1910	
	419	North Church Street	Annie Aitken-Roxana Yancy House	c. 1890	
	424	North Church Street	Walter & Louisa Lewis House	c. 1899	
	446	North Church Street	Mary Biehler House	c. 1879	
	473	North Church Street	William H. Collins House	c. 1917	Moved from 466 N. Church in 1929
	522	North Church Street	Edward T. Still House	1909	
	726	North Church Street	Abram G. Hunt House	c. 1856	
	401	North Lenola Road	Eli Wesley Maines House	1899	
	315	North Stanwick Road	Mary V. & William J. Lovell House	c. 1911	
	334	North Stanwick Road	Frederick W. Tippenhauer House	c. 1906	
	323	Pearl Street	Clarence B. Mount House	c. 1902	
	205	<i>Pinehurst Lane</i>	<i>Old Pinehurst Farmhouse Edward Wilson</i>	1850	
	251	Poplar Street	Bannard-Voorhees House	1886	
	764	Riverton Road	Jonathan G. Williams House	1860	
	900	Riverton Road	Lippincott-Doppler House	1810_1812	
	1040	Riverton Road	Lippincott House	1817	
	201	Schooley Street	Jones & Letitia T. Yerkes House	1868	
	444	Shady Lane	Strawbridge Estate Carriage House	c. 1890	
	110	South Church Street	Joseph H. Matlack House	1912	

	125	South Church Street	Roberts Family House	c. 1849	
	129	South Church Street	Wm H & Hannah B Irelan House	1884	
	216	South Church Street	Mary Anna Matlack House	1884	
	236	South Church Street	John S. Lowden House	1887	
	254	South Church Street	Abram & Amanda Goodenough House	1894	
	304	South Church Street	Michael & Cecelia McDonough House	1874	
		<i>Stanwick Road b/t Oak & Central</i>	<i>Zelley House</i>	<i>1721</i>	
	118	Union Street	Emma Ellis House	1879	
	122	Union Street	Elizabeth W & Thomas Gillette House	1878	
	218	Union Street	John W. Price House	c. 1885	
	224	Union Street	Thomas H. Capern House	1887	
	1	West Central Avenue	Joseph T. Sullivan House	1886	
	5	West Central Avenue	Mary A. Stimus House	c. 1887	
	20	West Central Ave	Caleb Poinsett House	1889	
	108	West Central Avenue	Alfred L. Brock House	c. 1888	
	119	West Central Avenue	George B. Holland House	c.1890	
	139	West Central Avenue	Trinity Church Rectory House	Built 1846 Moved 1927	
	150	West Central Avenue	Andrew F. Aitken House	1887	
	1	West Main Street	John Buzby House	1858	

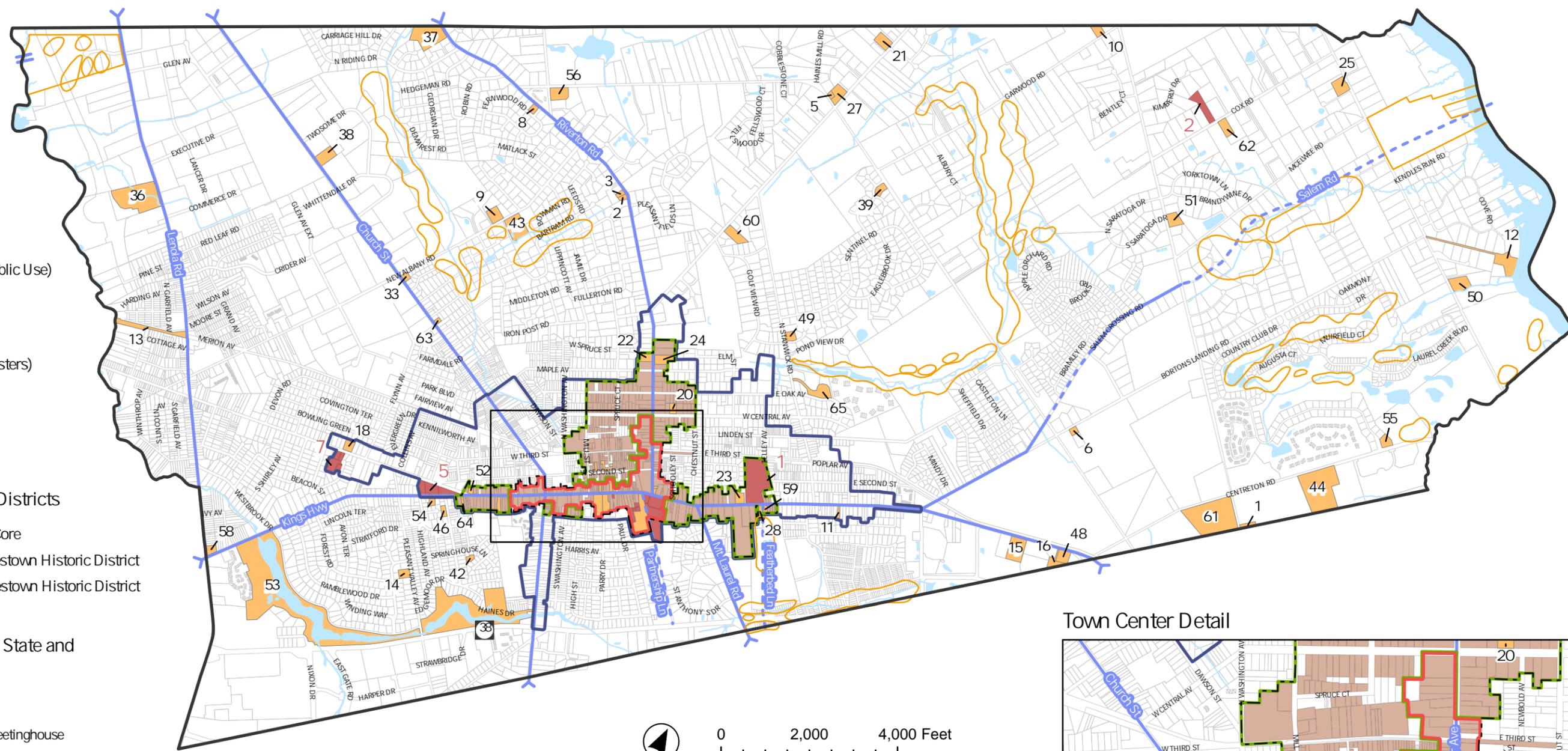
	10	West Main Street	John C. Hopkins House	1878 1879	
	14	West Main Street	Alfred H. Burr House	1891	
	15	West Main Street	Samuel & Elizabeth Wisham House	1836	
	19	West Main Street	First Baptist Church of Moorestown	1847	
	243	<i>West Main Street</i>	<i>Richard Flomming House</i>	1775	
	202	West Main Street	Dr. Samuel C. Thornton House	1888	
	254/256	West Main Street	Charles Cranmer House	c. 1884	
	260	West Main Street	Dr. Frank A. Wright House	1915	
	272	West Main Street	William Roberts House	c. 1795	
	272-4	<i>West Main Street</i>	<i>Elisha Barcklow House</i>	1765	
	279/281	West Main Street	The Chambers House	c. 1850	
	285	West Main Street	Joseph Newton House	1785	
	286	West Main Street	George M. Hillman House	1901	
	290	West Main Street	Charles W. Ford House	1891	
	294	West Main Street	George Maines House	c. 1889	
	301	West Main Street	Albert C. Hulings House	1871	
	305	West Main Street	Emily H. Atkinson House	c. 1868	
	309	<i>West Main Street</i>	<i>Samuel Lanning House</i>	1775	
	312	West Main Street	John and Carrie Godfrey House	1909	
	315	West Main Street	Charles Witcraft House	c. 1879	
	321-323	West Main Street	James Carson House	c. 1860	
	324	West Main Street	Hinchman House	1849	
	5	West Oak Street	Lloyd N. Maines House	1891	
	19	West Prospect Ave.	Sarah and C. Walter Borton House	1899	
	1	West Second St.	John Kingstone Boland House	1879	

	19	West Second St.	Charles and Charlotte Crammer House	c. 1861	
	28	West Second St.	Jesse A. Malin House	OPB 1888	
	29	West Second St.	Alfred L. Brock House	c. 1912	
	32	West Second St	Samuel Dager House	1893	
	<i>34</i>	<i>West Second Street</i>	<i>Dolores Kocyan House 2002-12</i>		
	230	West Second St.	Samuel Raxon House	c. 1878	
	283	West Second St.	Henry B. Coles House	c. 1914	
	351	West Second St.	Brock-Makin House	1911	
	361	West Second St.	Helen Passmore Cooper House	1922	
	331	West Third Street	Patrick Murphy House	c. 1876	
	332	West Third Street	John Kendrick House	c. 1880	
	340	West Third Street	Lloyd & Helena Avis House	1923	
<i>254.</i> <i>3</i>	349	West Third Street	Arthur F. Gillette House (Janney-Rose House)	1922	
	895	Westfield Road	Lippincott-Stow House	1818	Moved to Windsock Way

INDEX: Times New Roman 12 point House genealogy page in tact & clearly marked
Date in red means contradictions in genealogy page(s) with letters
Times New Roman 10 point Italics 1982 list only
Arial Narrow 10 point 1985 list only

Appendix B
Historic Preservation Plan Map





- Legend**
- Historic Roads (No Longer Public Use)
 - Historic Roads
 - Archaeological Sites
 - Moorestown Historic District (Listed on State/National Registers)
 - Listed District Sites
 - Individually Listed Sites
 - Sites Eligible for Listing

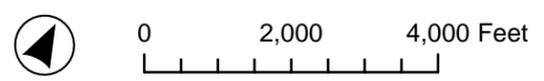
- Recommended Local Historic Districts**
- Phase I - Historic Downtown Core
 - Phase II - Remainder of Moorestown Historic District
 - Phase III - Expansion of Moorestown Historic District

Sites Listed Individually on the State and National Registers

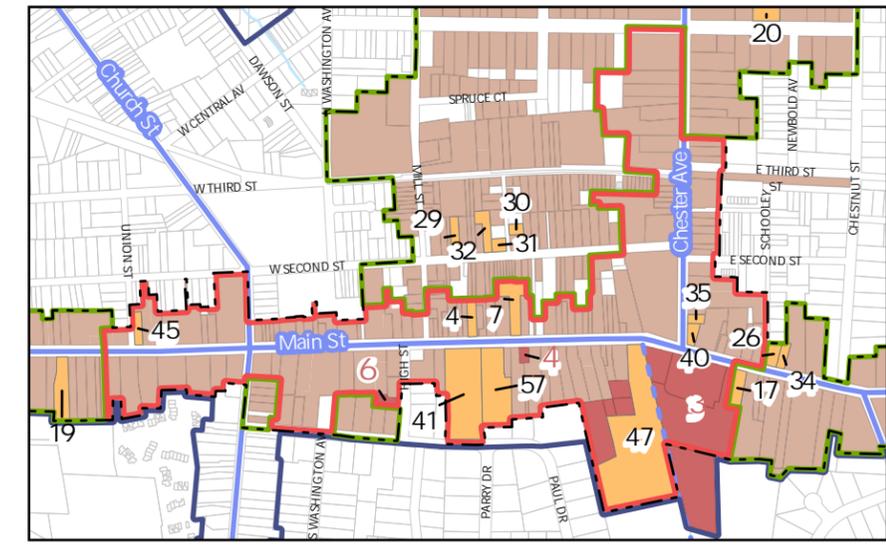
- 1. Breidenhart, Samuel Allen House
- 2. Ivins-Conover Farm
- 3. Moorestown Friends School and Meetinghouse
- 4. Old Town Hall
- 5. Perkins House
- 6. Smith-Cadbury Mansion
- 7. Thomas French-Hollinshead House

Sites Eligible for Listing on the State and National Registers

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> 1. 101 Hartford Road 2. 762 Riverton Road 3. 764 Riverton Road 4. Abigail Bispham House 5. Abraham Heulings House 6. Albert Lippincott House 7. Alfred H. Burr House 8. Barclay Leeds House 9. Benjamin Leeds House 10. Bishop House 11. Bondsman House 12. Borton Landing House and Barn 13. Camden and Burlington County Railroad 14. Clayton Lippincott/Collins House 15. Commodore Truxton/Bispham/ Walton House 16. Crispin House (or Tenant House to Bispham Farm) 17. Dr. Samuel Haines House | <ul style="list-style-type: none"> 18. Elijah L. Hunt House 19. Elisha Barcklow House 20. Ellen E & J Russel Gaut House 21. Fruit Dale Farm 22. George M. Haverstick House 23. Haines-Spencer House 24. Harmony Hall, Samuel Stokes House 25. Heaton House 26. Hessian House, Joshua Bispham House 27. Heuling's Tenant House 28. Hugh Hollingshead House 29. Isaac M. Strickland House 30. Isaac M. Strickland House 31. Jeremiah Vansciver House 32. Joseph Evans House 33. Joseph Lauer House 34. Joshua Bispham House | <ul style="list-style-type: none"> 35. Joshua Humphreys House 36. Josiah Venable/Browning House/ Thomas L. Slim House 37. Lippincott House 38. Lippincott House 39. Lippincott/Stow House 40. Matlack's Store George F. Doughton 41. Moorestown Community House 42. Old Pinehurst Farmhouse, Edward Wilson 43. Pancoast House 44. Pleasant Acres Dairy Farm, part of the Burlington County Agricultural Center 45. Richard Flomming House 46. Robert Williams Farmhouse 47. Robert's Hall Joshua Borton 48. Roberts House 49. Roberts House | <ul style="list-style-type: none"> 50. S. Little House 51. Samuel Huston House 52. Samuel Lanning House 53. Strawbridge Lake Park 54. Strawbridge Mansion 55. Tallman Farmstead 56. The Beeches 57. The Greenleaf, Charles French House 58. Thomas Coperthwaite House 59. Thomas Makin House 60. Thomas Stratton House 61. Vice-Admiral James H. Doyle Combat System Engineering Development Site 62. William Cox House 63. William Roberts House 64. Wm S. Venable House 65. Zelly House |
|--|--|--|---|



Town Center Detail



Historic Preservation Plan

LOCATION: Moorestown Township, Burlington County, NJ

DATE: February 2025

● ● ● Architecture Planning Landscape Architecture