







Historic Design Guidelines

Township of Moorestown
Historic Preservation Commission

Acknowledgments

Mayor & City Council
Quinton Law | Mayor
Sue Mammarella | Deputy Mayor
James Barry
Nicole Gillespie
Christopher Keating

Historic Preservation Commission
Dorothy Guzzo | Chairperson
Kimberly Bunn
Paul Canton
Steve Chepurny
Chris Conti
Janice Lovequist
Susan Reel-Panish

Damian Gil | Director of Community Development
Christopher McSween | Administrative Officer
Doug Heinold | Counsel

Design Guidelines Subcommittee
Dorothy Guzzo
Lisa Petriello
Susan Reel-Panish

Design Guidelines Consultant
Steven Smolyn, AIA
Architectural Heritage Consultants, LLC

Historic Pictures
The Historical Society of Moorestown
William H. Roberts Collection

NEW JERSEY HISTORIC TRUST

This publication has been supported by a grant from the New Jersey Historic Trust. Any opinions, findings, or conclusions expressed are those of the authors and do not necessarily reflect the views of the Trust. The New Jersey Historic Trust advances historic preservation for the benefit of the state's diverse population today and for its future generations. Through its education, tourism, stewardship, and financial investment programs, the Trust saves New Jersey's heritage and strengthens its communities.

Table of Contents

Introduction

Purpose & Intent

Historic Preservation Commission

The Moorestown Historic Preservation Commission (HPC) is responsible for reviewing proposed exterior changes to historic properties within the historic district, as well as individually designated historic sites. This includes alterations, additions, demolitions, and new construction projects. The HPC's objective is to ensure that proposed work maintains the historic character and architectural integrity of the Township.

In addition to conducting formal reviews, the HPC serves as an educational resource for property owners, offering guidance on preservation best practices, appropriate materials, and the maintenance of historic features. HPC review extends beyond surface finishes to include building form, roof slope and shape, windows and doors, and site orientation. The HPC also evaluates the appropriateness of substitute materials and the retention of character-defining features such as original windows, storefronts, and porches.

The HPC is composed of five regular members and two alternates, appointed by the Mayor in accordance with the New Jersey Municipal Land Use Law. Members bring expertise in architecture, construction, preservation, and local history.

HPC Priorities

Important principles that reflect the Moorestown HPC's core preservation goals

Design Guidelines

The Moorestown Historic Design Guidelines support the long-term preservation and enhancement of the Township's historic character by offering clear, practical recommendations. These Guidelines were written to help property owners, architects, and builders make informed decisions that reflect Moorestown's architectural heritage.

Based on the Secretary of the Interior's *Standards for Rehabilitation* and shaped by Moorestown's diverse building traditions, the Guidelines strike a balance between consistency and flexibility. They do not seek to impose stylistic uniformity but rather to encourage context-sensitive design that responds to each building's historic features and setting. The Guidelines offer both general preservation principles applicable across the district and more specific recommendations for different typologies and architectural styles. The Guidelines are applicable to both historically-significant *contributing* and modern *non-contributing* properties within the district.

Property owners and design professionals are encouraged to consult the guidelines at an early stage in the project planning process. The HPC will refer to these guidelines when reviewing applications for Certificates of Appropriateness. Each application is considered on a case-by-case basis, and the HPC retains the discretion to weigh the Design Guidelines accordingly.

Secretary of the Interior's *Standards*

Excerpts from the Rehabilitation standards and commentary.

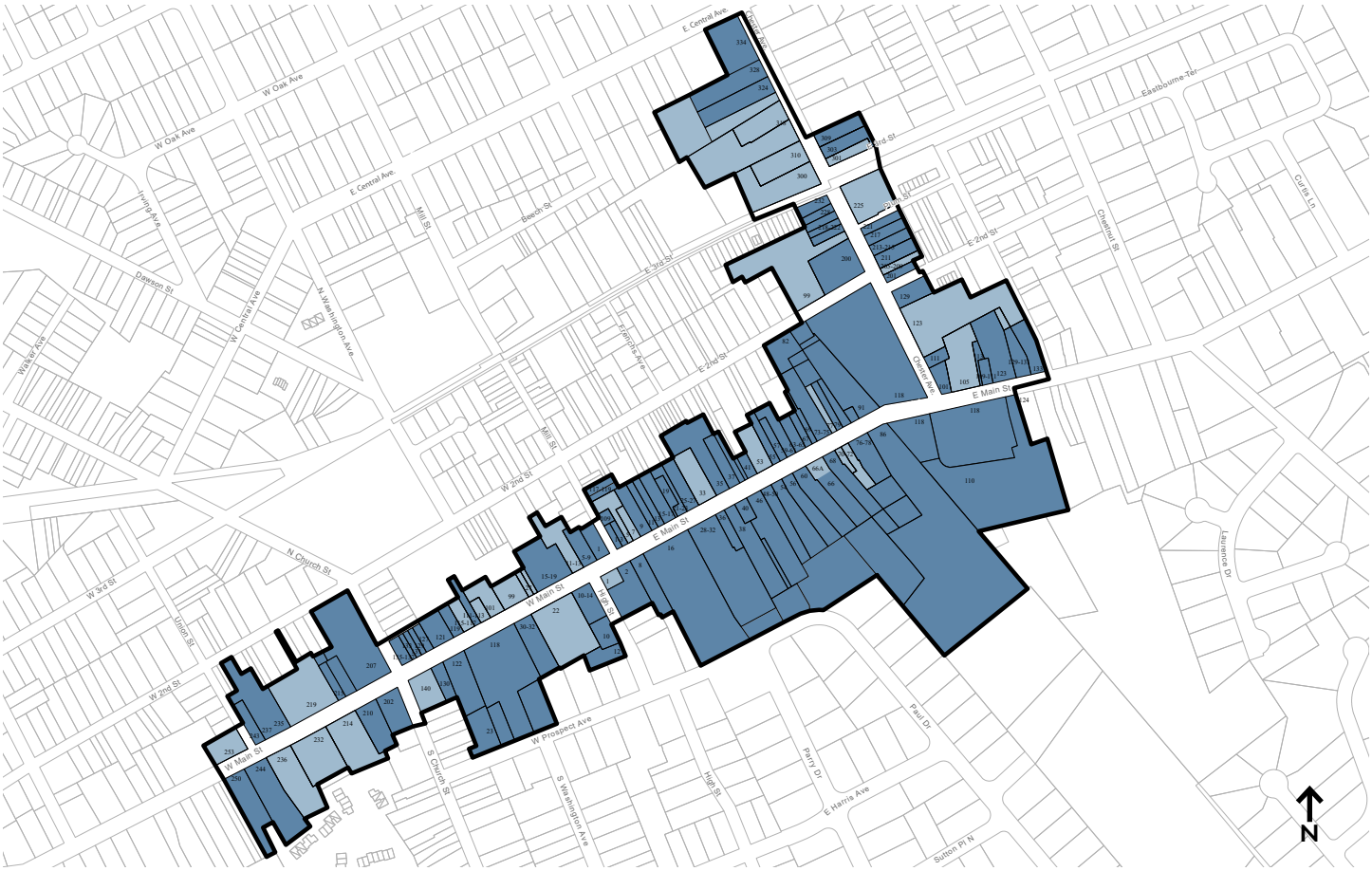
Additional Guidance

Detailed technical documentation, policy explanations, and local ordinance citations.

Previous:
William Buzby House | 2 E. Main St

Applicability

Historic District



Historic Sites

Significant places outside of the Historic District which are designated:

1. **Commodore Truxton/Bispham/Walton House**
   730 Marne Highway
2. **Elisha Barcklow House**
   274 W Main St
3. **Hillman House (Indian Spring)**
   286 W Main St
4. **Perkins House**
   395 Kings Highway
5. **Samuel Allen House (Breidenhart)**
   255 E Main St
6. **Thomas Cowperthwaite House**
   85 Kings Highway
7. **Thomas French House**
   512 Camden Ave

Contributing Property

Non-Contributing Property

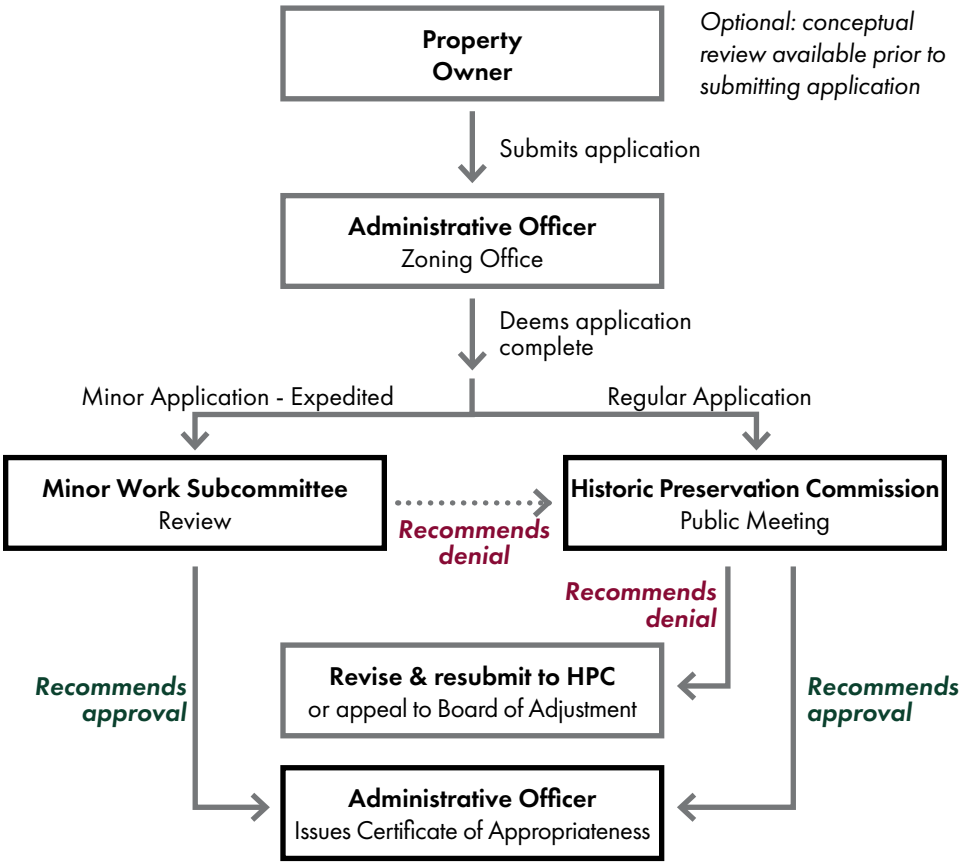
Note

Proposed work at Contributing and Non-Contributing properties require HPC review.

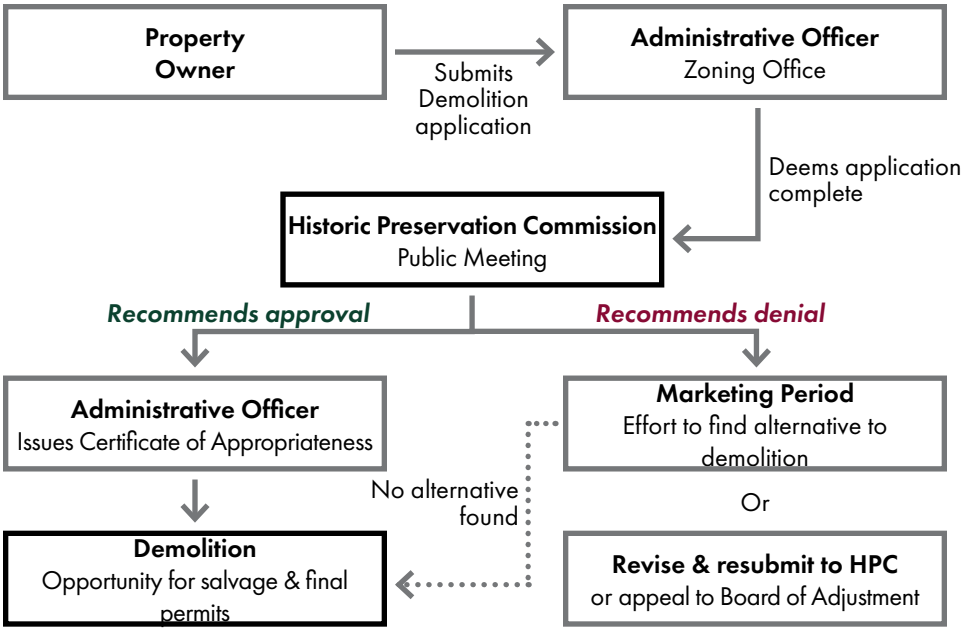
Illustrative district map - refer to §96 Historic Preservation Ordinance for official boundaries

Review Process

Certificate of Appropriateness



Demolition



Regular Application

- ☐ Complete Regular Application form
- ☐ Photographs:
  - Streetscape
  - Adjacent Contributing Property
  - The existing front façade
  - Close-ups of the proposed work area
- ☐ Architectural drawings of the existing conditions and proposed work:
  - Site plan, floor plans, elevations, sections
  - Details of significant architectural features
- ☐ Technical documentation:
  - Catalog descriptions
  - Product photographs
  - Manufacturer specifications
- ☐ Physical samples of the proposed materials, if applicable

Minor Application

- ☐ Complete Minor Application form
- ☐ Basic scaled drawings or technical documentation sufficient to describe extent of proposed work

Demolition Application

- ☐ Complete Demolition Application form
- ☐ Photographs
- ☐ Statement of purpose
- ☐ Significance report
- ☐ Structural conditions report
- ☐ Alternatives report
- ☐ Proof of notification

Refer to §96-7(C)(3) for additional details

Submission Materials

The Administrative Officer and HPC Review Committee will determine whether an application is complete or if additional information is required. Some Minor Work items—such as in-kind replacements—may be reviewed by the Minor Applications Subcommittee without a full public hearing. For complete requirements, consult the current HPC Application Form and instructions. Application Forms and assistance are available at the Township Construction Office.

All applications to the HPC must be supported by clear and complete documentation. Architectural drawings must be legible, drawn to scale, dimensioned, and clearly distinguish between existing and proposed conditions. Where applicable, material samples, manufacturer data sheets, and photographs should be included.

Research and Investigation

Before planning any work on a historic property, applicants are encouraged to begin with research and documentation. Historic photographs, maps, and archival records may reveal original architectural features or past alterations. Many historic properties within Moorestown have already been documented as part of the Township's previous historic surveys. These files, including architectural descriptions and photographs, should be reviewed at the outset of any project and are available through the Historical Society of Moorestown and Moorestown Library.

Documentary historical evidence—such as building plans, tax records, Sanborn maps, and period newspaper articles—can provide valuable insight into a property's history and evolution. This information is vital for ensuring that the proposed work is historically appropriate and consistent with the property's period of significance. For additional information, refer to the Resources section in the Appendix.

Design Professionals

Property owners are strongly encouraged to retain a registered architect or other qualified design professional, particularly one with experience in historic preservation. A knowledgeable architect can provide critical expertise in interpreting architectural styles, selecting compatible materials, and designing alterations that respect a property's historic character. They also play a key role in documenting the existing conditions and preparing clear, accurate submission materials.

Design professionals should remain involved throughout the project, including the construction phase, to ensure compliance with the approved design. As the owner's representative, the architect is responsible for all representations made during the application process and for notifying the HPC of any changes that arise in the field.

Within the designated Historic District or at a Historic Site:

HPC does review:

- ✓ Exterior alterations or replacements of roofs, siding, trim, windows, porches, steps, railings, and doors
- ✓ Storefronts and signage
- ✓ Additions or expansions
- ✓ New construction
- ✓ Changes to site elements (fences, decks, patios, hardscape, walls)
- ✓ Utility and mechanical equipment
- ✓ Relocation
- ✓ Demolition (full or partial)

HPC does not review:

- ✗ Interiors (including interior signs or lighting)
- ✗ Exterior painting of previously-painted surfaces
- ✗ Ordinary maintenance and repair (verified by Administrative Officer)
- ✗ Changes not visible from a public thoroughfare, except demolition (verified by Administrative Officer)

HPC Priority:
Evidence-Based Rehabilitation

Preserve the integrity of Moorestown's historic buildings by avoiding unnecessary interventions or inappropriate treatments to character-defining features.

Public Meetings

The HPC holds regular monthly public meetings. Agendas are posted in advance on the Township website. Applications are typically heard in the order received, though the Chairperson may adjust the order at their discretion.

Applicants or their representatives are expected to present the proposed work and respond to questions from the HPC. Legal counsel, architects, contractors, or consultants may accompany the applicant to address technical aspects of the project. The public is also invited to offer comments or questions. The HPC will deliberate based on the evidence and testimony presented and vote on whether to issue a Certificate of Appropriateness, which may be granted with conditions.

The presence of the property owner or a designated representative is required. If no one is present to represent the application, it will not be heard. Any commitments or representations made during the meeting are binding. The Commission retains the discretion to weigh applicable Design Guideline criteria on a case-by-case basis.

Minor Applications

Certain types of exterior work classified as Minor Work may be reviewed and approved by the Minor Applications Subcommittee without the need for a public hearing. This expedited review process is intended for limited-scope projects that do not materially affect the historic character of a property.

The Subcommittee will review the application and issue a recommendation to the Administrative Officer. If approved, a Certificate of Appropriateness will be issued; if not, the application will be referred to the full Commission for a public hearing. Applicants are encouraged to consult with the Zoning Office early to determine if their project qualifies as Minor Work.

Minor Work - *Expedited Review*

- ✓ In-kind replacement of roof, siding, trim, gutters, etc.
- ✓ Window or door replacement in same opening (including garage doors)
- ✓ Deck, porch, or stoop replacement (including flooring & railings)
- ✓ Add or alter storm windows, shutters, awnings, storm or screen doors
- ✓ Add or alter mechanical or utility equipment (not including solar panels)
- ✓ Add or alter exterior signs and lighting

Project Implementation and Compliance

Once the HPC issues a Certificate of Appropriateness and any other required Township permits are obtained, the project must proceed in strict accordance with the approved plans. The Construction Office will monitor compliance.

If more detailed construction drawings are developed after HPC approval, they must reflect the approved design concept and may be subject to further review by the HPC. Any changes to the approved work—regardless of size—must be reported to the HPC before proceeding. Significant changes may require additional review by the full Commission or a subcommittee.

Final inspections and issuance of a Certificate of Occupancy (if applicable) will only occur after the Construction Office confirms that the built work conforms to the approved submission materials.

○ ○ ○

Additional Guidance

HPC Certificate of Appropriateness Application

Preservation Philosophy

Evidence-Based Restoration

Restoration of missing architectural features should be based on physical or documentary evidence—such as historic photographs, architectural drawings, or remaining fragments—to avoid conjectural reconstruction. For example, a missing front porch should be reconstructed to match the original in dimensions, design, materials, and detailing. If no such evidence exists, restoration should not invent features "inspired by" history, as this can create a false sense of authenticity. In these cases, it is often more appropriate to design a simplified version that is compatible in scale and character with the building and surrounding district, while clearly distinguishable as new. The HPC can assist property owners in identifying potential sources of evidence and recommending an appropriate path forward.

Use of Substitute Materials

Substitute materials—such as synthetic slate or shingles, composite wood trim or siding, fiber-cement products, and cellular PVC trim—may be considered under limited circumstances. The HPC evaluates such materials carefully to ensure they are appropriate to the building's context and compatible with the district's historic character. Although many of these products are marketed as low-maintenance or environmentally friendly, they may not perform as claimed over time.

Substitute materials must closely match the original in color, texture, reflectivity, and dimensional profile to remain consistent with the surrounding historic fabric. Projects proposing substitute materials must include physical samples and technical documentation. Use of substitute materials is discouraged on highly visible, character-defining features—such as front porches, primary façades, and decorative window surrounds—except where no feasible in-kind alternative exists. In such cases, applicants must clearly demonstrate that traditional replacement is not reasonably achievable and that the proposed material will not compromise the structure's historic integrity.

Substitute Materials Checklist

Substitute materials may be considered for use on Contributing Properties under the following circumstances:

- ☐ Unavailability of the historic material
- ☐ Unavailability of historic craft techniques and lack of skilled artisans
- ☐ Poor original building material
- ☐ Code-related changes
- ☐ Replacement of a secondary feature
- ☐ Construction of a new addition
- ☐ Reconstruction of a missing feature
- ☐ Enhanced resilience and sustainability

Historic Integrity

All preservation activity in Moorestown should strive to maintain and reinforce the historic integrity of individual properties and the district as a whole. Integrity is defined by seven qualities: location, design, setting, materials, craft, feeling, and association. A building must retain enough of these attributes to convey its historic significance. Authenticity is preserved by retaining and revealing the physical evidence of a building's age, construction techniques, and historical evolution. Additions, alterations, and repairs must respect the scale, form, and materials of the original structure without replicating historical details in a way that confuses the historical record. New work should be distinguishable yet compatible in overall character.

Moorestown's historic districts are active, evolving neighborhoods—not frozen in time—and thoughtful preservation allows these areas to remain vital and relevant. By prioritizing integrity and authenticity, we ensure the historic character of Moorestown is preserved for future generations.

Additional Guidance

NPS Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Guiding Standards

The Secretary of the Interior's Standards for the Treatment of Historic Properties prepared by the National Park Service (NPS) are referenced by the HPC to guide reviews of proposed work to historic resources. As the most common treatment in Moorestown is rehabilitation, due to the ability to make alterations and additions, the Secretary's *Standards for Rehabilitation* are enumerated below:

Secretary of the Interior's Standards

Rehabilitation

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

Treatment Approaches

Preservation
The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

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

Restoration
The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction
The act or process of reproducing by new construction the exact form and detail of a vanished or non-surviving building, structure or object, or any part thereof, as it appeared at a specific period of time when documentary and physical evidence is available to permit accurate reconstruction.

Source & Additional Guidance

Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic Context

Historic Overview

Smith-Cadbury Mansion | 12 High Street

Introduction

Moorestown stands as a remarkable testament to more than three centuries of architectural evolution, reflecting broader historical trends in American settlement, transportation, and suburbanization. The Moorestown Historic District, listed on the National and State Registers of Historic Places, presents an architectural narrative that spans from its early colonial foundations to its development as a prosperous suburban community. The district's streetscapes retain a high degree of integrity, defined by mature tree-lined avenues, historic churches, civic institutions, and diverse domestic architecture.

Early Settlement and Colonial Foundations

Moorestown's origins lie in a modest Quaker settlement along King's Highway, laid out in 1682. Early development focused on springs at the village's eastern and western edges—Chestertown and Rodmantown—before gradually filling in the center. The 1738 Smith-Cadbury Mansion, located at 12 High Street (now home to the Moorestown Historical Society), exemplifies Georgian design and the Quaker ideals of simplicity and proportion. Another significant survivor is the Thomas French House at 512 Camden Avenue (c.1720), with its asymmetrical façade and finely detailed Federal fireplace mantels—reflecting early construction in stages from a single-room structure to a five-bay plan. Also notable is the Elisha Barcklow House at 274 W. Main Street (1765), which showcases early Flemish bond brickwork and later Colonial Revival additions, representing an architectural evolution typical of early Moorestown homesteads.

Thomas French House | 512 Camden Ave

Elisha Barcklow House | 274 W Main St

Previous:
E. Main St, looking east (c. 1905)

First Baptist Church & Parsonage | 15 W. Main St

Breidenhart | 255 E. Main St

Old Town Hall (left) & nearby houses

Federal & Early Republic Period

As Moorestown grew after the Revolution, architecture shifted toward the refined Federal style, characterized by elegant detailing and classical proportions. The First Baptist Church Parsonage at 15 W. Main Street (c.1780, remodeled c.1836) embodies this transition. Its Flemish bond brickwork, arched fanlight entry, and segmental-arched dormers are distinctive Federal traits.

The Robert Annon Building (1786), located at 109–111 E. Main Street, is a vernacular residence that retains 6/6 sash windows and transomed entries, illustrating early domestic forms that persisted into the 19th century.

Moorestown National Bank | 72 E. Main St (demolished)

Victorian Prosperity and Suburbanization

Moorestown's most transformative period began with the arrival of the Camden and Burlington Railroad in 1867. This infrastructure enabled suburban growth, spurred speculative housing developments, and introduced a flourishing of Victorian styles. The Breidenhart mansion, located at 255 E. Main Street (1894), was designed by Walter Smedley for inventor Samuel L. Allen and exemplifies the Queen Anne style, featuring Romanesque rock-faced stone, a crenelated turret, and a lavish interior. Civic architecture also flourished. Old Town Hall, located at 40 E. Main Street, was initially built in 1812 and received an elaborate Romanesque Revival façade in 1888. Its brick corbeling and arched fenestration signal the town's investment in public architecture.

This period also includes worker housing, especially along Second and Third Streets, where simple 2½-story frame dwellings reflect the district's socioeconomic diversity. Notably, the Company Grounds north of Third Street, laid out in the 1860s, attracted Philadelphia professionals and featured houses in Queen Anne, Second Empire, and Colonial Revival styles.

Cole's Hotel | 91 E. Main St (demolished)

Moorestown Relief Engine Co. | 222 Chester Ave

Early Twentieth Century

The early 20th century saw the widespread adoption of Colonial Revival, Tudor Revival, and Craftsman styles. Architect Walter Smedley again made significant contributions to this era, notably with the 1897 Moorestown Friends Meetinghouse at 111 E. Main Street, a Colonial Revival structure that complements the adjacent Georgian meetinghouse (c.1802).

The Perkins House (1910), designed by Herbert C. Wise at 395 Kings Highway, employs a picturesque English manor style with half-timbering and stucco over fieldstone, an early example of Tudor influences in Moorestown.

Commercial architecture also matured. The Burlington County Trust, located at 91 E. Main Street (1926), features a limestone Georgian Revival design with Corinthian pilasters and an entablature featuring classical detailing. Nearby, the Moorestown Community House (1926) and Trinity Episcopal Church (1929), designed by Karcher and Smith, introduced English Gothic elements to civic and ecclesiastical buildings.

Today

The Moorestown Historic District exemplifies an exceptional degree of historical integrity, maintained through consistent and thoughtful preservation efforts by property owners and the community. Original materials such as Flemish bond brickwork, wooden clapboards, and slate roofs remain prominent features, reinforcing the district's historical authenticity. Distinctive rooflines, ornate dormers, expansive porches, and historically accurate windows and shutters significantly contribute to the area's aesthetic coherence. Mature landscaping and carefully preserved setbacks along the streetscape further enhance the sense of historical continuity, creating a visually harmonious environment that vividly reflects architectural movements spanning several centuries.

Moorestown first established a Historic Preservation Commission in 2006; however, a legal challenge concerning notification procedures led to the Commission's disbandment in 2009. Recognizing the continued importance of preservation, the Township Council re-established the Historic Preservation Commission in 2025 following a grassroots campaign by residents and local advocates. Supported by a grant from the New Jersey Historic Trust, the Commission's revival reflects a renewed civic commitment to safeguarding the town's historic character. As Moorestown continues to evolve, this coordinated preservation effort ensures that the architectural treasures and cultural landscapes of the Historic District remain a vital link to the community's rich heritage and a legacy for future generations.

Moorestown Friends Meeting House

Perkins House | 395 Kings Highway

Burlington County Trust | 91 E. Main St

202 & 210 W. Main St

Additional Guidance

National Register of Historic Places Registration Form: Moorestown Historic District (1990)

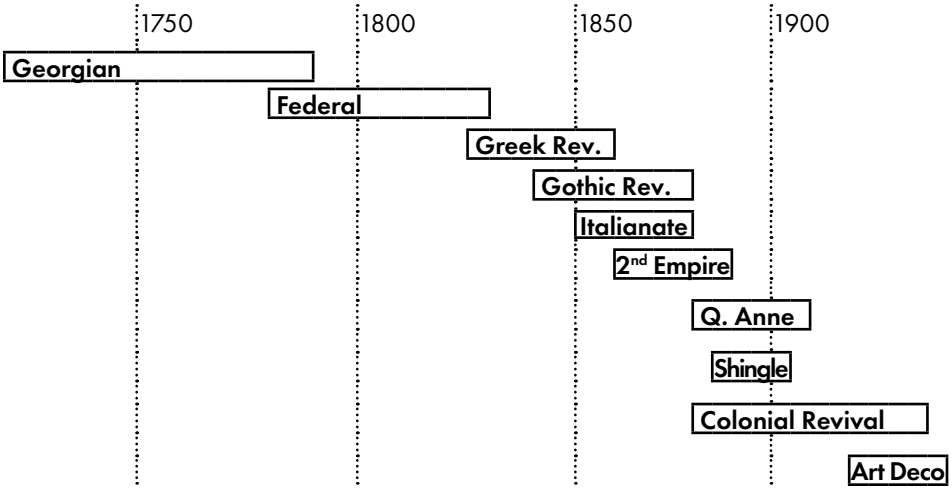
Architectural Styles

Vernacular Building Traditions

Moorestown's architectural landscape is shaped by a strong vernacular tradition—buildings constructed without formal plans, typically by local artisans using readily available materials. These structures adapted broader stylistic influences to local needs, resulting in simple, symmetrical forms with side-gabled or gambrel roofs, wooden clapboards, stuccoed masonry, or Flemish bond brickwork. Modest ornamentation and functional layouts characterize these buildings, which are particularly prevalent in early dwellings and working-class housing.

Notable early examples include the Thomas Cowperthwaite House (c. 1742), with its thick masonry walls and unembellished design, and the Elisha Barcklow House at 274 W. Main St, originally a log structure expanded in 1795 with Flemish bond brickwork—both reflecting Moorestown's colonial-era vernacular character. The Robert Annon Building, located at 109–111 E. Main St (1786), exemplifies vernacular simplicity through its 6/6 sash windows, transomed entries, and clapboard façade. Later examples such as 213–215 Chester Avenue (c. 1830) and 315–317 W. Main St demonstrate the enduring presence of this tradition into the 19th century. Though many vernacular buildings have undergone alterations, their modest scale, massing, and materials remain integral to Moorestown's historic character. Together, these buildings form the backbone of the district—unpretentious yet deeply expressive of the town's evolving architectural identity and the lives of its residents across generations.

Timeline



HPC Priority:
Character-Defining Features

During alterations, preserve important historic features which reflect the building's architectural style.

Victorian vernacular | 30-32 W. Main St

Late Federal & Greek Revival | 60 E. Main St

Recommended Color Palettes

Appropriate historic paint colors are encouraged, but not required by the HPC.

The overall palette should be holistically considered with each color in relationship to others.

Georgian

Georgian architecture, reflecting classical balance and symmetry, took hold in Moorestown during its formative years. Typically two-and-a-half stories high, these structures featured side-gabled or gambrel roofs, multi-paned double-hung sash windows (9/6 or 6/6 configurations), paneled doors centered on the façade, and end chimneys. Distinctive Flemish bond brickwork and wooden shutters are often defining elements. The Smith-Cadbury Mansion (c. 1738) at 12 High Street is a prominent example of early Georgian architecture with its symmetrical façade, formal center-hall plan, and traditional wood clapboards. The Richard Flemming House (c. 1775) at 243 W. Main St is another example of this style with an uncommon broken ogee door pediment.

Character-Defining Features

- **General:** Symmetrical, rectangular massing; centered entry
- **Roof:** Side-gabled or gambrel; moderate pitch
- **Exterior Cladding:** Flemish bond brick, stucco, or beaded wood clapboard
- **Windows:** Double-hung, 9/9 or 12/12 sash; aligned vertically and horizontally
- **Porch & Entrance:** Minimal or no porch; classical entablature or flat lintel
- **Doors:** Paneled with transom; sometimes flanked by pilasters

Smith-Cadbury Mansion | 12 High St

Richard Flemming House | 243 W. Main St

Recommended Color Palette

Earth tones like brick red, ochre, or dark green with white or cream trim and black or green doors.

Federal

The Federal style emerged as a refined extension of the Georgian tradition, emphasizing lighter, more delicate detailing and greater elegance. Buildings from this period are noted for elliptical fanlights, sidelights surrounding front entrances, symmetrical façades, modest classical ornamentation, and precise Flemish bond brickwork. Moorestown's Baptist Church Parsonage (c. 1836) at 15 W. Main St demonstrates this style with its refined entrance detailing, fanlight, and segmental-arched dormers. The Joshua Humphreys House at 111 Chester Avenue (c. 1805) further embodies the Federal style through its symmetrical façade, 6-over-6 sash windows, and modillioned cornice.

Character-Defining Features

- **General:** Refined symmetry; narrow proportions; subtle ornament
- **Roof:** Side-gabled or low hipped
- **Exterior Cladding:** Flemish bond brick or wood clapboard
- **Windows:** Double-hung 6/6 sash; elliptical fanlights; segmental dormers
- **Porch & Entrance:** Entry with elliptical fanlight and sidelights; minimal porch
- **Doors:** Paneled doors with delicate surrounds; often elliptical transoms

Baptist Church Parsonage | 15 W. Main St

Joshua Humphreys House | 111 Chester Ave

Recommended Color Palette

Soft grays, creams, or pale blues with white trim and muted green, black, or deep red doors.

Greek Revival

Greek Revival architecture marked the nation's early republican ideals and flourished in Moorestown by the mid-19th century. Buildings typically included temple-like features—front gables resembling classical pediments, columns or pilasters inspired by Greek temples, and wide entablatures. Moorestown's local Greek Revival adaptations often favored simplified classical forms with prominent front-gabled roofs. The style frequently incorporated multi-pane double-hung windows with thin muntins and symmetrical façades. 36 E. Main St (c. 1820), a Flemish bond brick structure with a Victorian porch added later, is an example of the style, while the temple-fronted 37 E. Main St (c. 1860) features end pilasters and a bracketed cornice. The Greenleaf (c. 1820) at 28 E. Main St, is a large example with arched pedimented portico and fanlight.

Character-Defining Features

- **General:** Temple-front form; bold classical details
- **Roof:** Front-gabled or low-pitched side-gabled
- **Exterior Cladding:** Wood clapboard or stuccoed brick
- **Windows:** Double-hung 6/6 or 9/6 sash; wide trim; sometimes full-length on first floor
- **Porch & Entrance:** Prominent columned portico (Doric or Ionic); heavy entablature
- **Doors:** Wide, paneled doors with transom and sidelights

36 E. Main St

37 E. Main St

The Greenleaf | 28-32 E. Main St

Recommended Color Palette

All-white body and trim to emulate marble, with black or dark green shutters and doors.

Gothic Revival & Carpenter Gothic

Gothic Revival architecture, inspired by the romantic medievalism of the 19th century, made a lasting impact on Moorestown's streetscape. Defined by steeply pitched roofs, pointed-arch windows, decorative bargeboards, and lancet openings, the style conveyed the spirit of Gothic cathedrals. In Moorestown, Carpenter Gothic interpretations translated stone motifs into wood, featuring scrollwork, lacy bargeboards, and intricate porches crafted by skilled local builders. A standout example is Trinity Episcopal Church at 207 W. Main Street (c. 1929), constructed of coursed ashlar stone with multicolored slate roofs. It includes Gothic Revival elements such as pointed-arch entrances, stone quoining, and an attenuated spire rising from the tower. Residential examples at 2 E. Main Street (c. 1850) and 129 E. Main Street (c. 1870) reflect the style's key features, including steep roofs and pointed-arch windows.

Character-Defining Features

- **General:** Vertical emphasis; picturesque silhouette; romantic medieval inspiration
- **Roof:** Steeply pitched gables; cross-gables
- **Exterior Cladding:** Wood clapboard, board-and-batten, or stucco
- **Windows:** Pointed-arch sash; 4/4 or 6/6; decorative tracery
- **Porch & Entrance:** One-story porches with scrollwork and brackets
- **Doors:** Arched or square-headed with Gothic paneling or glazing

Trinity Episcopal Church | 207 W. Main St

2 E. Main St

Recommended Color Palette

Deep earth tones like forest green, brown, or plum with tan or off-white trim and rich accents.

Italianate

Italianate architecture, which gained national popularity in the mid-19th century, had a significant influence on both residential and commercial buildings in Moorestown. Celebrated for its picturesque romanticism, the style is characterized by low-pitched or flat roofs with wide overhanging eaves supported by decorative brackets, tall and narrow double-hung windows often topped with molded hoods, and porches adorned with ornate woodwork. A prominent example is 1 W. Main St (c. 1855), which blends Italianate detailing with a Greek Revival-style entablatured frontispiece. Similarly, the Italianate houses at 11–13 and 15–17 E. Main St (c. 1855), originally constructed as residences, were later adapted into storefronts. These buildings preserve key Italianate elements—such as bracketed cornices and vertically proportioned windows.

Character-Defining Features

- **General:** Tall, narrow form; bracketed cornices
- **Roof:** Low-pitched or flat with overhanging eaves
- **Exterior Cladding:** Brick, stucco, or wood clapboard
- **Windows:** Tall 2/2 or 4/4 sash; arched or segmental heads with hoods
- **Porch & Entrance:** Full-width or partial porch; paired columns; elaborate brackets
- **Doors:** Double or single paneled with arched or rectangular transoms

1 W. Main St

Abigail Bispham House | 15 E. Main St

Recommended Color Palette

Warm ochres, russets, or slate blues with cream or olive trim and contrasting black or red doors.

Second Empire

The Second Empire style, rooted in the opulent architecture of mid-19th-century France, gained popularity in Moorestown for its distinctive and elaborate rooflines. Characterized by mansard roofs punctuated with dormer windows, the style allowed for an additional usable attic story while introducing a sense of grandeur. Additional hallmarks included bracketed eaves, ornate window surrounds, and richly embellished façades. A notable example is the house at 210 W. Main St (c. 1870). This residence showcases hallmark Second Empire features, including a mansard roof adorned with pedimented dormers that project dramatically from the roofline. Another well-preserved example is 328 Chester Avenue (c. 1880), featuring a slate-clad mansard roof, gabled dormers with gingerbread trim, and a double bracketed cornice.

Character-Defining Features

- **General:** Boxy massing; elaborate detailing
- **Roof:** Mansard with dormers; often slate or asphalt
- **Exterior Cladding:** Clapboard or brick; sometimes patterned shingles
- **Windows:** 2/2 sash; arched dormer windows
- **Porch & Entrance:** One-story porches with brackets or balustrades
- **Doors:** Paired doors with glazing and heavy surrounds

210 W. Main St

328 Chester Ave

Recommended Color Palette

Burgundy, navy, or slate with cream or dark green trim and complementary dark doors.

Queen Anne

Moorestown enthusiastically adopted the Queen Anne style during its late 19th-century suburban growth. Known for its visual complexity, the style featured asymmetrical façades, front-facing gables, varied wall textures—often combining wood shingles, clapboards, brick, or stone—wraparound porches with ornate detailing, and prominent turrets or towers. A good example is the Samuel Allen House, known as "Breidenhart" (1894) at 255 E. Main St, designed by Walter Smedley. Its crenellated turret, stained glass windows, and mix of shingle and Romanesque stonework exemplify high-style Queen Anne design. Another example, 334 Chester Avenue (c. 1890), blends Queen Anne massing with Gothic Revival window tracery and detailing, reflecting the eclecticism typical of the era.

Breidenhart | 255 E. Main St

John H. Perkins House| 334 Chester Ave

Character-Defining Features

- **General:** Asymmetrical, eclectic form; towers, bays, and variety in texture
- **Roof:** Complex with steep gables, cross-gables, or turrets
- **Exterior Cladding:** Clapboard, patterned shingles, or stone; mixed materials
- **Windows:** Variety of shapes; 1/1, stained glass, or multi-light upper sash
- **Porch & Entrance:** Wraparound or partial-width; spindlework, turned posts
- **Doors:** Paneled with large glass lights; decorative trim

Recommended Color Palette

Vibrant multi-color schemes using reds, greens, golds, and creams with strong accent contrasts.

Shingle Style

The Shingle style emphasized continuous wood shingles wrapping around buildings without interruption, creating a cohesive, sculptural form. Decorative restraint and informal, asymmetrical façades defined the style, often enhanced by large porches and multi-paned windows. Moorestown adapted the style with the use of locally sourced cedar shingles, subtly integrating the material into both new and remodeled homes while maintaining simplified classical or Colonial Revival details. A notable example is 202 W. Main St (c. 1895), which showcases the seamless shingle cladding, prominent pyramidal dormers, and restrained detailing that typifies the style. Its turreted corner bay and irregular roofline exemplify the Shingle style's fluid, picturesque forms.

202 W. Main St

Character-Defining Features

- **General:** Asymmetrical; smooth, continuous wall surfaces
- **Roof:** Complex, often gambrel or hipped; prominent dormers
- **Exterior Cladding:** Wood shingles (walls and roof); minimal trim
- **Windows:** Grouped sash; often with multi-light upper sash
- **Porch & Entrance:** Broad, recessed porches; heavy piers or posts
- **Doors:** Simple, paneled or glazed; often under projecting eaves

Recommended Color Palette

Subdued, naturalistic hues like weathered gray or brown or tone-on-tone schemes

Colonial Revival

Colonial Revival architecture flourished in Moorestown as the town transformed into an affluent suburban community during the late 19th and early 20th centuries. This style, rooted in a nostalgic interpretation of early American colonial forms, is distinguished by its symmetrical façades, multi-pane double-hung windows, classical columned porches or porticos, elaborate doorways adorned with sidelights, fanlights, and pediments, and gable or hipped roofs often crowned with dormers. A hallmark example is the Moorestown Friends School Meetinghouse (1897), designed by architect Walter Smedley. The building's dignified brick façade, balanced fenestration, and refined classical detailing—including a pedimented portico and harmoniously proportioned windows—exemplify the formal elegance of Colonial Revival architecture, as does the similarly styled residence at 1-3 E. Main St (c. 1900).

Character-Defining Features

- **General:** Symmetrical façade; classical details; references Georgian and Federal
- **Roof:** Gabled or hipped; dormers common
- **Exterior Cladding:** Brick (often Flemish bond), clapboard, or shingle
- **Windows:** 6/6, 8/8, or multi-light; often paired; shutters typical
- **Porch & Entrance:** Portico or pedimented doorway; sidelights and fanlights
- **Doors:** Paneled with decorative crown, transom, and sidelights

Moorestown Friends Meeting House
111 E. Main St

1-3 E. Main St

Recommended Color Palette

Whites, pale yellows, or grays with white trim and dark green or black shutters and doors.

Art Deco and Early Modern Styles

Although less prevalent, Art Deco and Modern influences appeared in Moorestown's commercial and institutional architecture. Buildings featured geometric ornamentation, streamlined façades, stylized motifs, and new construction techniques. The Burlington County Trust building (1926) at 91 E. Main Street, blends Neoclassical and early Modern influences through simplified detailing and clean, geometric forms, reflecting broader architectural trends of its time. The building's use of limestone and granite, coupled with its symmetrical composition and classical ornamentation, conveys both solidity and elegance. A related example is the Moorestown Trust Company (1926) at 41 E. Main St, designed by Davis, Dunlap, and Barney, which features Neoclassical massing enhanced by bronze Art Deco light fixtures and refined classical detailing that hint at the emerging modern aesthetic.

Character-Defining Features

- **General:** Streamlined façades with geometric ornament; horizontal or vertical emphasis.
- **Roof:** Flat roofs with stepped or stylized parapets.
- **Exterior Cladding:** Smooth stucco, stone veneer, glazed tile, or metal panels.
- **Windows:** Steel casement or aluminum-frame; often arranged in ribbons or bands.
- **Porch & Entrance:** Recessed storefronts with rounded or fluted surrounds; terrazzo.
- **Doors:** Metal-framed with glass; may feature etched glass or fluted panels.

Burlington County Trust | 91 E. Main St

Moorestown Trust Company | 41 E. Main St

Recommended Color Palette

Light neutrals with bold accent colors like black, deep green, or metallics.

Design Treatments

How to Use These Guidelines

Each section is structured to assist property owners, architects, and contractors in making informed decisions that uphold the historic character of Moorestown. Sections begin with a brief narrative that provides local historical context and identifies the character-defining features of the architectural element. Illustrations and photographs highlight appropriate and inappropriate approaches, while sidebars include relevant excerpts from the **Secretary of the Interior's *Standards*** and references to additional technical guidance.

At the end of each section, the formal design guidelines are enumerated. These are organized by survey status of **Contributing Property**, where greater emphasis is placed on preserving **Primary Features**—those most essential to a building's historic character—while allowing some flexibility for treatment of **Secondary Features**. For **Non-Contributing Property**, there is broader flexibility overall, with a focus on ensuring compatibility with the surrounding historic context.

Contributing Property

A building that meets criteria for historical significance within Moorestown, specifically:

- *Was present during the historic district's period of significance (circa 1720 to 1940); or*
- *Retains its historic character, meaning that its architectural style and features are still intact and have not been significantly altered; or*
- *Contributes to the overall historic significance of the historic district, either by representing an important period of history or by being associated with a person or event of historical significance.*

Non-Contributing Property

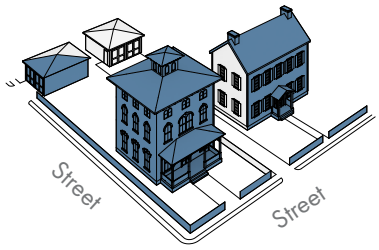
A building, site, structure, or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because it:

- *Was not present during the period of significance; or*
- *Was altered, disturbed, or modified in a manner that eliminates its character defining features.*

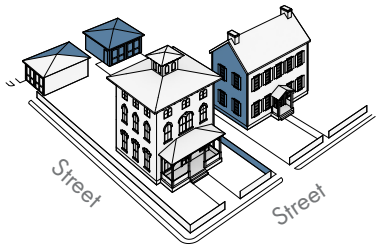
Inappropriate Treatments

Poor practices which may damage the building or historic materials.

Designs not suitable for the historic district.



Primary Features



Secondary Features

Survey Status

A comprehensive survey of the Moorestown Historic District was completed in 1989, identifying each building as either **Contributing** or **Non-Contributing** in accordance with National Register criteria. All properties within the district are subject to review, though the Historic Preservation Commission.

Roofs

Mansard roof with slate cladding and arched dormers typical of the Second Empire style

Secretary of the Interior's *Standards*

Preserve roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

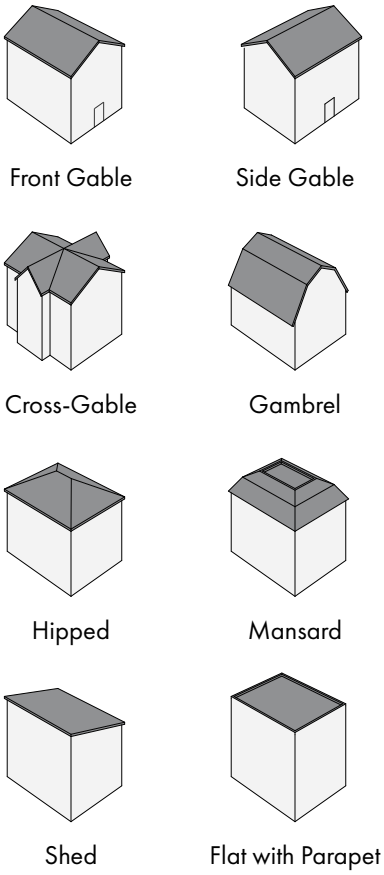
Roofs are defining elements in Moorestown's architectural landscape, playing a crucial role in shaping the visual identity of buildings and the overall historic district. Historically, roof designs in Moorestown evolved in response to available materials and prevailing architectural styles spanning over two centuries of development. Early Georgian and Federal-style residences typically featured steeply pitched gable roofs, sometimes accompanied by dormers for attic ventilation and light. The mid-19th century introduced architectural diversity with Gothic Revival buildings showcasing sharply pointed gables, intricate bargeboards, and steeply pitched roofs. Victorian-era houses added complexity with multi-faceted roofs, including mansard roofs typical of Second Empire style, and elaborate decorative features. By the turn of the 20th century, architectural preferences transitioned to Colonial Revival and Craftsman-style homes, characterized by simpler roof forms and overhanging eaves. Preservation of historic roofs should maintain original forms, materials, and details.

Steeply pitched gable roof with slate shingles and parapeted dormer

Forms

The form of roofs in Moorestown reflects the variety of architectural periods present in the district. Georgian and Federal styles predominantly feature symmetrical gable roofs, providing simple, balanced profiles. Gothic Revival roofs often feature steeply pitched gables that emphasize verticality, while the Second Empire style distinctly employs mansard roofs, allowing for additional living space in the attic, punctuated by elaborate dormers. Victorian-era residences frequently present complex roof forms, including cross-gables and intersecting rooflines. Colonial Revival and early Modern homes typically adopt hipped or side-gable roofs, reflecting classical proportions and restrained aesthetics. Preserving original roof forms ensures buildings maintain their historical and architectural authenticity.

Roof Forms



Steeply pitched gable roof

Mansard roof

Materials

Roofing materials historically used in Moorestown vary according to architectural style, building function, and period of construction. Wood shingles were a common feature on early Georgian and Federal homes, gradually replaced or supplemented by slate and metal roofing in the 19th century, which offered enhanced durability and fire resistance. Slate became particularly popular on Victorian homes for its elegance and longevity, while standing-seam metal roofing was often chosen for institutional buildings such as churches and civic structures. Tile roofing, although less common, provided a distinctive character to eclectic residences and institutional buildings. Retaining original roofing materials or selecting historically appropriate replacements preserves Moorestown's rich architectural character.

Existing [1]	**Replacement - Primary Roof**			
	Slate	Wood	Metal	Asphalt or Non-Historic
Slate	✓	✗	✗	✗
Wood	✗	✓	✗	✗
Metal	✗	✗	✓[2]	✗
Asphalt or Non-Historic	✓[2]	✓[2]	✓[2]	✓

[1] Significantly deteriorated beyond repair
[2] Based upon historical documentation

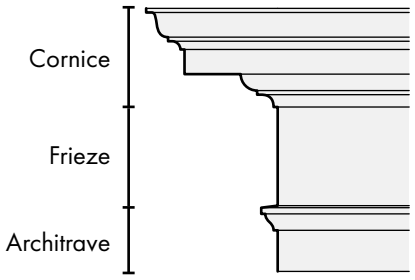
Cloister with slate shingle roof

Wood shingle roof

Cornices & Eaves

Cornices and eaves in Moorestown's historic architecture significantly define rooflines, contributing to the distinctive streetscape aesthetic. Early Georgian and Federal buildings feature modest eaves and cornices, with restrained detailing reflecting their classical inspiration. Victorian architecture introduced pronounced cornices with intricate brackets, ornamental molding, and overhanging eaves, enhancing the depth and shadowing effects of façades. Colonial Revival buildings often display refined classical cornices with dentil molding, modillions, or boxed eaves, emphasizing geometric clarity and proportion. Careful preservation of these features maintains the visual integrity and historic authenticity of Moorestown's architectural heritage.

Elements of an Entablature



Open eaves with simple brackets

Decorative brackets under wide eaves

Deep bracketed cornice with heavy brackets

Ornamental Features

Roofs within Moorestown often feature ornamental elements that reflect the architectural trends and craft of their respective eras. Decorative bargeboards, finials, and cresting were popular during the Victorian era, enhancing visual complexity and stylistic expression. Second Empire roofs often feature decorative slate patterns, contrasting bands, and intricate dormer surrounds, showcasing the period's craft. Colonial Revival roofs often feature understated elegance, characterized by classical pediments, refined moldings, and symmetrical detailing. These features not only contribute to individual buildings but also enrich the district's overall streetscape rhythm and character. Preserving ornamental features is crucial for retaining the unique historical and architectural identity of Moorestown. Even when in deteriorated condition, they can often be repaired or replicated in-kind using traditional materials and methods.

Stone steeple with slate-clad spire and crenellated parapet

Standing seam metal roof with snow birds

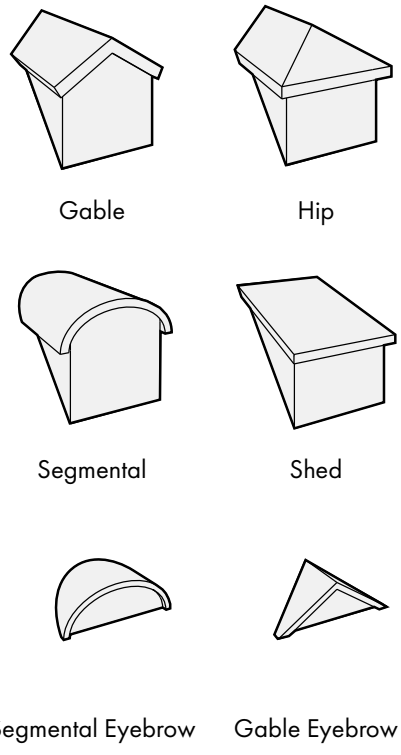
Intersecting gables with cresting

Steep cross-gabled roof with decorative vergeboards, finial, and dormers

Dormers

Dormers are prevalent architectural elements within Moorestown, adding character and practical function to roofscapes. Georgian and Federal buildings often feature modestly scaled dormers with classical proportions and simple detailing. Victorian and Second Empire styles introduced elaborate dormers with decorative surrounds, arched or segmental roofs, and intricate molding. Colonial Revival dormers frequently employ classical pediments, symmetrical arrangements, and balanced window proportions. Dormers serve dual purposes: they enhance architectural character and provide essential light and ventilation to attic spaces. Preservation of original dormers ensures the maintenance of both aesthetic authenticity and building functionality. Incompatible replacements—such as oversized dormers, inappropriate window types, or loss of original trim—can disrupt historic rooflines and diminish the architectural coherence of the building.

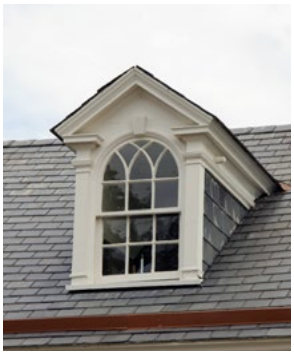
Dormer Types



Mansard roof with segmental arched dormers and slate cladding

Three projecting gables with carved brackets

✗ **Inappropriate** Alteration of a historic dormer



Arched dormer

Classic pedimented dormer

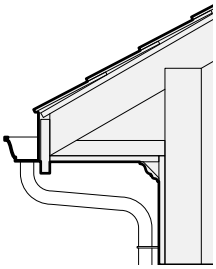
Segmental-arched wall dormer

Dormers with decorative surrounds on a slate-clad mansard roof

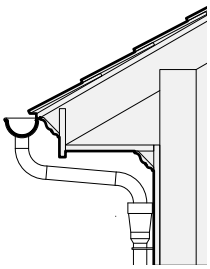
Gutters & Downspouts

Historically, gutters and downspouts were integral functional components carefully integrated into the overall architectural design of Moorestown's buildings. Early structures typically utilized wooden or copper gutters, often concealed behind cornices or integrated within the eave structure. Later Victorian and early 20th-century buildings commonly employed visible half-round or U-style metal gutters and round downspouts, positioned to minimize visual impact and enhance architectural lines. Ensuring the use of appropriate historic gutter and downspout profiles and materials not only protects buildings from water damage but also preserves architectural authenticity and visual harmony.

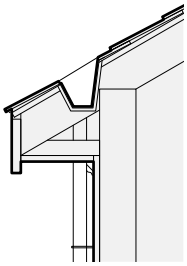
Gutter Types



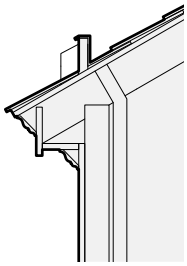
Modern ogee or K-style



Half-round or U-style



Box or Built-in lined



Yankee or Lined pole

Patinated copper leader head at slate roof eave

Copper leader head

U-style gutter

Chimneys

Chimneys, prominent vertical elements in Moorestown's historic skyline, significantly contribute to the character and silhouette of individual buildings. Georgian and Federal homes typically feature symmetrically placed chimneys constructed from brick, projecting above gable ends or incorporated internally. Victorian and later period buildings may exhibit elaborately detailed chimneys with corbeled brickwork or decorative caps. Preserving historic chimneys maintains their structural integrity, ensures the continued functionality of the original heating systems, and preserves the visual coherence with the building's historic style.

Stucco-clad chimney

Tall interior chimney with corbeled cap

Paired chimney stacks

Simple brick chimney with corbeling

Roof Guidelines

Contributing Property

1. **Preserve Roof Forms & Features:** Retain original roof forms (gable, hipped, mansard, and flat parapet) and decorative elements (dormers, chimneys, parapets, cornices, brackets, cresting, eaves, bargeboards), and historic materials.
2. **Repair In-Kind:** Repair damaged roofs by matching historic materials in type, color, coursing, texture, and fastening methods. Preserve existing flashing, drip edges, and decorative roofing patterns.
3. **Replacement Criteria:** Replace roofs when materials are significantly deteriorated beyond repair. Slate or terracotta tile roofs can often be carefully removed, the underlayment replaced, and existing tiles reinstalled. Documentation of deterioration is required.
4. **Primary Roofs:** Use natural slate, wood shingles, or traditional standing-seam metal matching the historic material. High-quality synthetic materials that visually replicate historic materials may be appropriate if indistinguishable from the original. In-kind replacement of asphalt shingles is appropriate.
5. **Secondary Roofs:** Architectural-grade asphalt or composite shingles resembling historic materials are appropriate.
6. **Chimneys:** Retain historic chimneys, including decorative caps and corbeling. New chimneys must match historic designs, materials, and detailing.
7. **Gutters:** Preserve historic built-in box gutters and traditional metal or wood gutters. Replace only with half-round gutters and round downspouts in copper or painted metal. Vinyl material or K-style profiles are not appropriate.
8. **Rooftop Equipment:** Locate necessary attic vents, mechanical equipment, plumbing stacks, satellite dishes, and other equipment discreetly on secondary roof slopes, minimizing visibility.
9. **Skylight:** Limit skylights in number and locate them on rear or secondary slopes. Use low-profile, flat-glazed units matching the roof color.

Non-Contributing Property

1. **Compatibility:** Maintain roof alterations that respect district character by ensuring consistency in height, pitch, orientation, and scale with adjacent Contributing Property. Simplified roof forms are preferred; avoid complex rooflines, towers, or oversized dormers.
2. **Materials:** Modern roofing materials (architectural asphalt shingles, standing seam metal) are appropriate if neutral-colored and non-reflective. Avoid adding false dormers or replicating decorative cornices in a way that mimics historic features.

Inappropriate Treatments

- ✗ **Alterations:** Adding oversized dormers or new roof forms that distort or overwhelm the original roof shape, pitch, or profile.
- ✗ **Incompatible Materials:** Using visually incongruous modern roofing materials—such as simulated shingles, rubber (EPDM), or large-scale metal panels—on primary roof surfaces.

✓ **Appropriate** Substitute material (asphalt shingle) on secondary roof at rear

✗ **Inappropriate** Visible rooftop mechanical equipment

✗ **Inappropriate** Poorly maintained downspout and gutter system

Additional Guidance

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs

Preservation Brief 29: The Repair, Replacement and Maintenance of Historic Slate Roofs

Preservation Brief 30: The Preservation and Repair, of Historic Clay Tile Roofs

The Roofing Handbook for Historic Buildings

Exterior Cladding

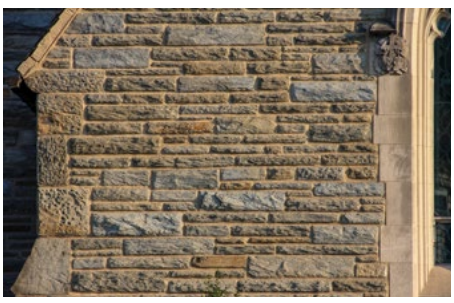
Wood clapboard siding on an Italianate-style residence, with deep overhanging eaves, brackets, and classical corner pilasters

Exterior cladding significantly defines Moorestown's architectural character, reflecting the township's evolution from its 18th-century roots through its suburban expansion into the early 20th century. Original settlers utilized locally sourced materials such as wood, brick, and stone, providing functional protection from regional climate conditions while contributing aesthetically to Moorestown's diverse architectural styles. Georgian and Federal-era buildings typically employed brick masonry or wooden clapboard, often painted or limewashed. As architectural tastes diversified during the Victorian period, buildings showcased a combination of cladding types, including decorative wooden shingles, ornamental siding patterns, and elaborate masonry detailing. By the early 20th century, Colonial Revival homes emphasized classical proportions, often using wood siding with restrained decorative detailing and prominent trim features.

Secretary of the Interior's *Standards*

Preserve exterior cladding features that are important in defining the overall historic character of the building (such as siding, walls, cornices, brackets) and decorative ornament and other details, such as patterns and finishes.

Wood shingle cladding on a curved tower wall



Coursed ashlar stone cladding with varied color and texture

Wood Siding & Shingle

Wood siding is a prevalent feature in Moorestown, historically favored for its versatility and aesthetic appeal across many architectural styles. Early buildings typically employed horizontal clapboards, which were often painted or treated to enhance durability. Throughout the 19th century, vertical board-and-batten siding also emerged, particularly in secondary structures or outbuildings, adding visual interest and texture to the exterior. Preserving original wood siding maintains the authenticity of Moorestown's historic buildings, ensuring continuity in appearance and material integrity. Careful repair or in-kind replacement, where necessary, helps retain the historic character and craft of wood-clad structures.

Wood split shingles gained popularity during the Victorian era, often used to enhance the visual complexity of façades and rooflines. Buildings from the late 19th and early 20th centuries frequently feature shingles in various patterns, including fish-scale, diamond, and staggered arrangements. This decorative application was particularly prominent in Queen Anne and Shingle Style homes, contributing to their distinctive, picturesque quality.

Fish-scale wood shingles at a gable end

Narrow wood clapboard siding

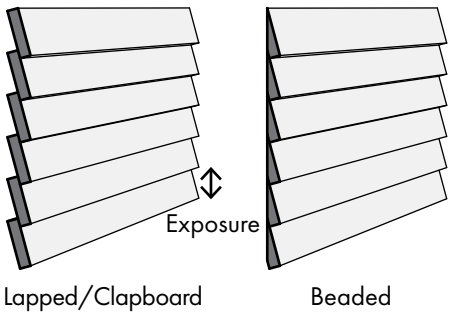
✓ **Appropriate** Selective in-kind replacement of deteriorated shingles

✗ **Inappropriate** Replacement of wood with aluminum siding results in loss of integrity

Existing [1]	**Replacement - Primary Exterior Cladding**			
	Wood	Metal	Vinyl	Composite [3]
Wood	✓	✗	✗	✗
Metal	✓[2]	✓	✗	✓
Vinyl	✓[2]	✗	✗	✓
Composite	✓[2]	✓[2]	✗	✓

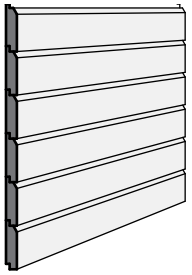
[1] Significantly deteriorated beyond repair
[2] Based upon historical documentation
[3] Examples: fiber-cement, engineered wood, molded polymer

Siding Types

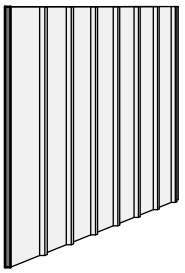


Lapped/Clapboard

Beaded

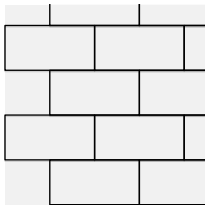


German

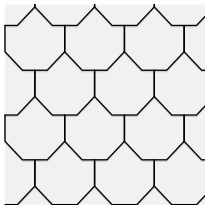


Board & Batten

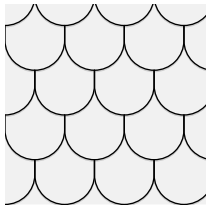
Shingle Types



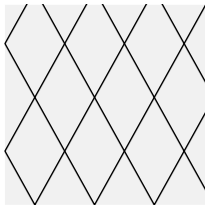
Coursed



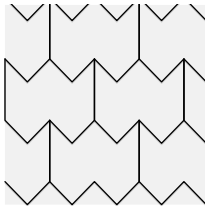
Octagonal



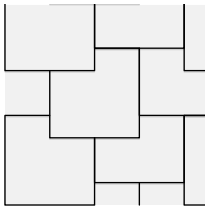
Fish Scale



Diamond



Sawtooth

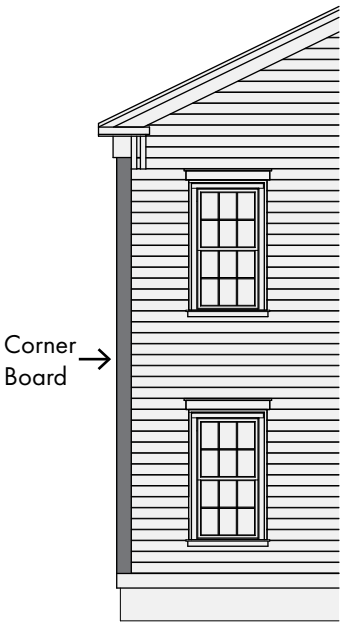


Staggered

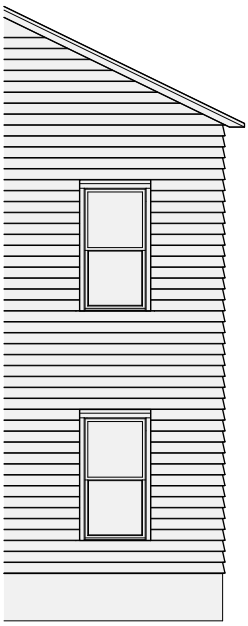
Trim & Details

Façade trim and details provide important clues to a building's architectural style, craft, and period of construction. These decorative features encompass a wide range of elements, including friezes, moldings, brackets, window and door surrounds, gable ornaments, balustrades, and porch components. Typically constructed of painted wood—though sometimes cast stone or metal in later styles—these details serve both functional and aesthetic purposes, shedding water, framing openings, and accentuating the building's form.

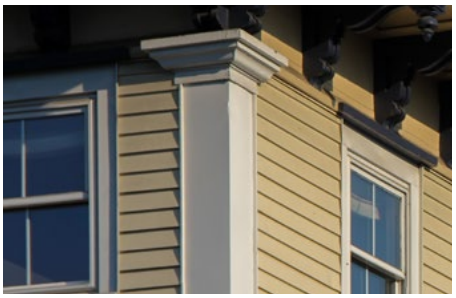
Georgian and Federal-style buildings are characterized by their symmetrical compositions and refined, classical moldings such as dentils, modillions, and fluted pilasters. In contrast, homes from the Victorian era—including Italianate, Second Empire, and Queen Anne—often feature exuberant woodwork with scroll-sawn brackets, elaborate vergeboards, and spindlework friezes. Colonial Revival and Craftsman-style buildings, tend to simplify detailing while still emphasizing proportion and craft, favoring broader casings, substantial columns, and modest ornamentation inspired by classical or handcrafted traditions.



✓ **Appropriate** Corner boards for board sidings on Second Empire, Queen Anne, and most Colonial Revival style houses.



✗ **Inappropriate** Removal of corner boards trim, and cornice trim board when re-siding a wall as this diminishes historic character.

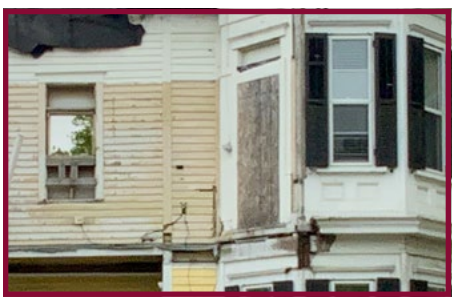


Corner pilaster provides corner transition for board siding

Wood trim and balustrade is a character-defining feature

✓ **Appropriate** Historic cladding and trim details reveal additions over time

✗ **Inappropriate** Replacement of original trim & details reduced the building's integrity



✗ **Inappropriate** Removal of original trim and siding diminishes historic integrity

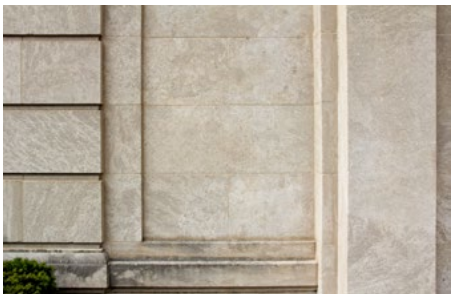
Masonry

Masonry construction, encompassing both brick and stone, plays a significant role in defining Moorestown's architectural character. Brick, in particular, was commonly used in early Georgian and Federal-period structures, often produced locally and laid in traditional patterns such as Flemish bond or common bond. These walls were sometimes limewashed or stuccoed to achieve a more finished appearance. Stone masonry, though less prevalent in residential buildings, is an important feature of Moorestown's religious and institutional architecture—especially in the Gothic Revival style, where it conveys permanence and gravitas.

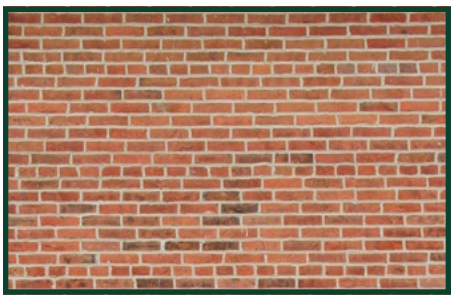
Decorative treatments such as brick corbeling, patterned headers, water tables, stringcourses, and jack-arched lintels provide visual interest and texture. Corner quoins, keystones, belt courses, and contrasting trim materials further articulate façades and express the building's architectural lineage.

Rusticated stone-faced tower

Smooth stucco over brick



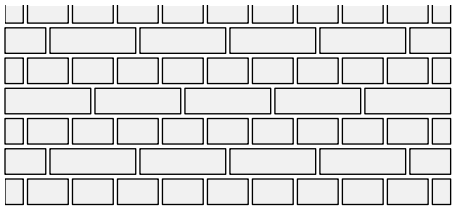
Smooth limestone with carved details



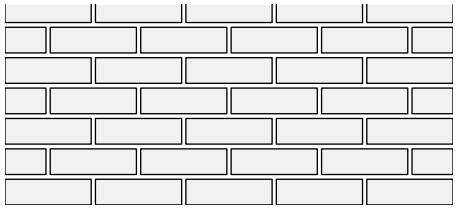
✓ **Appropriate** Unpainted masonry walls should remain unpainted

✗ **Inappropriate** Dense cement-based mortar may lead to spalling

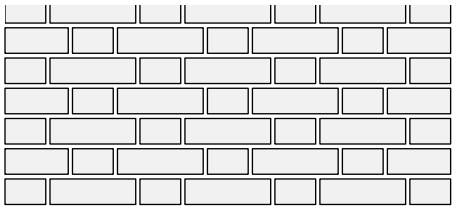
Brick Bonds



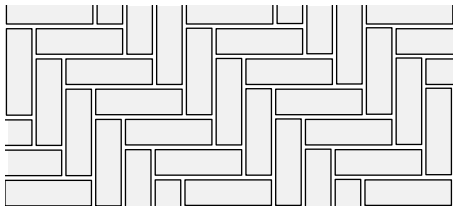
American/Common



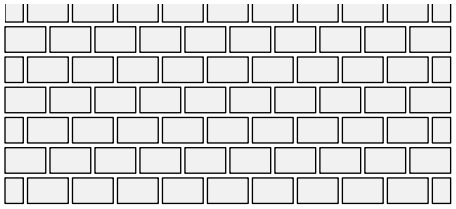
Stretcher/Running



Flemish

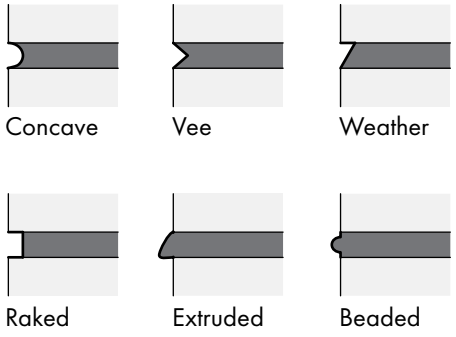


Herringbone



Header

Joint Types



Foundations

Foundations in Moorestown's historic buildings predominantly consist of fieldstone, brick, and later, poured concrete. Early buildings typically feature fieldstone foundations, reflecting the availability of local materials and traditional building techniques. These fieldstone foundations often showcase the crafts of early settlers, exhibiting irregular but carefully fitted stones with mortar joints intended to be breathable and resilient.

Victorian-era buildings frequently employed brick foundations, providing greater regularity, structural support, and aesthetic refinement. The shift toward brick allowed for more uniform foundations, often featuring decorative patterns or corbeled detailing that complemented the architectural style of the building above.

In the early 20th century, the advent of poured concrete marked a significant technological advancement in construction methods. Concrete provided increased structural strength, durability, and moisture resistance compared to earlier materials. Its introduction coincided with broader trends toward industrialization and standardization in construction, allowing for quicker and more economical building practices that aligned with Moorestown's suburban growth.

Rough-faced ashlar stone foundation

Parged foundation skirt

Random rubble stone foundation

Exterior Cladding Guidelines

Contributing Property

1. **Preserve Original Cladding:** Retain and repair historic cladding and foundation materials such as wood, brick, stone, or stucco.
2. **Repair In-Kind:** Consolidate or patch existing wood; replace only damaged sections with matching wood in profile and exposure. Use traditional fastening and installation methods consistent with the original construction. Repoint masonry with lime-based mortar matching historic color, tooling, and texture.
3. **Replacement Criteria:** Replace only severely deteriorated cladding with materials replicating historic profiles, dimensions, finishes, and detailing, including trim, corner boards, and decorative elements. Documentation of deterioration is required.
4. **Primary Façades:** Match historic wood siding exposure and milling or shingle pattern. Vinyl, aluminum, or EIFS are not appropriate. Smooth and paintable composite materials may be considered on a case-by-case basis.
5. **Secondary Façades:** Consider smooth, paintable fiber-cement, engineered wood, or wood. Replacement material must match the historic in shape, pattern, coursing, and exposure. Vinyl, aluminum, or EIFS are not appropriate.
6. **Trim & Details:** Retain and repair original trim and decorative details, replacing only when deteriorated beyond repair with wood or smooth, paintable composite material which matches the historic profiles and finish.
7. **Foundations:** Leave historic foundations exposed and use traditional lime-based stucco mixes to repair. Artificial stone, vinyl, or contemporary materials are not appropriate.

Non-Contributing Property

1. **Compatibility:** Cladding materials should be compatible in scale, texture, and color with nearby historic buildings. Exaggerated textures or imitative historic styles are not appropriate.
2. **Material:** Use paintable fiber-cement, composite wood siding, or smooth brick veneer. Vinyl, aluminum, EIFS, concrete block, and simulated stone are not appropriate.
3. **Detailing:** Architectural detailing should be simple and contemporary, avoiding imitation of historic ornamentation not appropriate to the building's original style or era.

Inappropriate Treatments

- ✗ **Painting Masonry:** Painting previously-unpainted masonry or applying vinyl, aluminum, artificial stone, or synthetic siding damages historic materials.
- ✗ **Incompatible Materials:** Using vinyl, aluminum, EIFS, or heavily textured siding alters historic character.
- ✗ **Abrasive Cleaning:** Sandblasting, high-pressure washing, or using harsh chemical cleaners erodes historic materials, especially soft brick, stone, and mortar.
- ✗ **Sealants & Membranes:** Applying waterproof or elastomeric coatings to historic façades traps moisture behind walls which are supposed to naturally ventilate.

✗ **Inappropriate** Replacement siding (right) with wider exposure than historic (left)

✗ **Inappropriate** Painting previously-unpainted brick traps moisture and causes deterioration

Additional Guidance

Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

NPS Preservation Brief #1:Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

NPS Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings

NPS Preservation Brief #6:Dangers of Abrasive Cleaning to Historic Buildings

NPS Preservation Brief #22: The Preservation and Repair of Historic Stucco

NPS Preservation Brief #42: The Maintenance, Repair and Replacement of Historic Cast Stone

NPS Tech Notes, Masonry #4: Non-destructive Evaluation Techniques for Masonry Construction

NPS Glossary of Historic Masonry: Deterioration Problems and Preservation Treatments

Windows

Paired steeply pointed arched windows on a Gothic Revival building with quatrefoil at top

Grouped arched windows with stone lintels and red metal muntins

Secretary of the Interior's *Standards*

Preserve windows and their functional and decorative features that are important to the overall character of the building, The window material and how the window operates (e.g.. double-hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

Windows significantly influence the architectural character and visual harmony of Moorestown, reflecting over two centuries of stylistic development. Windows serve both practical and aesthetic purposes, providing natural light and ventilation, while also contributing to a building's symmetry and proportion. Georgian and Federal-era buildings predominantly feature multi-pane, double-hung sash windows with delicate muntin profiles, typically arranged symmetrically to reflect classical principles. The mid-19th century introduced stylistic diversity, with Gothic Revival structures showcasing pointed-arch windows, and Italianate buildings incorporating elongated windows with decorative hood moldings. During the Victorian era, window complexity increased, often employing varied shapes, intricate muntin patterns, stained or leaded glass, and ornamental woodwork. Early 20th-century styles, including Colonial Revival and Craftsman homes, often reverted to classical simplicity or emphasized practical functionality, characterized by wider window openings, simpler muntin patterns, and occasionally grouped casements. Preserving original windows or accurately replicating historic designs is crucial to maintaining the authenticity and visual integrity of Moorestown's historic structures.

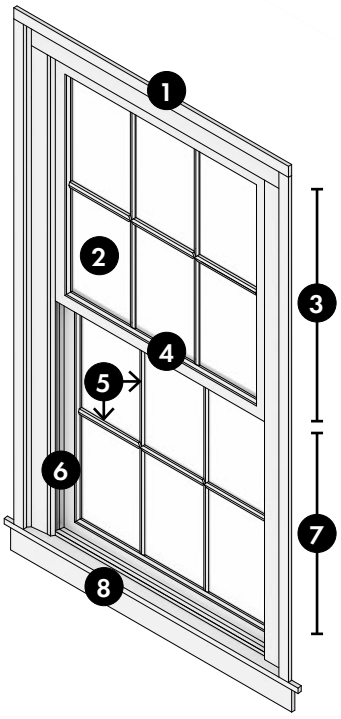
Highly articulated bay window with arched upper sash and paneled surrounds.

Components & Styles

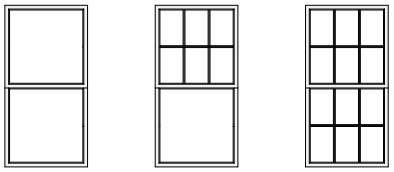
Window components include frames, sash, muntins, glazing, hardware, and trim, each reflecting the craft and technology of their time. Early window frames were typically crafted from durable, locally sourced wood and painted to protect against weathering. Muntins in older windows often featured narrow, finely crafted profiles dividing small glass panes. Window glazing evolved from handmade crown glass to modern plate glass, resulting in changes to transparency and visual effects.

Window styles in Moorestown reflect historical architectural trends. Georgian and Federal styles favored double-hung sash windows with six-over-six or nine-over-nine pane configurations. Gothic Revival architecture utilized pointed-arch or lancet windows, while Italianate and Victorian styles often featured tall, narrow windows with elaborate surrounds. Second Empire buildings often featured dormer windows integrated into their mansard roofs. Early 20th-century homes incorporated casement windows or simpler sash windows with fewer panes, demonstrating a shift toward functionality and simplified aesthetics.

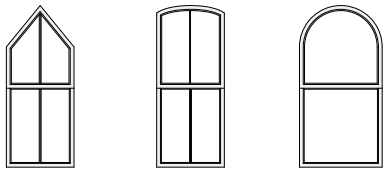
1. **Head Casing:** The projecting molding that deflects water away.
2. **Glazing:** Individual panes of glass, used to describe windows like "6-over-6".
3. **Upper Sash:** The top frame that holds one or more panes of glass.
4. **Meeting Rail:** Where the upper and lower sashes meet and lock.
5. **Muntins:** Dividers in the glazing that create multiple panes.
6. **Jamb:** Vertical side framing that supports the sashes.
7. **Lower Sash:** The bottom movable frame that slides upward to open and contains glass panes.
8. **Sill & Apron:** Sloped bottom edge and trim that sheds water away.



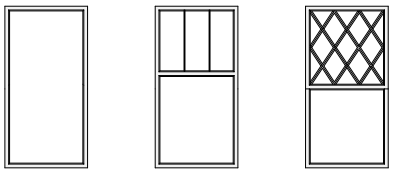
Window Types



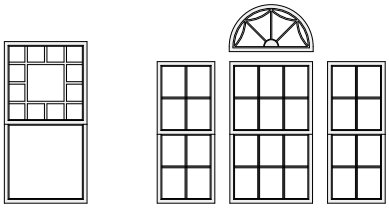
1-over-1 | 6-over-1 | 6-over-6



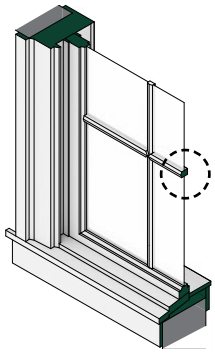
2-over-2, Gothic | 2-over-2, Arched | 1-over-1, Semi-circular



Casement | 3-over-1 | Diamond lattice upper sash

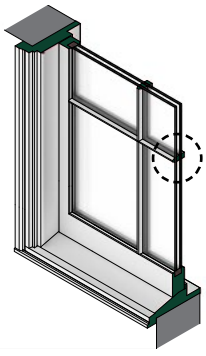


Framed lite upper sash | Palladian



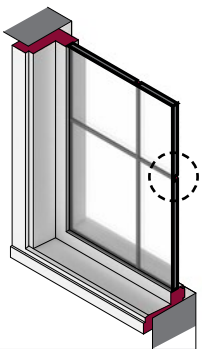
Historic wood window & frame

True Divided Light



Replacement window & frame with composite cladding over wood core

Simulated Divided Light & Spacer



✗ **Inappropriate** Cinyl replacement window & frame with or without exterior muntins

Integral Muntin

Replacement

Replacement of historic windows should be approached with caution and a clear understanding of what is being lost. These changes can significantly diminish the integrity and visual character of a historic building. Historically, windows were crafted from old-growth wood and exhibit craft and proportions rarely matched by modern products. When properly maintained, historic windows can last for centuries, making their preservation a practical and responsible choice. If replacement is necessary, new windows must closely replicate the historic materials, dimensions, muntin profiles, and pane configurations. Replacing only one or two deteriorated windows is preferable to wholesale replacement for the sake of visual uniformity. Where feasible, replacing only the sash or using sash inserts should be prioritized over full-frame replacement, as this is a more invasive approach that may compromise surrounding historic materials.

✓ **Appropriate** 9-over-9 double-hung wood window with operable shutters, matching historic proportions and materials

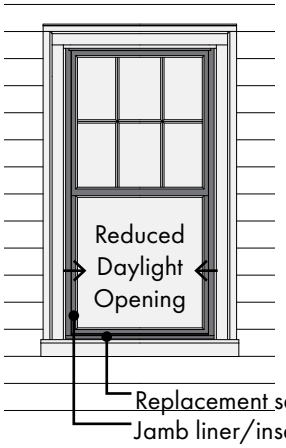
✗ **Inappropriate** Non-historic vinyl1-over-1 replacement window, lacking historic muntin configuration and depth

Existing [1]	Replacement - Primary Windows			
	Wood	Metal	Vinyl	Composite [3]
Wood	✓	✗	✗	✗
Metal	✓[2]	✓	✗	✓
Vinyl	✓[2]	✓[2]	✗	✓
Composite	✓[2]	✓[2]	✗	✓

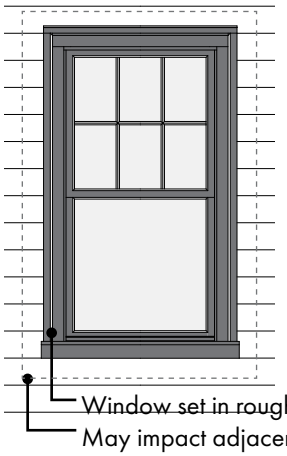
[1] Significantly deteriorated beyond repair
[2] Based upon historical documentation
[3] Examples: fiberglass, thermoset resin

HPC Priority:
Save Old Windows

- Retain and repair original wood windows whenever possible. With routine maintenance, old-growth wood windows can last over a century—far outlasting modern replacements.
- Simple upgrades like weather-stripping, and adding storm windows can improve energy efficiency at a lower cost and environmental impact than full replacement.
- Historic windows may also contain antique glass, a character-defining feature that is permanently lost when original windows are removed.



✓ **Appropriate** Sash replacement only if existing is significantly-deteriorated

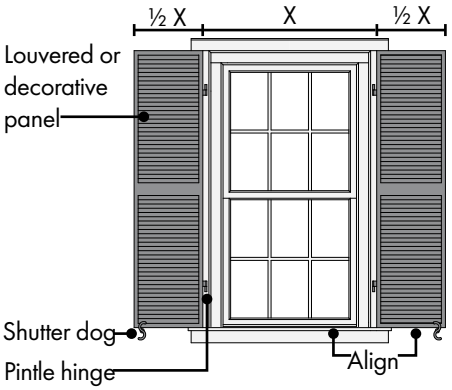


✗ **Inappropriate** Full window & frame replacement if existing is able to be repaired

Shutters

Shutters historically provided practical benefits, including light control, ventilation, protection from the elements, and added security. Early buildings, particularly those in the Georgian, Federal, and Greek Revival styles, typically employed functional, paneled, or louvered wooden shutters proportioned to cover the entire window opening. These shutters were operable and closely aligned with the proportions of the window openings. Victorian-era structures, such as those in the Italianate and Queen Anne styles, often featured decorative shutters with intricate cutouts or added stylistic flourishes to complement the exuberant detailing of the era. Preserving original shutters or installing historically accurate replacements helps maintain the authentic character and visual appeal of a building, particularly where shutters are integral to the architectural composition. This is especially true for homes built in the Colonial Revival style, where shutters were often used to reinforce symmetry and classical detailing.

Shutter Diagram



Operable panel shutters

Panel shutters shaped to cover arched opening

Paneled shutters cover this 12-over-12 window

Historic photos of 1 W. Main St with shutters

1 W. Main St has historic evidence of shutters and are appropriate to restore

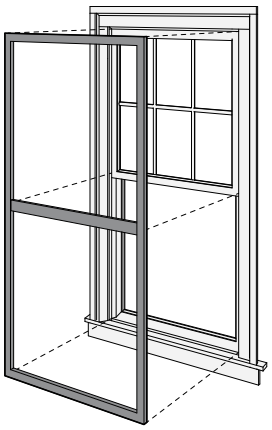
Louvered shutter

Screen & Storm Windows

Screen and storm windows became popular additions during the late 19th and early 20th centuries, providing additional protection and improved energy efficiency. Historically, these auxiliary windows were designed to minimize visual impact on the historic appearance, constructed from wood or metal frames with unobtrusive hardware. Ideally storm windows should be placed on the interior side of the window to not affect the exterior appearance, however exterior low profile storm windows are acceptable to prolong the lifespan of historic windows.

Simple storm window preserves the historic window's appearance and depth

Historically, wood storm windows were hinged at the top of the jamb



✓ **Appropriate** Storm window with low profile and snug fit to not obstruct the historic character of the window

Awnings

Awnings were frequently used on Moorestown's buildings from the late 19th century onward, providing shade, temperature control, and aesthetic enhancement. Historically, awnings were constructed from canvas or other durable fabrics, designed in patterns and colors compatible with the building's architecture. Retractable or fixed awnings were strategically placed to enhance comfort while preserving visual harmony with the building façade. Preserving original awnings or using historically accurate replacements helps maintain the visual coherence and functionality of historic structures.

Fabric awnings sized to fit individual window bays, echoing historic forms and proportions

Historic photo with a full-width striped awning

Window Guidelines

Contributing Property

1. **Preserve Historic Windows:** Retain and repair historic windows. Maintain with repainting, weatherstripping, and repair.
2. **Repair:** Use patching, splicing, consolidating, or dutchman repairs for damaged components. Retain original glass and hardware where feasible.
3. **Replacement Criteria:** Consider replacement only if severely deteriorated or damaged, such as extensive rot, corrosion, warping, or splitting of components (frames, sashes, muntins, and glazing) that compromise the window's structural integrity or functionality. Replace only individual components (e.g. sash only) rather than the whole window unit where feasible.
4. **Existing Openings:** Restore original window openings using documentary evidence; do not alter openings. Existing non-historic infill (e.g., round panels in arched tops) should be removed and restored.
5. **Primary Windows:** Historic wood windows must be replaced in-kind with true wood windows (no exterior cladding). Existing non-historic windows may be replaced with wood, high-quality paintable composite, or fiberglass windows. Replicate historic profiles, operation, and muntin patterns. Vinyl windows are not appropriate.
6. **Secondary Windows:** Smooth, paintable composite or fiberglass windows are acceptable if they replicate historic profiles and appearance.
7. **Storm Windows:** Use interior storm windows where feasible. Exterior storm windows must fit the opening precisely, have narrow frames, and be painted to match the window trim.
8. **Shutters:** Retain historic shutters. New shutters must be operable, sized to fit the window opening, and based on documentary evidence. Fixed non-functional shutters are not appropriate.
9. **Awnings:** If historically appropriate, use retractable canvas awnings. Fixed plastic awnings are not appropriate.
10. **New Openings:** Limit to secondary or rear façades. New openings must be differentiated (modern in detailing or proportion), yet compatible in scale, rhythm, and placement with historic patterns.

Non-Contributing Property

1. **Compatibility:** Reflect window size and spacing of surrounding historic buildings.
2. **Materials:** Select high-quality painted wood, aluminum-clad wood, or matte fiberglass. Vinyl frame material or reflective glazing are not appropriate.
3. **Simplified Designs:** Choose clean, unadorned window profiles complementary to building style; avoid faux historic details.

Inappropriate Treatments

- ✗ **Discarding Historic Windows:** Replacing original windows instead of repairing them permanently removes historic materials and diminishes the building's integrity.
- ✗ **Incompatible Materials:** Vinyl and vinyl-clad (including vinyl-based composites) windows lack the durability, profile, and appearance of historic windows.
- ✗ **Alteration of Openings:** Enlarging, reducing, covering, or adding decorative features to original window openings alters the building's historic proportions and appearance.

✗ **Inappropriate** Blocking or removing a historic window opening

✗ **Inappropriate** Fixed awning with lighting

✗ **Inappropriate** Snap-in muntins, plastic shutters, and overlapping storm windows

Additional Guidance

Appendix - Window Replacement

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass

NPS Tech Notes, Windows #6: Replacement Wooden Sash and Frames With Insulating Glass and Integral Muntins

Window Rehabilitation Guide for Historic Buildings

Porch & Entrance

Wraparound porch with Tuscan columns, turned balusters, and deep overhanging eaves

Secretary of the Interior's *Standards*

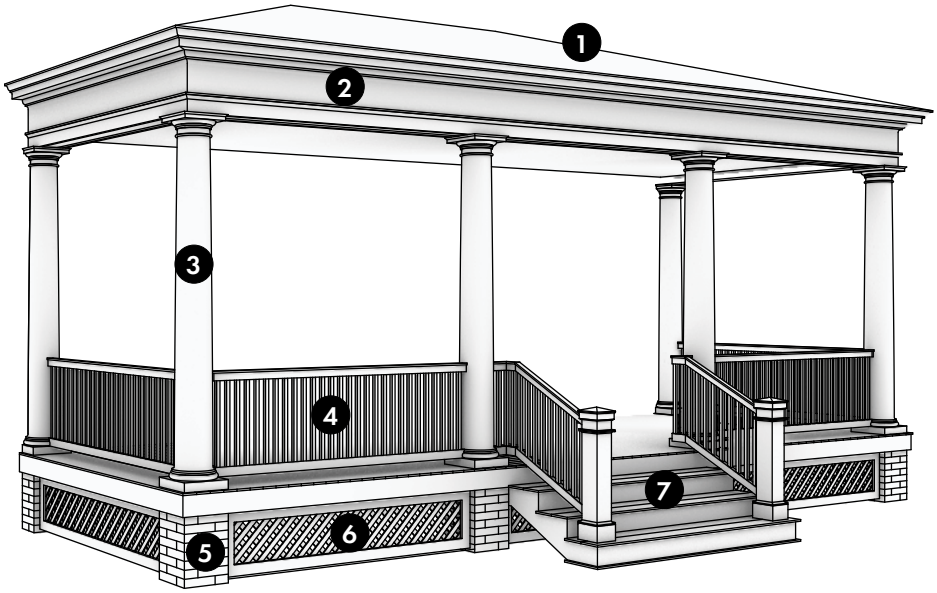
Preserve entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Porches and entrances serve as a transition between public streetscapes and private residences in Moorestown, reflecting the stylistic trends and social customs of the 18th through early 20th centuries. In early Georgian and Federal buildings, entrances were often modest, featuring transom windows, paneled doors, and minimal porches or stoops. Greek Revival and Italianate homes introduced more elaborate entrances, with classical columns, bracketed hoods, and ornamental moldings. The Victorian era saw the widespread use of full-width or wraparound porches, frequently adorned with turned posts, spindlework, and decorative brackets. By the early 20th century, Colonial Revival homes revived classical entry treatments, featuring symmetrical porches, paneled doors, fanlights, and pilasters. Meanwhile, Craftsman bungalows emphasized deep, sheltering porches with robust piers and exposed rafter tails.

These features not only provide visual interest and a sense of welcome, but also communicate the architectural era and stylistic intent of the building. Preservation of original porches, doors, and entry features helps maintain Moorestown's historic character and ensures that these transitional spaces continue to convey the craft and aesthetic values of their time.

Classically detailed entrance portico with Doric columns, stair, and entablature

Components



1. **Roof:** The overhead covering, often shed or hipped.
2. **Entablature:** The horizontal band above the columns, typically includes the architrave, frieze, and cornice.
3. **Column:** Vertical structural support; round or square. Includes a decorative top capital and rests on a pier base.
4. **Balustrade:** A series of upright posts supporting a top rail; provides a protective and decorative barrier.
5. **Pier:** Masonry or wood block supporting the base of a column; elevates and anchors the porch to the ground.
6. **Latticework:** Diagonal or crisscrossed wood panels installed below the porch floor for ventilation and enclosure.
7. **Stair:** The stepped entry leading to the porch; typically includes treads, risers, and sometimes side railings or cheek walls.

Italianate full-width porch with slender round posts and bracketed cornice

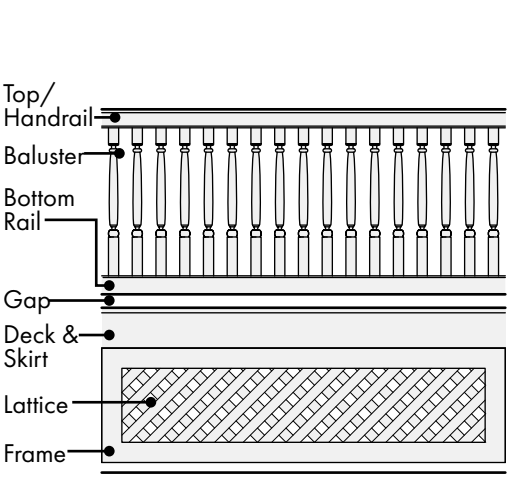
Classical portico with pediment, and coupled round columns

Commercial porch with slender post supports and storefront access

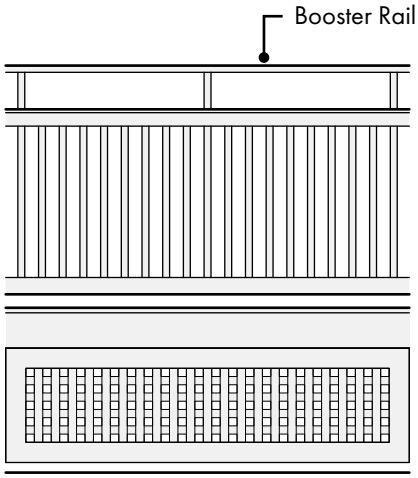
Gothic Revival porch with wood flooring, lattice skirting, and bracketed eaves

Railings & Latticework

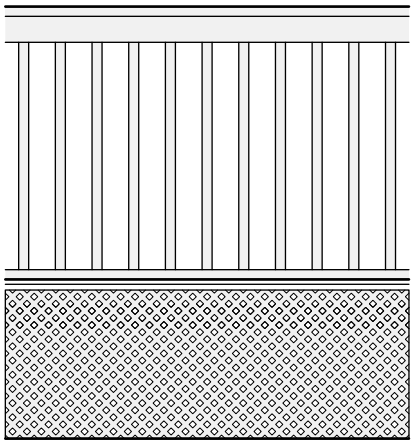
Railings and latticework contribute to both the safety and architectural expression of historic porches. In Moorestown, early railings were typically wood, simple in design, and proportioned to complement the building's scale. Victorian porches often feature turned balusters and decorative friezes, whereas Colonial Revival homes typically employ square or paneled balusters in symmetrical arrangements. Latticework below porches was traditionally wood, installed in framed panels with simple diamond or square patterns. When historic railings are lower than code requires, adding a discreet booster rail—a secondary rail above the original—can improve safety while preserving the original fabric. Preserving these elements supports the porch's historic integrity and enhances curb appeal.



✓ **Appropriate** Railing with tightly-spaced balusters & diagonal framed latticework



✓ **Appropriate** Railing with booster rail extension, horizontal board skirting



✗ **Inappropriate** High railing with widely-spaced balusters, no bottom rail, and unframed latticework

Ornate Eastlake-style porch with chamfered posts, decorative brackets, and turned balusters

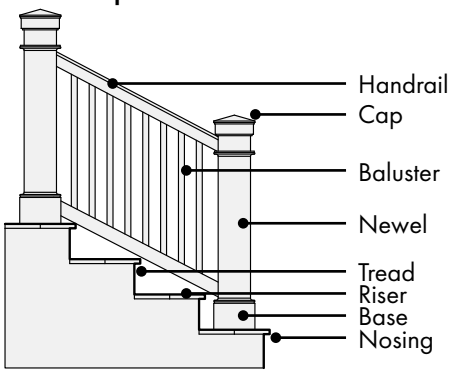
Folk Victorian porch with arched brackets

Broad front porch with classical columns, wood steps, and bay window

Flooring & Stairs

Porch flooring and stairs in Moorestown's historic buildings were traditionally constructed of tongue-and-groove wood planks or occasionally stone or brick. Stair treads and risers typically matched the porch material and were framed with skirting or lattice panels. Craftsman and Colonial Revival porches sometimes used concrete or tile finishes. Retaining or replicating original materials and configurations reinforces the historic authenticity of the entry sequence and ensures compatibility with the building's character.

Stair Components



Deep covered porch with tongue-and-groove decking and round columns

Painted wood steps and traditional balustrade with posts

Brick entry steps with rowlock brick and herringbone brick landing

Narrow wood tongue and groove porch flooring

Residential Lighting

Historic homes were not wired initially for electricity. Exterior lighting, if present, would have consisted of wall-mounted oil or gas lanterns placed near the front door or suspended from porch ceilings. These fixtures were modest in scale and provided just enough illumination for entry and exit, contributing to the quiet residential character of the streetscape.

By the early 20th century, many homes had been retrofitted for electricity, and porch lighting had evolved to include simple wall-mounted electric sconces. These early electric fixtures typically echoed the forms of their gas or kerosene predecessors—lantern-shaped with metal housings and glass shades—and were modest in scale, providing just enough illumination for entry, which contributed to the quiet residential character of the streetscape.

Preservation of historic lighting fixtures, when present, contributes to a building's authenticity. New fixtures should be discreet, traditionally styled, and positioned to complement—not compete with—the entrance composition. Avoiding overly bright, oversized, or modern designs helps preserve the quiet residential character of the district.

Pedimented front entry with simple pendant light fixture

Porch & Entrance Guidelines

Contributing Property

1. **Preserve Historic Porches:** Retain original porch configurations, including posts, columns, railings, steps, flooring, ceilings, and decorative details. Avoid removal or alteration of character-defining elements.
2. **Repair:** Fix deteriorated components using traditional materials and methods. Replacement parts must match the original in dimension, profile, and detailing.
3. **Materials:** Use painted wood or historically accurate materials on primary porches and entries. Composite materials may be considered for secondary porches & entires if smooth, paintable, and visually compatible.
4. **Reconstruct Missing Features:** Reconstruct missing porches or components only with physical or documentary evidence. Replacement columns, railings, balusters, and brackets must match the original in scale, profile, and detailing. Conjectural designs are not appropriate.
5. **Steps, Flooring & Ceilings:** Preserve original porch flooring, ceilings, and steps. Replacements must match original narrow board dimension, orientation, and finish. Use wood or historically accurate materials.
6. **Latticework:** Replacement latticework should be constructed of wood or paintable composite, framed with trim boards, and recessed beneath the porch floor. Patterns should match traditional rectangular or diagonal designs. Vinyl or composite materials are not appropriate.
7. **New Porches:** Locate new porches or entries on secondary elevations. Ensure new porches are subordinate in appearance compatible with the historic context.
8. **Enclosure:** Do not enclose porches on primary façades. Minimal, transparent enclosures (e.g., inset glass) may be permitted on secondary façades if no historic fabric is removed.
9. **Residential Lighting:** Use simple, historically inspired light fixtures that complement the building's style and scale.

Non-Contributing Property

1. **Compatibility:** Design porches to reflect the scale, setback, and orientation of nearby historic properties. Entrances should face the street and be clearly defined. Avoid applied historic ornamentation not original to the building.
2. **Materials:** Use painted wood, metal, or smooth composites. Vinyl, molded plastic, or synthetic decking are not appropriate.
3. **Transparency:** Porches should remain open or transparent; avoid solid enclosures.

Inappropriate Treatments

- ✗ **Incompatible Materials:** Do not use vinyl, aluminum, PVC, unpainted pressure-treated wood, or synthetic decking.
- ✗ **Removing Significant Details:** Do not remove or simplify historically significant porch components such as decorative brackets, turned columns, or balustrades.

✓ **Appropriate** Preserved early 19th-century porch addition which has gained significance in its own right

✗ **Inappropriate** Enclosure of a front porch compromises character

✗ **Inappropriate** Flat vinyl lattice porch skirting lacks depth of historic wood lattice

Additional Guidance

NPS Preservation Brief #45:
Preserving Historic Wood Porches

Doors

Paired entry doors with transom and sidelights

Eight panel door with full surround of sidelights and transom

Six-panel wood door with multi-pane glazing

From the restrained entries of early Georgian homes to the richly ornamented doors of Victorian residences, doorways in Moorestown reflect over two centuries of architectural expression and technological development. Historically, front doors were designed to convey a building's style, period, and status, often with craft and detail that reflected both aesthetic preferences and available materials. In Georgian and Federal-style homes, doors were typically six-panel wood with classical surrounds, transom lights, and occasionally sidelights. Greek Revival and Italianate styles introduced more elaborate surrounds, often with pilasters, entablatures, and decorative hoods. Victorian-era homes, including those in the Gothic Revival and Queen Anne styles, featured a wider variety of door designs—often with arched tops, stained or etched glass panels, and intricate woodwork. Early 20th-century styles such as Colonial Revival and Craftsman emphasized proportion and solid craft, with paneled or glazed doors often framed by sidelights or fanlights.

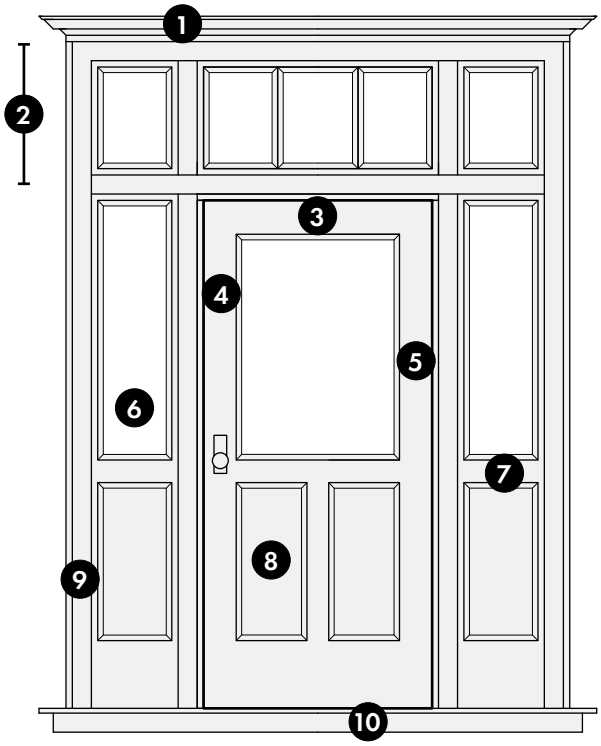
Preserving original doors, frames, and hardware—or replicating them with careful attention to design and material—is essential for maintaining the historic character of a building and ensuring architectural continuity along the streetscape.

HPC Priority:
Save Old Doors

- Retain and repair original wood doors whenever feasible. Made from dense old-growth wood, these doors are durable and often feature unique craft.
- Simple repairs, new hardware, and weather-stripping can improve performance without compromising character.
- Historic doors frequently include distinctive glass, panels, or trim that are not easily replicated.

Components

1. **Crown Molding:** Decorative trim part of surround or pediment.
2. **Transom:** Horizontal window above the door; may be rectangular or arched.
3. **Top Rail:** Upper horizontal section, joining the two vertical stiles.
4. **Lock Stile:** Vertical edge where the latch and lock are located.
5. **Hinge Stile:** Vertical edge attached to the hinges.
6. **Sidelight:** Narrow window on the sides of a door.
7. **Mullion:** Supports adjacent door components.
8. **Panel:** Recessed or raised section within the door leaf, framed by stiles and rails.
9. **Casing:** Trim framing the door; may include pilasters or entablatures.
10. **Sill:** Horizontal base beneath the threshold, projecting slightly.

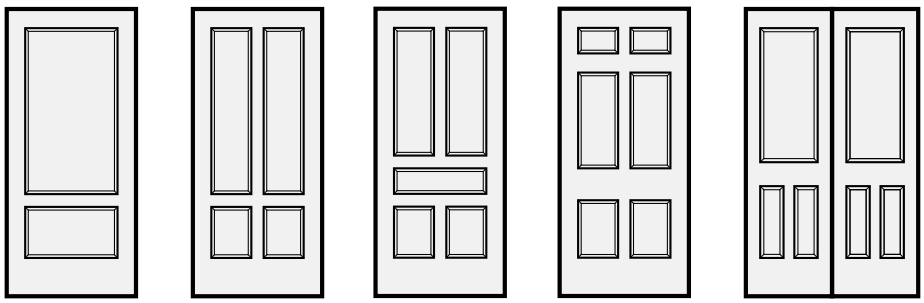


Stained wood door with upper panel and integrated mail slot

Four panel door with transom lites and swan's neck pediment above pilasters

Types

Door types in Moorestown showcase the town's diverse architectural styles. Georgian and Federal homes typically feature six-panel wood doors with classical symmetry, often accompanied by sidelights and transoms. Greek Revival and Italianate styles introduced four-panel doors with elaborate surrounds like pedimented hoods and fanlights. During the Victorian era, doors became more creative, with asymmetrical designs, decorative carvings, and stained glass inserts. In the early 20th century, Colonial Revival and Craftsman styles highlighted solid or partially glazed doors with understated detailing, enhancing balance and craft. Each entryway reflects its architectural identity while welcoming visitors.

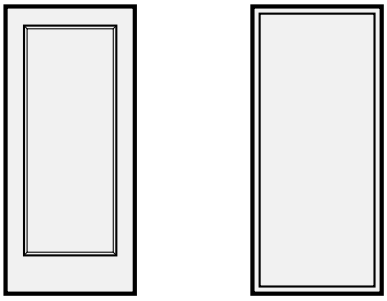


2 Panel | 4 Panel | 5 Panel | 6 Panel | 3 Panel Pair

✗ **Inappropriate** Twin entry door on the right was modified from the original (left)

Screen & Storm Doors

Screen and storm doors became popular in Moorestown during the late 19th and early 20th centuries, driven by factory-produced components and a desire for year-round livability. They offered homes natural ventilation in warmer months and insulation during colder periods. Traditionally made from painted or varnished wood with wire mesh or glass panels, these doors often featured subtle design elements that matched the main entry door. Well-designed examples blend into the building's façade, maintaining the character of the entryway. Inappropriate additions, however, can disrupt this harmony.



✓ **Appropriate** simple screen & storm door styles and configurations

✓ **Appropriate** Simple storm door

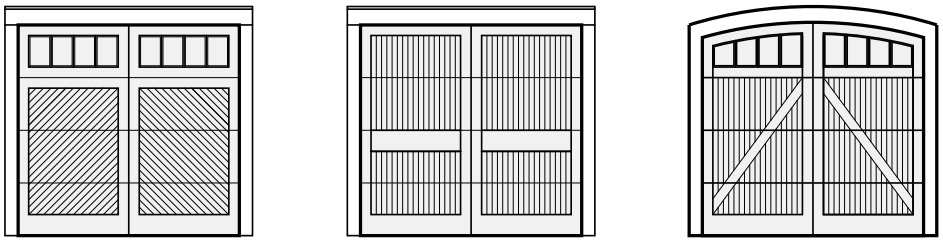
✓ **Appropriate** Storm door with medium vertical stiles and bottom kick

✗ **Inappropriate** Aluminum storm door

Garage Doors

While not common until the early 20th century, garages became more prevalent in Moorestown with the rise of the automobile and suburban expansion. Garage doors should reflect the scale, detailing, and materials of the primary building or carriage house. Early garages were often freestanding outbuildings resembling barns or adapted carriage structures, typically clad in wood with paneled swing doors or sliding tracks. These doors frequently included upper glazing to admit natural light, sometimes arranged in divided panes to mimic traditional sash windows. Multi-panel wood doors, sometimes with curved or arched tops, reinforced the visual rhythm of the streetscape and the craft of the dwelling. Contemporary replacements should preserve this design language and avoid large-scale, featureless alternatives that disrupt the character of the streetscape.

Traditional-style garage doors with vertical paneling and divided-lite windows



✓ **Appropriate** garage door styles and configurations

✗ **Inappropriate** Modern garage door with no traditional detailing or materials

Door Guidelines

Contributing Property

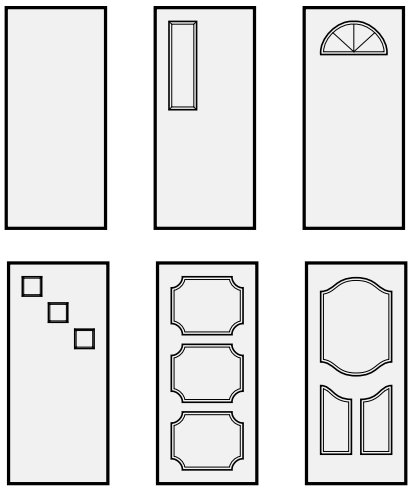
1. **Preserve Original Doors:** Retain original door leaves, frames, trim, transoms, sidelights, panel layouts, glazing patterns, and hardware—especially on primary façades.
2. **Repair:** Fix deteriorated doors by patching, consolidating, or reinforcing existing materials. Preserve historic finishes and original hardware whenever possible.
3. **Replacement Criteria:** Replace doors only when significantly deteriorated beyond repair. Non-original or incompatible doors may be replaced with a historically appropriate design.
4. **Primary Doors:** Use solid wood or high-quality paintable composite doors that closely replicate historic appearance. Metal, vinyl, fiberglass, or synthetic finishes are not appropriate.
5. **Secondary Doors:** Solid wood is preferred; smooth, paintable fiberglass composite doors may be acceptable if they reflect traditional designs and proportions.
6. **Transoms & Sidelights:** Preserve original transoms and sidelights. Replace only when deteriorated beyond repair, matching size, muntin pattern, profile, and glazing. Use clear, non-reflective glass unless historic documentation indicates otherwise.
7. **New Openings:** Limit new door openings to secondary or rear façades. Ensure compatibility in placement, scale, materials, and detailing with the building.
8. **Storm & Screen Doors:** Use full-view, minimal-profile storm and screen doors that match the size and shape of the historic door. Decorative designs, metal grilles, or aluminum or vinyl finishes are not appropriate.

Non-Contributing Property

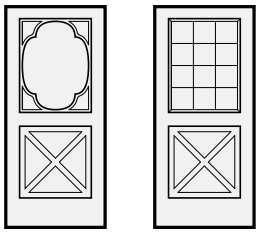
1. **Compatibility:** Doors should be simple in design and proportionate to the façade. Avoid ornate, stylized, or historically mimicry designs that conflict with the building's character.
2. **Materials:** Use painted wood, fiberglass, or metal doors with a smooth, non-reflective finish. Vinyl, faux wood grain, or other synthetic materials that appear overly modern are not appropriate on primary façades.
3. **Visibility:** Entrances should be recessed, clearly visible from the street, and pedestrian-friendly in character.

Inappropriate Treatments

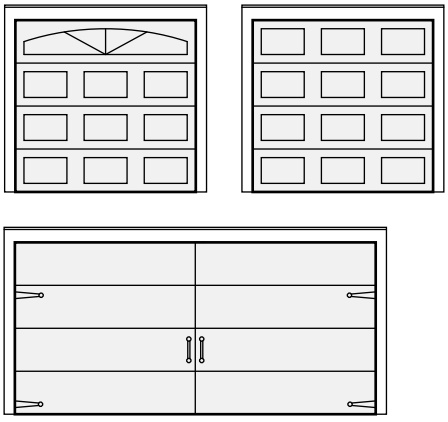
- ✗ **Incompatible Materials:** Do not use vinyl, hollow-core metal, aluminum, or synthetic finishes that do not replicate historic appearances.
- ✗ **Loss of Detail:** Do not remove or enclose open elements such as transoms, sidelights, or distinctive paneling that contribute to a building's character.
- ✗ **Modern Designs:** Flush, sliding, or overly contemporary paneled doors are not appropriate.



✗ **Inappropriate** contemporary doors



✗ **Inappropriate** faux-rustic screen & storm doors



✗ **Inappropriate** contemporary garage doors

Additional Guidance

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

NPS Tech Note, Doors #1: Historic Garage and Carriage Doors: Rehabilitation Solutions

Interpreting the Standards #4: Inappropriate Replacement Doors

Storefronts

Historic storefront with transom windows and angled display bays

Storefronts are an essential part of the architectural identity and economic history of Moorestown's historic district. Located primarily along Main Street between Chester and Church Streets, the district's commercial core developed during the late 19th and early 20th centuries as Moorestown transitioned from a Quaker village to a thriving suburban town. Many commercial buildings from this period—particularly in the Italianate, Romanesque Revival, and early 20th-century Neoclassical styles—retain significant storefront fabric or historic features that reflect their original use.

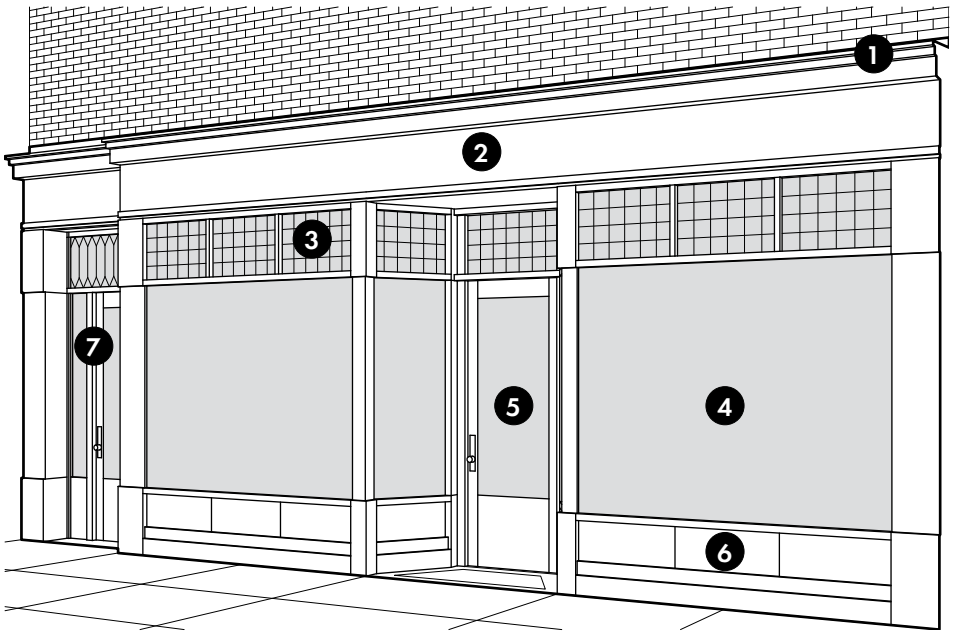
Moorestown's storefronts were designed to draw pedestrians with large display windows, recessed entries, and signage bands. Over time, many of these storefronts were altered with incompatible materials, enclosed entries, or oversized signage. However, numerous examples still exhibit essential features such as transom windows, cast-iron or wood framing elements, and decorative cornices. Preserving or restoring these storefronts, based on physical or photographic evidence, helps retain the walkable, small-town character of Main Street and supports the continued economic vitality of the district.

Secretary of the Interior's *Standards*

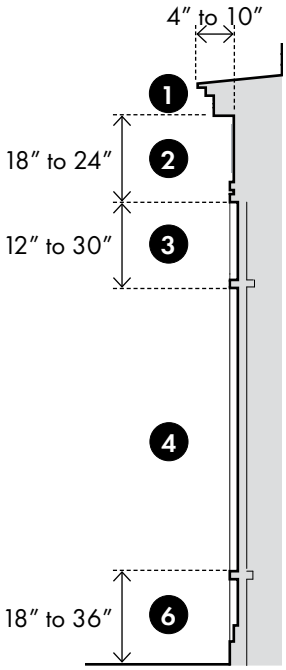
Preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

Components

Distinct architectural elements, including large display windows with wood or metal frames, recessed entries, transom lights, and paneled bulkheads, characterize historic storefronts in Moorestown. These storefronts are often framed by masonry piers and capped by a signband and decorative cornice. In Italianate buildings, ornate cast-iron columns are sometimes used. Romanesque storefronts often feature robust brick piers and rounded arches. Early 20th-century commercial buildings may include pressed metal ornamentation or tile details. The interplay of these elements defines the façade's rhythm and contributes to the pedestrian scale of Main Street. Preserving these components—or reconstructing them based on documentary evidence—is key to maintaining the district's sense of place.



Elevation



Section

1. **Lower Cornice:** A horizontal projection between the transom and upper façade that often overhangs the signband fascia. It visually separates the storefront from upper stories and is typically detailed in proportion to the overall design.
2. **Signband:** The flat area above the transom or storefront cornice where signage is located. It aligns with adjacent storefronts for continuity.
3. **Transom:** A horizontal window or series of windows located above the display window or door. Transoms provide natural light into the store's interior and often feature decorative glazing or prism glass.
4. **Display Window:** The large, glazed area that allows merchandise and interior activities to be viewed from the sidewalk. Typically framed in wood or metal, it is the most prominent feature of a storefront.
5. **Door:** The primary point of entry, often recessed to create a small sheltered vestibule. Doors are typically constructed of wood or metal with vertical stiles and substantial top and bottom rails framing a glass panel.
6. **Sill/Bulkhead:** The solid panel below the display window, constructed of wood panels, brick, or decorative tile. It elevates the glazing off the sidewalk and protects it from damage while providing a base for the storefront.
7. **Residential/Auxiliary Entry:** A secondary entrance, often narrower, leading to upper-floor residential or office uses. These are typically set off to the side and may retain original doors or detailing distinct from the primary commercial entry.

Storefront Entries

Storefront entries in Moorestown were traditionally recessed from the sidewalk and flanked by display windows. These entries created a welcoming and weather-protected transition between the street and the interior. Historically, many storefronts featured wood-and-glass double doors, often accompanied by transoms or decorative paneling. This configuration enhanced visual rhythm and accessibility, reinforcing the commercial streetwall. Although some entries have been lost or obscured, surviving examples illustrate how entry placement and proportion influence the overall storefront composition. Reinstating traditional entry patterns strengthens the historic streetscape.

Classical stone entry with ornate detailing

Double-door commercial entry with transom

Romanesque Revival arched brick entry

Recessed storefront entries are typical of early- to mid-20th-century commercial buildings, providing weather protection and inviting pedestrian access.

Early to mid-20th century storefront additions to historic buildings

Treatments for Storefronts

Selecting a treatment (philosophical approach) for a storefront alteration should be based on the building's current condition and the availability of documentation. In all cases, storefront alterations should avoid obscuring or damaging historic materials and should reinforce the established visual rhythm and architectural character of Main Street.

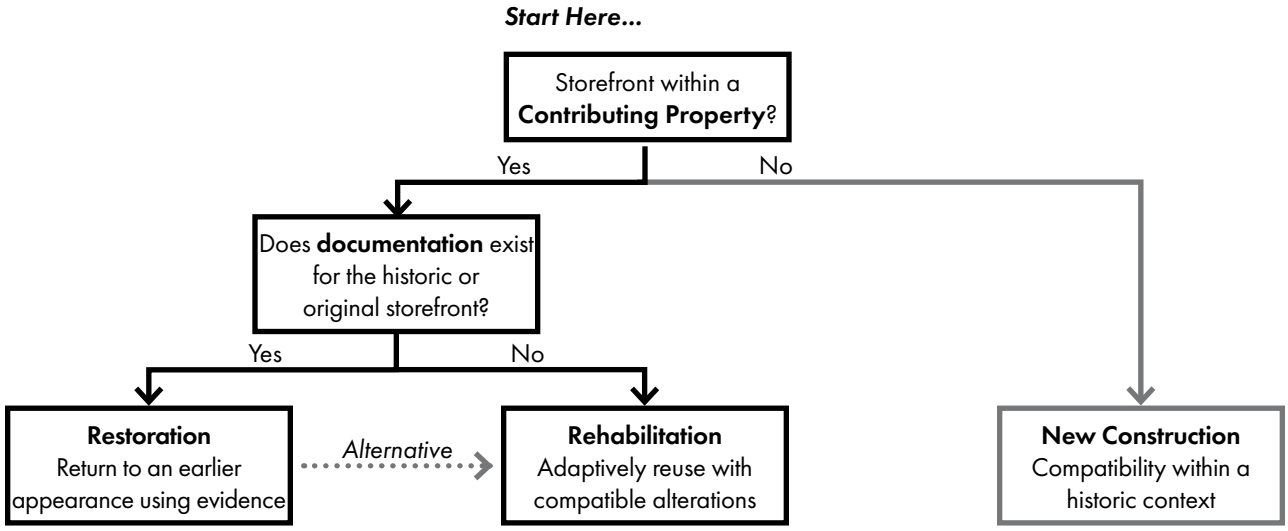
Restoration is appropriate where strong physical or photographic evidence exists. This approach allows for the reconstruction of original details, such as cast-iron columns, wood bulkheads, or transoms, using materials and methods that replicate the historic appearance. Restoration contributes to the architectural continuity of the district by reestablishing storefronts that were altered or lost.

Rehabilitation is suitable where storefronts retain partial historic fabric. This treatment strikes a balance between preserving the original materials and proportions and meeting the need for modern functionality, such as barrier-free access or updated glazing. It emphasizes repair over replacement and seeks to accommodate new uses without compromising significant features.

New Construction is appropriate for non-Contributing Property or storefronts that have been previously substantially altered and lack sufficient documentation. New designs should be compatible with the historic district's context, incorporating recessed entries, generous glazing, signbands, and pedestrian-scale details. While not replicating historic designs, new storefronts should maintain the scale, rhythm, and materiality of adjacent Contributing Property.

HPC Priority: Select an Appropriate Storefront Treatment

Decide whether your storefront project involves restoring original features (Restoration), updating existing ones (Rehabilitation), or creating something new (New Construction). If your building is historic, focus on keeping original materials and details. If it is not historic, any changes should still fit in with the character of the surrounding historic area.



Contributing Property *with* intact historic fabric - Restoration appropriate

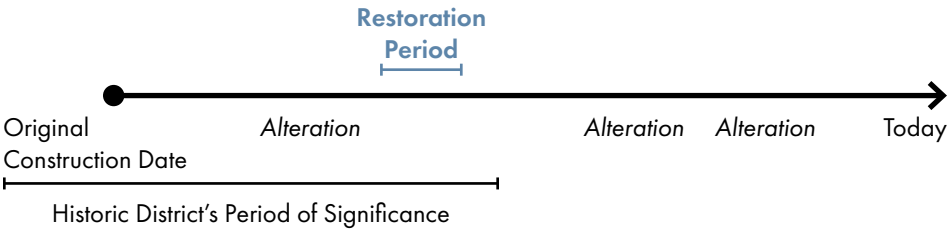
Contributing Property *without* intact historic storefront fabric - Rehabilitation appropriate

Non-Contributing Property *without* historic fabric - New Construction appropriate

Storefront Restoration

Return to an earlier appearance using evidence...

Restoration aims to return a storefront to its documented earlier appearance. In Moorestown, archival photographs, postcards, and physical evidence can guide the accurate reconstruction of historic storefronts. A well-preserved example—such as the traditional storefront at 133-135 E. Main St with its entry stairs, transom windows, and brick bulkhead—serves as a reference for appropriate materials, proportions, and detailing. Typical restoration features include wood or metal-framed display windows, multi-light transoms, paneled bulkheads, and signage placed above the storefront cornice. Thoughtful restoration supports the architectural character and commercial vibrancy of the historic district.



Eligible for Restoration historic storefront at 133-135 E Main St retains original proportions and detailing.

Restored storefront at 63-65 E. Main St with divided display window and centered entry.

Contributing Property

1. **Original Components:** Restore storefronts using historic photos or physical evidence to accurately reconstruct display windows, transoms, recessed entries, and bulkheads.
2. **Materials:** Use historically appropriate materials such as wood, cast iron, pressed metal, stone, and traditional glass. Avoid modern substitutions that alter the storefront's character.
3. **Proportion:** Reestablish the original storefront opening in full height and width. Maintain high transparency; do not block or reduce window area.
4. **Transom:** Reopen infilled transoms to restore original proportions.
5. **Entry:** Recreate recessed entries using materials and finishes consistent with historic examples, such as hex tile or terrazzo.
6. **Door:** Reproduce historic doors based on documentation. Match original materials, size, glazing pattern, and hardware.

Restoration Checklist

Restoration of a historic storefront within a Contributing Property requires at least one of the following:

☐ Historic Photographs or Postcards:

- Street-level images of the original configuration and detailing; or

☐ Original Drawings:

- Plans, elevations, or sketches of the original configuration and detailing; or

☐ Neighboring Storefront Precedents:

- Similar storefronts within the same block frontage from the same construction period to use as a guide.

Restoration Period

The span of time during which a property attained significance and to which it is being restored. It excludes changes made before or after the period unless they are essential to interpret the period of significance.

Examples of Documentary Evidence

101 E. Main St

75 E Main St

Storefront Rehabilitation

Adaptive reuse with compatible alterations...

Rehabilitation involves sensitively adapting historic storefronts for contemporary commercial use while preserving original character-defining elements. Rehabilitation allows flexibility in design solutions, such incorporating barrier-free access, provided historic fabric is not compromised.

In Moorestown, this may involve retaining cast-iron piers, restoring transoms, or repairing wood display windows while adapting entries for accessibility or code compliance. Contemporary interventions—such as new lighting or signage—should remain subordinate to historic elements. Rehabilitation is appropriate where original components remain but require repair, modification, or augmentation to meet modern use.

Rehabilitate 41 E Main St by restoring its original entry and using new materials compatible with its Neoclassical style.

Rehabilitate 17 E Main St by removing an inappropriate later Colonial Revival-style storefront while preserving the Italianate form.

Rehabilitate 129-133 W Main St while retaining the intact original masonry storefront openings and recessed entries.

Rehabilitate 55 E Main St by removing an inappropriate later brick addition and modern siding while retaining the Second Empire portion.

Contributing Property

1. **Key Features:** Retain original storefront elements. Limit changes to those necessary for new use while preserving historic character.
2. **Compatible Alterations:** Modify display windows, doors, or bulkheads only in ways that respect original scale, proportions, and detailing.
3. **Transparent Materials:** Use clear, non-reflective glass. Avoid mirrored or heavily tinted glazing to maintain visual openness.
4. **Entry:** Preserve recessed entries where present. Adapt flooring with compatible materials where needed.
5. **Door:** Keep doors in traditional locations. Make barrier-free upgrades with minimal visual impact.

Rehabilitation Checklist

Rehabilitation of a historic storefront within a Contributing Property requires at least one of the following:

☐ Intact Historic Fabric:

- Existing physical evidence such as original transoms, pilasters, bulkheads, or trim that can guide accurate rehabilitation.; or

☐ Neighboring Storefront Precedents:

- Similar storefronts within the same block frontage from the same construction period to use as a guide.

✗ **Inappropriate** non-historic materials, oversized signage, and infilled bulkheads obscure original proportions and details.

New Construction Storefronts

Compatibility within a historic context...

New storefronts on a non-contributing property or infill sites should reflect the traditional design vocabulary of Moorestown's historic commercial core. Key characteristics include vertical orientation, recessed entries, expansive display windows, narrow framing, signbands, and material compatibility (wood, brick, cast metal). While new designs need not imitate historic styles, they should relate in scale, proportion, and detail to neighboring buildings. The successful integration of new storefronts supports visual continuity while allowing for contemporary expression.

New infill reflects historic scale and materials, with traditional brick detailing.

New construction maintains appropriate height, rhythm, and proportions.

Non-Contributing Property

1. **Storefront Patterns:** Design new storefronts with clearly defined base, large display windows, recessed entry, and continuous signband reflecting historic proportions.
2. **Materials:** Use durable, compatible materials such as glass, metal, wood, or masonry. Avoid reflective glass, vinyl panels, or synthetic cladding.
3. **Maintain Transparency:** Provide expansive display windows to ensure visual openness and street engagement. Avoid blank walls or small punched openings on street-facing façades.
4. **Contemporary Expression:** Use modern design that complements historic scale, rhythm, and transparency. Avoid false historic details or imitative ornamentation.

Inappropriate Treatments

- ✗ **Loss of Details:** Do not remove or simplify original ornamentation, cornices, or character-defining details.
- ✗ **Opaque Infill:** Avoid infilling transoms or display windows with opaque or solid materials that reduce transparency.
- ✗ **Synthetic Cladding:** Do not apply vinyl, aluminum, or synthetic stone over historic storefront materials.
- ✗ **Ultra Modern Storefronts:** Avoid all-glass systems lacking compatibility with traditional storefront scale and patterns.
- ✗ **Modifying Recessed Entries:** Do not enclose recessed entryways historically part of the storefront design.
- ✗ **Security Grilles:** Avoid solid or permanently visible metal grilles. If necessary, use interior or retractable systems that preserve storefront visibility.

HPC Priority: Compatibility of New Storefronts

The degree to which new work respects and reinforces the visual and architectural character of the historic district must be a central goal of the design team. New storefronts should reflect a thoughtful response to the historic district's proportions, materials, scale, rhythm, and detailing.

✗ **Inappropriate** building a storefront in front of an existing historic building

Signs

Pedestrian-scaled signage aligned with storefronts

Signage has long contributed to the visual identity and commercial vitality of Moorestown's Main Street. Historically, signs were modest in scale and carefully integrated into the building's architecture, emphasizing legibility and craft over advertising spectacle. From the late 19th through the early 20th centuries, Moorestown's commercial signage reflected the growing prosperity of a regional service town. Businesses along Main Street typically employed painted signboards mounted above storefront display windows—often in dedicated signbands framed by molding or brickwork—maintaining a uniform rhythm along the street.

Blade signs, fabric awnings, and painted window lettering also appeared, reinforcing the pedestrian scale of Main Street. Signage materials historically included painted wood, metal, and gold leaf, with lighting provided by modest gooseneck fixtures. The best examples enhanced rather than competed with architectural features such as cornices, pilasters, and window bays. Thoughtful sign placement and traditional materials remain central to preserving the character of Moorestown's historic commercial corridor.

Freestanding sign

Sign Types

Moorestown's historic signage features a diverse range of types that reflect the craft and design values of the period. Painted wood or metal panel signs were common above storefront windows and transoms, often framed within the original storefront cornice or between pilasters. These signs typically featured serif lettering, sometimes enhanced with gold leaf or subtle shadowing.

Dimensional lettering became increasingly common in the early 20th century, particularly on the façades of financial institutions and professional offices. These pin-mounted letters—crafted from bronze, brass, or painted metal—were directly affixed to masonry signbands or building entablatures and offered a restrained, durable signage approach compatible with Georgian Revival and Neoclassical styles seen on banks and civic buildings.

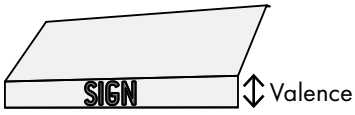
Awning signs, made of canvas or cloth with painted or stitched lettering, served both commercial visibility and functional shading. Projecting or blade signs mounted to decorative iron brackets were especially common in the late 19th and early 20th centuries, allowing businesses to advertise to pedestrians without overwhelming the façade. These signs were typically made of wood or metal and scaled for readability without interrupting the streetscape's rhythm.

Sign Types

Carved

Dimensional

Pin-Mount



Awning

Blade or Bracket

Window-Applied

Post-mounted directory sign

Dimensional sign

Hanging oval sign scaled to entry

Commercial Lighting

Historic commercial lighting in Moorestown was subtle and functional, designed to enhance sign visibility without detracting from the building's features. Gooseneck fixtures with downward-facing lights were often installed above signboards to softly illuminate lettering at night, a tradition still compatible with the historic character of Main Street buildings. These fixtures were typically mounted to wooden or metal brackets above storefront cornices and painted to match the trim or signage.

Although more modern in appearance, discreet halo lighting—where LED illumination softly backlights dimensional letters—may be appropriate on new signage if carefully designed. It should not dominate the façade or overwhelm the building with light, but rather support clear identification with minimal intrusion.

Light levels, scale, and fixture design should always relate to the architecture. Overly bright, internally illuminated box signs or exposed fixtures with high color temperature (blue-white light) are incompatible with the traditional character of Moorestown's streetscape.

Sign Illumination

Projecting Above

Projecting Below

Halo

Guidelines

1. **Primary Sign:** Mount signs within the original sign band or transom area. Do not obscure character-defining features.
2. **Secondary Signs:** Hanging signs must be sized for pedestrian visibility and mounted from decorative metal brackets with adequate clearance below.
3. **Materials:** Use painted wood, metal, or high quality paintable composites. Avoid neon, plastic, acrylic, or other synthetic materials that appear out of character.
4. **Scale and Lettering:** Keep signage pedestrian-scaled. Letters and graphics should not exceed 12 inches in height or dominate the façade.
5. **Awnings:** Mount awnings below the cornice line. Use open-ended, operable canvas or fabric awnings. Lettering may be permanently applied on the vertical valence only.
6. **Freestanding Signs:** Where appropriate in larger front yards, limit in height and size. Use wood or metal with shielded external lighting.
7. **Multi-Tenant Signs:** Consolidate into a single directory with consistent materials, fonts, and placement. Avoid multiple competing signs.
8. **Commercial Lighting:** Select simple, externally mounted fixtures. Avoid internally lit, flashing, or decorative lighting that detracts from the building.

Inappropriate Treatments

- ✗ **Internally Lit Signs:** Do not use backlit plastic panels or internally illuminated box signs.
- ✗ **Oversized or Poorly Placed Signs:** Do not install signs that overwhelm the façade. Ensure size and placement align with the Moorestown zoning ordinances.
- ✗ **Large Awnings:** Do not install fixed metal awnings, vinyl canopies, or continuous awnings that span multiple storefronts and disrupt the building's rhythm.

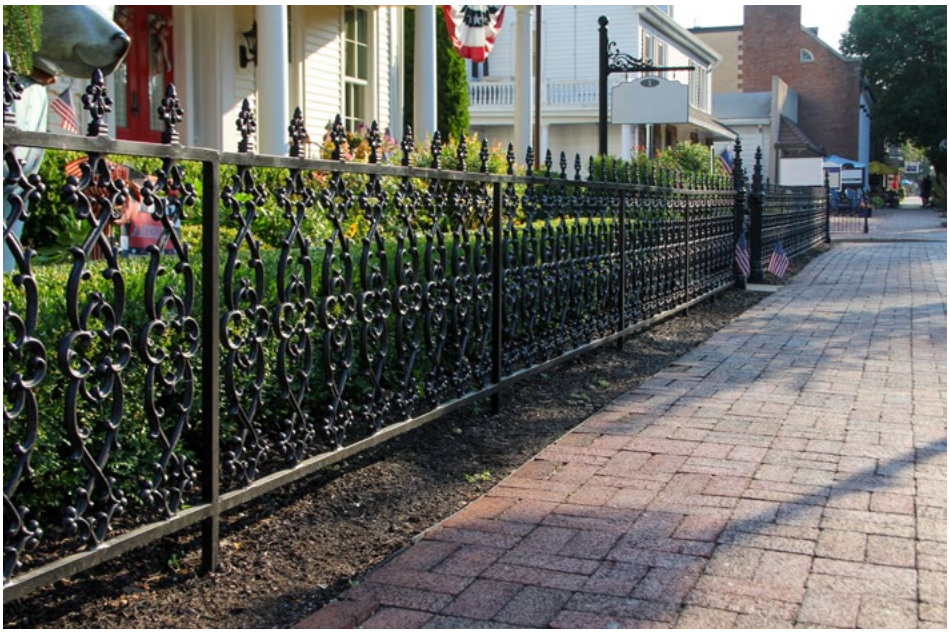
✗ **Inappropriate** Numerous small lights for sign illumination

Additional Guidance

Preservation Brief #25: The Preservation of Historic Signs

Preservation Brief #44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

Site & Streetscape



Brick and concrete sidewalks with integrated landscaping and signage.

Secretary of the Interior's *Standards*

Preserve features of the building site that are important to the overall historic character of the setting. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, or gardens; furnishings and fixtures, such as light posts or benches, decorative elements, and important views or visual relationships.

Site and streetscape elements are essential to the character of Moorestown's historic district, helping define the relationship between buildings, open space, and the pedestrian environment. Along Main Street, site features such as setbacks, sidewalks, fences, plantings, and driveways reinforce the district's layered development, ranging from a colonial village to a 20th-century suburb. These elements are particularly important in maintaining the transitions between residential, commercial, and institutional areas, and reflect evolving design patterns and community values over time.

Moorestown's historic residential streets—such as Chester, Central, and Oak Avenues—are characterized by narrow, tree-lined rights-of-way, shallow front yards, and a diverse array of modest to high-style homes, often with decorative fencing, walkways, and foundation plantings. By contrast, the commercial core of Main Street features generous sidewalks, minimal building setbacks, street trees, and storefront entries oriented toward pedestrians, often interspersed with houses adapted for professional use.

Freestanding historic markers are found throughout the historic district

Sidewalks & Walkways

Sidewalks and walkways are among the most visible features contributing to Moorestown's pedestrian scale. Along Main Street, the sidewalks are broad and often lined with street trees, creating a walkable commercial environment. Traditional paving included scored concrete and, in some cases, brick or bluestone—particularly near institutional and civic buildings. Building entries are often marked by subtle grade transitions or decorative paving.

In residential areas, walkways are narrower and more private, with stone slabs, early concrete, or brick paths leading from the sidewalk to the front porch or stoop. These elements help define a pedestrian-scaled streetscape and should be retained or restored to match historic materials and alignments.

Brick walkway with garden edge

Historic curb and wrought iron fence

Street tree framed with bluestone curb

Driveways & Parking Areas

Historically, accommodations for vehicles were limited, particularly before the 1920s. Along Main Street, where many buildings retain residential origins or serve as small-scale commercial and institutional properties, parking was traditionally located at the rear or along side drives, not in front yards or between the building and the street. Preserving these rear or side access patterns is essential to maintaining the continuous façade alignments and walkable character of the streetscape.

In residential neighborhoods, early homes often lacked driveways or featured narrow, discreet side drives leading to rear carriage houses or garages. These were typically surfaced with gravel, brick, or concrete strips and maintained a generous green space in the front yard. Maintaining the traditional scale, placement, and width of driveways helps preserve the district's historic rhythm and prevents visual intrusion into the landscaped setting.

Historic carriage blocks are preserved remnants of 19th-century streetscape features.

Cobblestone driveway flanked by granite curbs

Uncommon brick driveway flanked by masonry gutters at edges

Narrow ribbon driveway with grass minimizes visual impact.

Fences & Walls

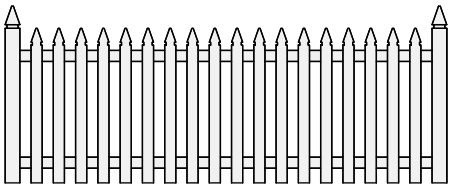
Fences and retaining walls historically defined property lines, controlled livestock, and enhanced residential curb appeal. In residential areas, wood picket fences, wrought iron fencing, and low stone walls were common, especially on Central Avenue and early properties along Main Street. Gates were often aligned with front walks and porches, reinforcing the axial composition of the site.

Commercial buildings rarely featured fences along street frontages, though masonry walls may have defined side yards, rear gardens, or corner lots. Historical fencing materials and heights varied by architectural style and period, but were almost always visually permeable, never completely opaque.

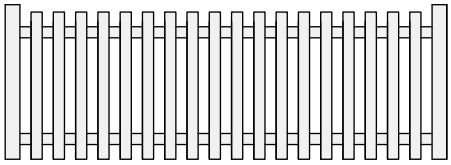
Low wrought iron fence

Low brick retaining wall

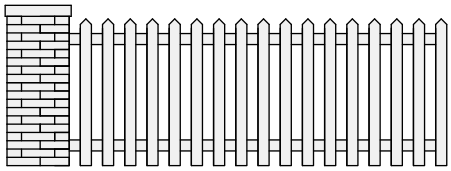
Fencing & Wall Types



Decorative wood picket fence



Simple wood picket fence

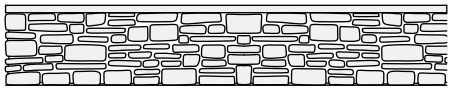


Masonry pier with wood picket fence

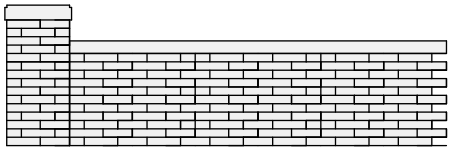
Landscaping & Open Space

Along Main Street and in early neighborhoods, such as Second and Third Streets, small front lawns, simple foundation plantings, and street trees were typical. Larger lots in the Company Grounds area often featured more elaborate landscaping, including decorative plantings, hedgerows, and tree-lined walks.

Native and ornamental species, such as boxwood, holly, and mature maples, contribute to Moorestown's verdant character. These elements are especially significant in framing views of porches, façades, and entryways. Preservation of mature street trees and the use of appropriate plantings are critical to maintaining the district's aesthetic continuity.



Rubble stone low wall



Brick low wall

Opening in iron fence with stone slab walk

Mortared stone retaining wall and concrete sidewalk with granite benchmark marker

Salvaged fence posts and new wrought iron panels around front yard are compatible with the historic building

Site & Streetscape Recommendations

Guidelines

1. **Preserve Historic Site Elements:** Maintain original sidewalk widths, alignments, and setbacks that define the streetscape rhythm. Preserve historic paving materials such as bluestone, brick, or early concrete pavers. Retain mature trees, planting beds, hedgerows, and original stone, brick, or early concrete retaining and boundary walls.
2. **Sidewalks:** Maintain original sidewalk widths, alignments, and materials. Replace in-kind or with concrete tinted and scored to match historic patterns.
3. **Walkways:** Use brick, stone, or scored concrete for walkways leading to entrances. Avoid modern materials that conflict with historic textures or rhythms.
4. **Driveways:** Preserve narrow, side-yard driveways. Do not add front-yard driveways or curb cuts where they did not historically exist.
5. **Parking Areas:** Avoid parking in front of primary façades. Locate parking at the rear or side of the lot. Minimize paving and use simple materials like asphalt or exposed aggregate. Screen with landscaping or low walls to reduce visibility.
6. **Fences:** Install wood or metal fences that reflect historic forms. Avoid vinyl, opaque panels, or excessively tall fencing on street-facing front yards.
7. **Walls:** Preserve historic stone, brick, or concrete walls. New walls should match historic materials in texture and finish, and remain low and unobtrusive.
8. **Decks & Patios:** Locate decks and patios at rear or secondary elevations. Use painted wood or traditional masonry; avoid composite materials on historic structures.

Recommendations

1. **Yards and Setbacks:** Maintain traditional front and side yard setbacks. Avoid adding structures, paving, or equipment that disrupts open space and streetscape rhythm.
2. **Plantings and Vegetation:** Retain mature trees and historic vegetation where present. New plantings should be informal, modest in scale, and compatible with the building and surrounding context.

Inappropriate Treatments

- ✗ **Front-Yard Parking:** Do not add curb cuts or install front-yard parking pads where none historically existed.
- ✗ **Incompatible Materials:** Avoid replacing historic sidewalks or walls with stamped concrete, faux-stone, or modern veneers that clash with traditional materials.
- ✗ **Visual Obstruction:** Do not use tall fences, solid walls, or dense hedges that block views of the building's façade from the street.
- ✗ **Artificial Landscaping:** Avoid artificial turf, gravel yards, or decorative stone gardens in visible yard areas.
- ✗ **Oversized Retaining Walls:** Do not construct retaining walls that significantly alter historic grades or overwhelm the scale of the building or site.

✗ **Inappropriate** Etched driveway branding disrupts historic character

✗ **Inappropriate** Vinyl fencing and faux brick pavers

Additional Guidance

Interpreting the Standards #39: Changes to Historic Site

Accessibility

Ramps

Where barrier-free access is required, ramps should be designed to minimize visual and physical impacts to historic buildings. Interior solutions are preferred when feasible, particularly along Main Street, where façades often retain original detailing. Exterior ramps must be compact, located on secondary elevations when possible, and avoid obstructing doors, windows, or porches. Materials such as painted wood, brick, or powder-coated metal railings are most appropriate. Handrails should be simple in design. Where needed, modest signage—such as a small wooden plaque or symbol on the building—may be added to direct visitors to accessible entrances.

Lifts

Vertical platform or stair lifts may be appropriate when ramps are not feasible due to grade, setback, or visual disruption. Lift equipment should be placed at rear or side elevations, avoiding primary façades. Installations must be reversible and should not damage or obscure historic fabric, such as cornices, entry surrounds, or masonry bases. Exposed components should be painted or clad in finishes compatible with the adjacent wall and trim.

Doors

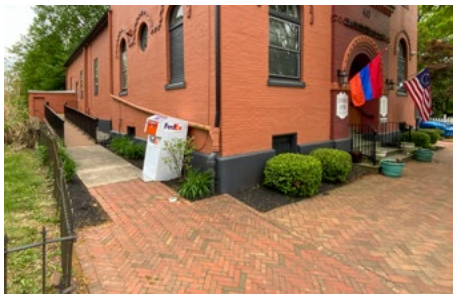
Original doors, frames, transoms, and sidelights—particularly those on Georgian, Greek Revival, and Queen Anne-style residences—are integral to the historic streetscape and should be preserved. Accessibility improvements such as offset hinges or automatic actuators should be added discreetly. When hardware or mechanisms are introduced, they should be mounted in unobtrusive locations with concealed wiring. Where door replacement is unavoidable, new doors must match the original in scale, proportions, and detailing to retain the building's character.

Guidelines

1. **Barrier-Free Access:** Provide accessible routes and entrances that comply with code while preserving historic materials and character-defining features. Use the flexibility of applicable exceptions to ADA and NJ Rehabilitation Subcode to minimize alterations.
2. **Ramps:** Place ramps on secondary elevations and use simple, traditional materials like wood , brick, or painted metal. Bright mill finish metal is not appropriate.
3. **Lifts:** If less obtrusive than a ramp, consider a platform or stair lift located on a secondary or rear elevation. Screen with landscaping or low walls to reduce visual impact.
4. **Doors:** Retain original doors and surrounds when feasible. Use offset hinges or low-profile thresholds to improve clearance.

Secretary of the Interior's *Standards*

Sensitive solutions to meeting accessibility and life-safety code requirements are an important part of protecting the historic character of the building and site. Thus, work that must be done to meet use-specific code requirements should be considered early in planning a rehabilitation of a historic building for a new use. Because code mandates are directly related to occupancy, some uses require less change than others and, thus, may be more appropriate for a historic building. Early coordination with code enforcement authorities can reduce the impact of alterations necessary to comply with current codes.



Ramp located on a secondary elevation without disrupting character-defining features

Additional Guidance

NPS Preservation Brief #32: Making Historic Properties Accessible

ADA Standards for Accessible Design

Mechanical & Utility Equipment

Mechanical, utility, and service equipment—including HVAC systems, utility meters, venting systems, and solar technologies—are vital for modern function but can have a disruptive visual impact on Moorestown's historic buildings if improperly placed. Inappropriate installation may obscure historic features, disrupt façade compositions, or detract from the overall architectural integrity of the streetscape, particularly along prominent corridors such as Main Street and Chester Avenue.

Along Main Street, where buildings range from converted residential properties to purpose-built commercial blocks, rooftop units and exhaust systems are often needed for retail, office, or institutional uses. However, these systems must be discreetly located and screened to avoid visibility from the public right-of-way and to preserve features such as decorative cornices, historic signbands, and parapets.

In residential neighborhoods, equipment such as air conditioning compressors, satellite dishes, and electric meters must be carefully sited to maintain the visual integrity of front yards, porches, and primary façades.

Placement

Placement is critical to minimizing visual disruption. On commercial buildings along Main Street, locate mechanical systems behind parapets, at rear elevations, or within roof valleys not visible from the street. Avoid mounting equipment on façades or where it would obscure storefronts, transoms, or ornamental features. In residential areas such as Second or Central Streets, equipment should be placed in rear yards or on secondary elevations. Avoid locating HVAC units or meters on front porches or along primary walls. Where side placement is unavoidable, use screening to reduce visibility and ensure compatibility with the building's architectural style.

Screening

When equipment cannot be entirely concealed by placement, screening is essential. On Main Street, rooftop equipment should be shielded with elements that appear integral to the roofline, such as parapet extensions or louvered enclosures finished to match the building. In residential areas, use low wooden fences, lattice panels, or evergreen hedges to conceal compressors, trash bins, or utility boxes. Screening must not damage historic materials, block windows or vents, or appear as an afterthought. Instead, it should read as a cohesive and intentional part of the site design.

Solar Technologies

Solar energy systems can be compatible with historic buildings when designed to minimize visibility and avoid damage to historic materials. In Moorestown, where rooflines, materials, and streetscape views are defining features, solar installations must balance sustainability with preservation.

Panels should be placed on rear-facing roof slopes or secondary elevations not visible from the public right-of-way. Suitable locations include rear gables, ells, or detached garages. On flat-roofed buildings along Main Street, panels may be installed behind parapets or set back to remain hidden from view. Panels must lie flush with the roof surface, follow the roof pitch, and avoid interfering with dormers, chimneys, or decorative features. Conduit and hardware should be concealed or painted to match adjacent surfaces, and reflective coatings should be avoided in favor of matte finishes.

Solar panels are not appropriate on historically significant materials like slate, clay tile, or terracotta, which are easily damaged and contribute to the building's historic character. All installations must be reversible, allowing removal without permanently altering the structure. Not all roofs within the historic district can appropriately accommodate solar panels.

Existing Roof	Solar Technology
Architecturally significant element, configuration, or historic material	✗
Asphalt shingle or other non-historic material	✓[1]
New Construction or Addition	✓[1]

[1] Minimally or not visible without impacts to significant architectural features

Guidelines

1. **Location:** Place HVAC units, generators, fuel tanks, antennas, satellite dishes, and utility meters on rear or secondary elevations, or on roof areas set back from view. Avoid placement on primary façades, front yards, or visible roof surfaces.
2. **Visual Impact:** Select low-profile, neutral-finish units scaled to the building. Mount rooftop equipment on rear slopes or behind parapets. Route conduit and cabling along secondary surfaces, aligned with trim or architectural elements, and paint to match adjacent material.
3. **Screening:** Screen equipment with landscaping, wood fencing, or masonry enclosures that are compatible in material, color, and scale with the building.
4. **Reversibility:** Install equipment using methods that do not damage historic materials. Group utility meters and panels in a single, discreet location.
5. **Solar Panels:** Install solar panels on secondary roof slopes, outbuildings, or ground-mounted systems where not visible from the public right-of-way. Panels must be flush-mounted, follow the roof pitch, and use dark, matte finishes with non-reflective frames. Avoid placement on primary roof surfaces or over historic materials.

✗ **Inappropriate** Visible unscreened mechanical equipment in a front yard

✗ **Inappropriate** Visible rooftop mechancial equipment

✗ **Inappropriate** Solar panel installation visible from the street

Additional Guidance

NPS Interpreting the Standards #52: Incorporating Solar Panels in a Rehabilitation Project

Additions & New Construction

Adding to Historic Fabric

Context

Moorestown's historic district showcases a diverse architectural heritage, shaped over generations through careful building and thoughtful adaptation. New construction and additions should honor this legacy by respecting established patterns of scale, massing, form, materials, and craftsmanship. The Secretary of the Interior's Standards for Rehabilitation emphasize compatibility, meaning new projects must complement the existing historic fabric without imitating or diminishing its integrity. Design excellence is essential; contemporary interpretations should thoughtfully engage with their surroundings, avoiding stark contrasts or superficial replications that could disrupt the district's character.

Craft

Thoughtful additions help ensure Moorestown's historic buildings remain functional and sustainable for modern use. However, necessity alone does not justify compromising historic character or craft. Additions should be carefully sited and designed to minimize visibility, respecting the scale and proportion of historic structures. High-quality materials and attention to detail are critical for achieving this goal. New work must exhibit craft consistent with the district's tradition of architectural excellence, reflecting a thorough understanding and appreciation of historic building practices, patterns, materials, and textures.

Contribution

New construction within Moorestown's historic district should be seen not as isolated interventions but as contributions to an evolving architectural narrative. Thoughtfully designed new buildings enrich the district by reinforcing historic streetscapes, enhancing visual coherence, and continuing the legacy of sensitive design. The guidelines include diagrams and visual examples to clarify the differences between appropriate and inappropriate approaches. These illustrations highlight how factors such as massing, roof pitches, setbacks, fenestration, and material choices influence the perception of a project's appropriateness. Ultimately, the goal of any addition or new construction project is to create architecture that future generations will recognize as a thoughtful and meaningful contribution to Moorestown's layered heritage.

Previous:
John C. Hopkins House | 10 W. Main St

Additions

Rear brick addition is utilitarian in design, preserving the building's primary Second Empire-style

Preserving the architectural integrity and cohesive visual character of Moorestown requires thoughtful design of additions to existing buildings. Additions—whether to expand living space, improve accessibility, or support new uses—can be compatible with historic buildings when carefully designed to respect historic forms, materials, and streetscapes.

Historically, additions in Moorestown evolved incrementally, often as rear ells, porches, or modest wings. These additions responded to practical needs while preserving the character of primary façades. Over time, some historic additions—such as the eastern wing and porch of the Smith-Cadbury Mansion and the entry porticos added to 76–78 E. Main St—have acquired historic significance in their own right. Their scale, detailing, and materials reflect the architectural character of their periods and now contribute to the district's layered historical narrative.

Conversely, several additions made during the mid-to-late 20th century have compromised historic buildings. Along Main Street, several residences converted for commercial use—such as 27 E. Main St, and 45 E. Main St—suffered from inappropriate additions, including enclosed porches, false frontages, and unsympathetic storefront infill. These changes disrupted original façades, obscured porches and windows, and weakened the historic integrity of the streetscape. Future additions should learn from these examples, avoiding excessive visual impact and preserving distinctive features.

Secretary of the Interior's *Standards*

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPC Priority:
Subordinate Additions

New additions should be smaller than the historic building – it should be subordinate in both size and design to the historic building.

Additional Guidance

Preservation Brief 14: New Exterior Additions to Historic Buildings

Site Placement

Minimal setbacks and continuous building frontages characterize Moorestown's commercial core along Main Street. Historically, commercial expansions—such as the rear addition to 2 E. Main St—respected established building alignments and preserved pedestrian access and visibility. Inappropriate front additions at 11-13 E. Main St and 137 W. Main St, however, introduced solid enclosures and false façades that severed the architectural dialogue between building and street. In residential contexts, historic additions were typically located at the rear or sides of the property. They preserved front yard open space and maintained the rhythm of modest porches and tree-lined setbacks. In contrast, properties like 205 Chester Avenue illustrate how poorly placed additions can disrupt streetscape cohesion. New additions should reinforce the existing lot configuration and maintain the building's original orientation, especially in areas with narrow lots and closely spaced homes. Additions must avoid dominating or obscuring primary façades.

Smith-Cadbury Mansion's later addition (left portion) reflects 19th-century construction practices and has gained historic significance

Height, Massing, Proportion & Scale

Moorestown's historic buildings reflect consistent attention to scale and proportion, from compact vernacular cottages to larger Italianate or Georgian Revival residences. Rear wings or porches were traditionally subordinate to the main block. Compatible examples include 10 W. Main St and the wing additions at 91 E. Main St. In contrast, several Main Street conversions—such as 61 and 55 E. Main St—introduced bulky false fronts or upper-story additions that disrupted the proportions of formerly residential façades. These interventions diminished the architectural integrity and legibility of the original structures. New additions should adopt roof pitches, massing, and horizontal alignments that are sympathetic but distinguishable. Additions must remain secondary in scale, allowing the historic structure to remain the prominent focus.

Early 20th-century porticos at 76-78 E. Main St add architectural interest and rhythm to the façade; contributing to historic character

Architectural Features & Materials

Historically, additions in Moorestown drew from the architectural vocabulary of their time while often prioritizing compatibility with the host structure. The Smith-Cadbury Mansion's porches at 12 High Street and the eastern wing of the same building demonstrate how later features can enhance a historic structure when designed in keeping with its materials and scale. By contrast, additions that introduced incompatible materials—such as aluminum storefront panels, modern brick veneers, or oversized fenestration—have significantly altered several properties on Main Street, such as 111-113 W. Main St and 61 E. Main St. These treatments clash with traditional details and obscure key elements, such as porches, cornices, and windows. Future additions should incorporate traditional materials, detailing, and finishes that respect the building's original design while signaling the addition as a product of its own time. Clear differentiation, high-quality craft, and reversibility remain essential preservation principles.

✗ **Inappropriate** Original c. 1880 Second Empire house was covered by a front addition around 1925

✗ **Inappropriate** 1860s Italianate house obscured by mid-20th-century front commercial addition

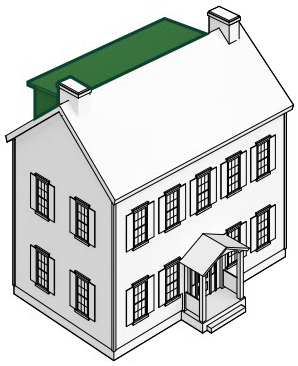
Dormers & Rooftop Additions

When considering rooftop and dormer additions, it is crucial to mindful of the historical context and existing building's architectural integrity. Historically, rooftop additions were modest, proportionate, and minimally visible from the street, primarily designed to accommodate additional interior space or enhance lighting and ventilation in attic levels. This sensitivity to the original structure's scale and style must continue today.

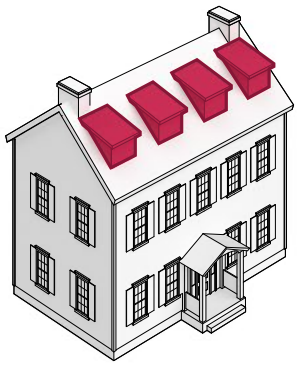
New rooftop and dormer additions should be clearly secondary to the original building in terms of height, scale, and overall visibility. They should not dominate or substantially alter the primary façades or historic roof profiles. Dormers should match the rhythm, spacing, and proportions of existing historic dormers or neighboring properties, where present. The use of materials that harmonize with historic building materials while remaining distinctly contemporary is crucial to maintaining the district's architectural harmony.

✗ **Inappropriate** Oversized dormer overwhelms the mansard roof and disrupts the original proportions.

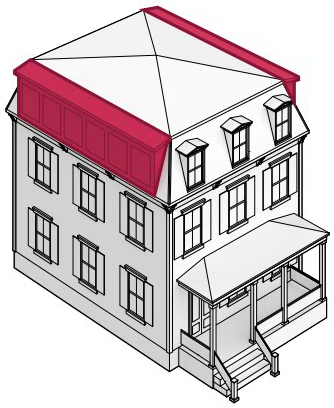
✗ **Inappropriate** Poorly scaled dormers lack contextual alignment.



✓ **Appropriate** Rooftop addition is modest and minimally visible, preserving the historic roofline.



✗ **Inappropriate** Oversized front-facing dormers disrupt the original roof form and dominate the historic façade.



✗ **Inappropriate** Full-story rooftop addition overwhelms the historic building and alters its scale, form, and character.

Contributing Property

1. **Placement:** Locate rooftop and dormer additions toward the rear or secondary elevations, ensuring they are minimally visible from public streets and sidewalks.
2. **Historic Rooflines:** Preserve original roof shapes, pitches, and defining features. Do not remove or significantly alter existing dormers, chimneys, or rooflines.
3. **Scale and Proportion:** Ensure dormer and rooftop additions are subordinate to the primary roof and consistent with existing dormers in terms of height, width, and overall proportions.
4. **Compatibility:** Use design elements and details that complement the historic building without exact replication. Avoid oversize dormers or rooftop additions that alter historic massing.
5. **Materials and Finishes:** Choose materials compatible with the existing building, such as painted wood siding, slate or asphalt shingles, or metal roofing with traditional finishes.
6. **Differentiation:** Clearly distinguish new dormers or rooftop additions as contemporary interventions through simplified detailing or subtle changes in materials, avoiding historical mimicry.

Non-Contributing Property

1. **Compatibility:** Dormers and rooftop additions should respect the scale, form, and roof profiles prevalent in the surrounding historic district.
2. **Visibility:** Position additions to minimize impact on historic views and streetscape continuity.
3. **Materials:** Employ materials that are sympathetic to the overall historic context, ensuring durability and visual harmony with adjacent Contributing Properties.

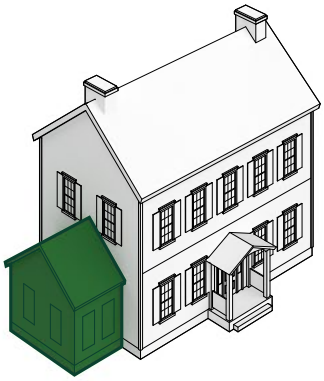
Inappropriate Treatments

- ✗ **Dominant Additions:** Installing overly large or visually intrusive rooftop additions or dormers that disrupt original roof profiles, alter historic massing, or overpower the building.
- ✗ **Primary Façade Placement:** Adding dormers or rooftop structures on the front elevation or highly visible roof surfaces that detract from key historic features.
- ✗ **False Historicism:** Replicating historic dormers or rooftop elements so closely that it creates confusion about the building's historic development.
- ✗ **Unsuitable Materials:** Using visually incompatible or low-quality materials, such as vinyl siding, reflective metal panels, synthetic stucco (EIFS), or heavily textured roofing products.
- ✗ **Generic Designs:** Employing standardized dormer or rooftop additions that disregard Moorestown's unique architectural context, rhythm, and roof forms.

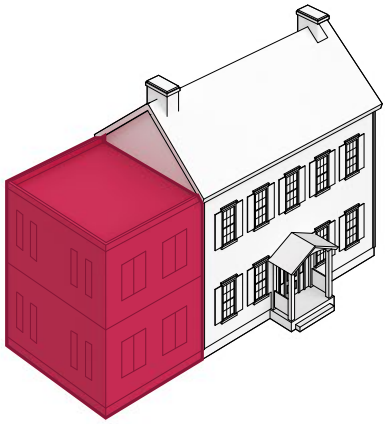
Side & Rear Yard Additions

Lateral additions in the side or rear yard must be sensitively located to respect the district's historic fabric and streetscape character. In residential areas, additions were historically placed at the rear or on secondary elevations, preserving the prominence and rhythm of primary façades and porches. This tradition should be continued today.

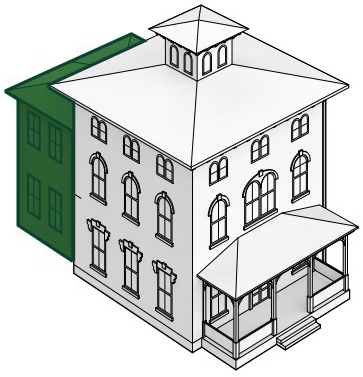
New additions must be clearly subordinate in height, volume, and form. They should not extend beyond the side planes of highly visible façades on corner lots or obscure architectural elements such as bay windows, dormers, or original porches. On commercial properties along the northern side of Main Street, where building footprints were traditionally built to the lot lines, additions should be concentrated to the rear. Transitions between historic buildings and additions should be expressed through setbacks, lower rooflines, or discreet connectors. Compatible materials, proportions, and detailing are essential, but additions should remain distinguishable from the original structure to avoid creating a false sense of historical development.



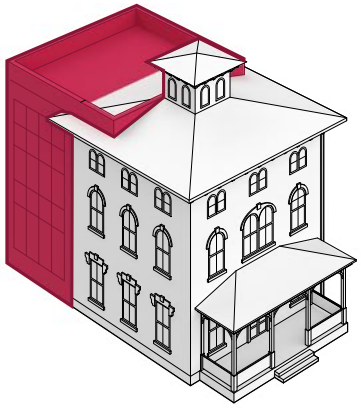
✓ **Appropriate** Side addition subordinate and set back from the primary façade, preserving the building's historic form.



✗ **Inappropriate** Side addition overwhelms the original structure and disrupts the historic streetscape rhythm.



✓ **Appropriate** Rear addition is minimally visible, detailed in a simpler manner than the original, with a lower roofline.



✗ **Inappropriate** Rear addition dominates the historic structure and obscures original architectural elements and massing.

✗ **Inappropriate** Poorly-placed additions can disrupt streetscape cohesion

Contributing Property

1. **Placement**: Locate additions at the rear or on secondary side elevations, set back from the primary façade and minimally visible from the street. Preserve the original orientation, yard configuration, and site features such as fences, mature trees, and walkways.
2. **Preserve Historic Form:** Attach additions in a way that avoids permanent damage to the historic structure. Do not remove or obscure rooflines, cornices, porches, or decorative trim that define the building's character.
3. **Reversibility:** Ensure additions are distinguishable and can be removed without loss of historic material. Design the connection to allow for restoration of the original form.
4. **Subordinate Scale:** Additions must be smaller in scale and massing than the original structure. Avoid additions that overpower the historic building or disrupt the rhythm of the streetscape.
5. **Height & Proportions:** Match floor levels, eave heights, and roof slopes where compatible, especially for visible additions.
6. **Materials:** Use exterior materials and finishes that are compatible with the historic structure, such as painted wood siding, brick, or divided-lite windows.
7. **Differentiation & Compatibility:** Design additions to be visually compatible but clearly new. Avoid imitating historic details exactly. Use simplified trim, scaled-down elements, or modern interpretations that complement the original building.

Non-Contributing Property

1. **Scale and Placement:** Place additions at the rear or secondary side elevation to minimize visibility from the street and preserve the overall streetscape character.
2. **Compatibility:** Design additions to be proportional to the existing building and compatible with surrounding historic structures in massing, roof form, and orientation. Maintain consistent height relationships and simple building volumes.
3. **Materials:** Select durable, well-detailed materials that are sympathetic in scale, color, and finish to nearby Contributing Properties.

Inappropriate Treatments

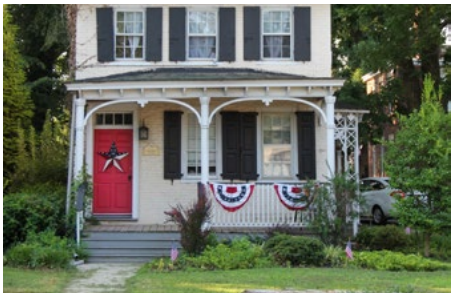
- ✗ **Additions on Primary Façades:** Attaching additions to the front of historic buildings or prominently visible elevations that disrupt original massing or obscure character-defining features such as porches, windows, or cornices.
- ✗ **Overwhelming Scale or Height:** Designing additions that exceed the height, width, or volume of the original structure, making the historic building appear subordinate.
- ✗ **False Historical Imitation:** Using exact replicas of historic detailing or ornamentation that create a false sense of history and blur the distinction between old and new construction.
- ✗ **Incompatible Materials:** Applying materials that clash with the historic building or surrounding context, such as vinyl siding, synthetic stone veneer, exposed CMU block, mirrored glass, or synthetic stucco (EIFS).
- ✗ **Generic Prototype Designs:** Using standardized plans or corporate-style forms that ignore Moorestown's architectural context, lot patterns, or roof forms.

Porch Additions

Porches are integral components of Moorestown's historic streetscape, contributing significantly to the architectural character, rhythm, and pedestrian scale of the community. Inappropriate porch additions can obscure character-defining architectural features and compromise a historic building's integrity, disrupting future generations' understanding of its authentic form and design. As such, the addition of a porch on the front elevation is rarely appropriate due to its potential to significantly alter the original composition and visual balance of the building. Such front porch additions may only be justified through documentary historical evidence, such as historic photographs demonstrating that a porch existed historically.

New porches on side or rear elevations must remain visually subordinate and harmonious. Porch additions should be thoughtfully scaled and detailed, reflecting the architectural style, materials, and proportions of the original structure without mimicking it exactly. Elements such as flooring, columns, railings, balustrades, roof forms, and decorative detailing should be sensitively selected to complement—not compete with—the historic building. Ensuring that new porches do not dominate views of primary façades is essential in maintaining the historic character and integrity of Moorestown's streetscapes, allowing the original structure to remain the dominant visual element.

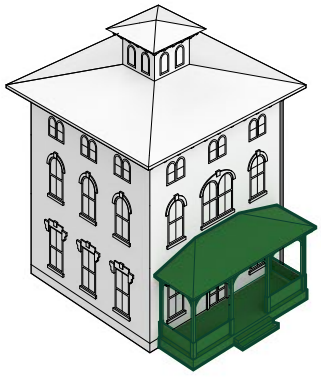
✗ **Inappropriate** Porch expansion and enclosure obscures the original building



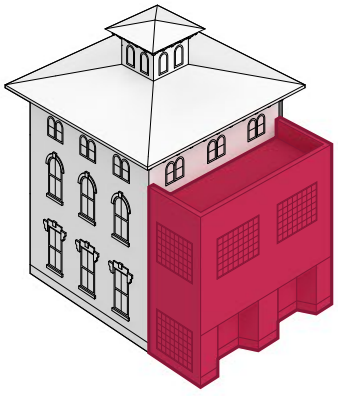
Victorian-era porch added to a Greek Revival house is part of its historic significance

Early 20th-century porch addition at 123 E. Main St has acquired historic significance.

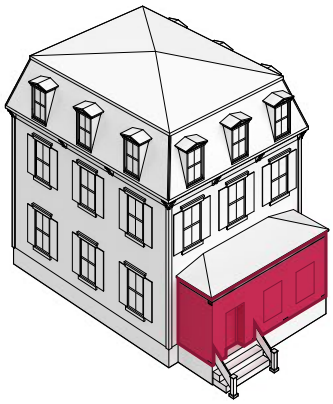
Porches added to the Smith-Cadbury Mansion over time.



✓ **Appropriate** Porch rebuilt based upon a historical photo complements the façade without obscuring architectural features.



✗ **Inappropriate** Porch addition is oversized, overwhelming the building, and obscuring original details.



✗ **Inappropriate** Enclosure of the front porch with incompatible window openings.

Contributing Property

1. **Placement:** Locate new porch additions on secondary elevations to minimize visual impact. Preserve the original configuration, symmetry, and architectural character of primary façades, entryways, and prominent architectural features.
2. **Scale and Proportion:** Design porch additions to be subordinate in scale, massing, and volume to the original building. The height, width, and projection of porch additions should be compatible with historic patterns on adjacent contributing properties.
3. **Materials and Details:** Utilize historically appropriate materials such as painted wood flooring, steps, columns, railings, balustrades, and trim. Match or reference authentic historic detailing in terms of scale and visual character, but avoid overly elaborate ornamentation that imitates or competes with the original building's design.
4. **Roof Forms:** Porch roofs should reflect traditional forms used in the district—such as gabled, hipped, or shed with appropriate cornice detailing. Match roofing materials with those of the existing building or other historically appropriate materials found within the district.
5. **Visibility and Transparency:** Porch additions should be open and visually permeable, preserving transparency and maintaining views of historic façades and entrance doors. Avoid enclosing historic porch designs with solid walls or permanent glazing.
6. **Reversibility:** Construct porch additions so they can be removed in the future without damaging historic fabric or essential architectural features.

Non-Contributing Property

1. **Placement and Scale:** Porch additions should be sensitively placed to minimize visibility from the street and designed to complement the massing, scale, and proportions of surrounding contributing historic buildings.
2. **Design and Detailing:** Porches should reflect contemporary interpretations of traditional forms found within the district. Detailing should be simplified yet compatible, avoiding stark contrasts or overly decorative treatments.
3. **Materials:** Choose materials that are compatible with historic materials in scale, texture, and finish. Durable contemporary materials may be appropriate if visually compatible and sympathetic to the historic context.

Inappropriate Treatments

- ✗ **Dominant Porches:** Porch additions that overwhelm or obscure historic façades, doorways, or significant architectural details.
- ✗ **False Historical Details:** Applying ornate details or design elements that inaccurately replicate historical styles or suggest an earlier historical period than the existing building.
- ✗ **Enclosed Porches:** Permanent enclosure of porches with solid walls, glass, vinyl siding, or screens that eliminate openness, transparency, and visibility of historic architectural elements.

Garages & Accessory Structures

Moorestown's historic residential lots frequently included modest outbuildings, typically situated at the rear of the property. Structures such as carriage houses, garages, and workshops were traditionally utilitarian in form and sited to preserve the view of the main house from the street. Surviving examples, including early garages in the "Company Grounds" and carriage houses behind larger homes on Chester Avenue or Main Street, should be preserved and sensitively rehabilitated.

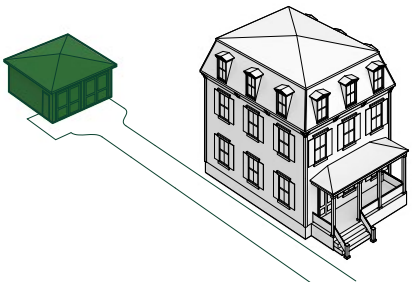
New accessory structures must continue this pattern, remaining clearly secondary in scale and massing. They should be located behind the principal building and not compete visually with the historic streetscape. Their design should reference the form, roof pitch, and materials of the main building without replicating its detailing. Board-and-batten siding, wood shingles, or painted clapboard may be appropriate when applied with restraint.

False historicism—such as cupolas, over-scaled brackets, or elaborate ornament—is discouraged. Instead, new outbuildings should present a simplified, contemporary expression that complements the historic setting. Landscaping and site features, such as fences or hedgerows, can help integrate accessory structures into the overall property while minimizing visual impact.

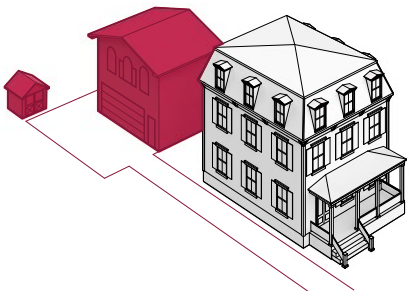
Garages should always be subordinate in scale to the primary building

Detached garages should be complimentary to the style of the primary building and modest in detailing

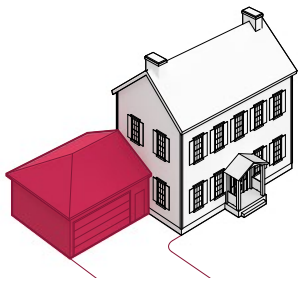
Attached garages were added later and are generally not appropriate



✓ **Appropriate** Garage located at rear of property, subordinate and compatible with the historic building.



✗ **Inappropriate** Garage is excessively large and not in a historically accurate location while pre-fabricated shed is visible



✗ **Inappropriate** Attached garage disrupts streetscape and visually competes with the primary façade.

Contributing Property

1. **Placement**: Locate garages, carriage houses, and other outbuildings in the rear yard, consistent with historic siting patterns. Minimize visibility from the street. Side yard placement may be appropriate only if historically documented.
2. **Development Patterns:** Maintain traditional spatial relationships between the main house and accessory buildings. Do not disrupt yard configuration.
3. **Site Features:** Preserve mature trees, original fences, and historic site elements. Design the placement of new structures to avoid altering the historic setting.
4. **Scale:** Keep accessory structures clearly subordinate in height, massing, and volume to the main house. Avoid oversized garages or pool houses that compete with the primary building.
5. **Massing:** Use simple, compact forms similar to historic outbuildings—such as gable- or hipped-roof garages or carriage barns.
6. **Roof Form:** Select roof pitches and orientations that relate to, but do not duplicate, the primary structure. Maintain a secondary visual presence.
7. **Materials:** Use compatible materials such as wood siding, brick, or architectural asphalt shingles. Finishes should match or complement those of the main building.
8. **Architectural Details:** Keep detailing restrained. Incorporate simplified elements—such as bracketed eaves or divided-lite windows—without mimicking full decorative treatments.

Non-Contributing Property

1. **Placement:** Locate accessory structures toward the rear of the property to minimize visibility and maintain established streetscape patterns.
2. **Scale and Massing:** Design accessory structures as modest, subordinate structures that complement the scale and form of adjacent historic properties.
3. **Materials:** Utilize durable, high-quality materials that are visually compatible with the historic district, such as painted wood siding, brick, or architectural asphalt shingles.
4. **Architectural Character:** Employ simplified architectural detailing that references—not replicates—historic garage forms. Ensure new designs harmonize with the district's overall visual character.

Inappropriate Treatments

- ✗ **Front-yard Garages:** Placement of garages or sheds at or forward of the primary façade or prominently visible from the street, disrupting traditional streetscape character.
- ✗ **Oversized Structures:** Construction of accessory buildings—garages, pool houses, or sheds—that are out of scale or visually compete with the main building.
- ✗ **Incompatible Materials:** Use of visually discordant materials including vinyl siding, synthetic stone veneer, or unfinished concrete block.
- ✗ **Pre-Fabricated Sheds:** Installation of generic, pre-fabricated sheds or accessory buildings that lack architectural context, detailing, or compatible materials with the historic district.
- ✗ **Alteration of Site Features:** Placement that requires removal or alteration of mature trees, historic fences, gardens, or other significant landscape features.

New Construction

Aerial view showing the north side of Main Street (left) with a higher concentration of postwar infill, in contrast to the south side (right), where historic civic and religious buildings remain largely intact.

New construction within the historic district presents a meaningful opportunity to reinforce the community's layered architectural identity while contributing a contemporary chapter to its evolving character. Whether filling a vacant lot (infill) or replacing a non-contributing structure, new buildings must respond thoughtfully to the context of their surroundings—including historic lot dimensions, building orientation, setbacks, and roof forms—while introducing high-quality design that reflects current needs and values.

Throughout Moorestown's history, new construction has reflected the changing uses and cultural aspirations of its residents. The insertion of banks and civic buildings along Main Street in the early 20th century, and the conversion of houses to professional offices all illustrate how development occurred in ways that generally respected scale, rhythm, and materiality. New construction today must continue this tradition of context-sensitive growth, adding to the district without overwhelming it.

New buildings should be compatible with historic forms in terms of massing and materials, but should not replicate earlier styles. Contemporary design approaches are welcome where they reinforce the cohesive character of the streetscape and maintain the visual hierarchy of historic buildings.

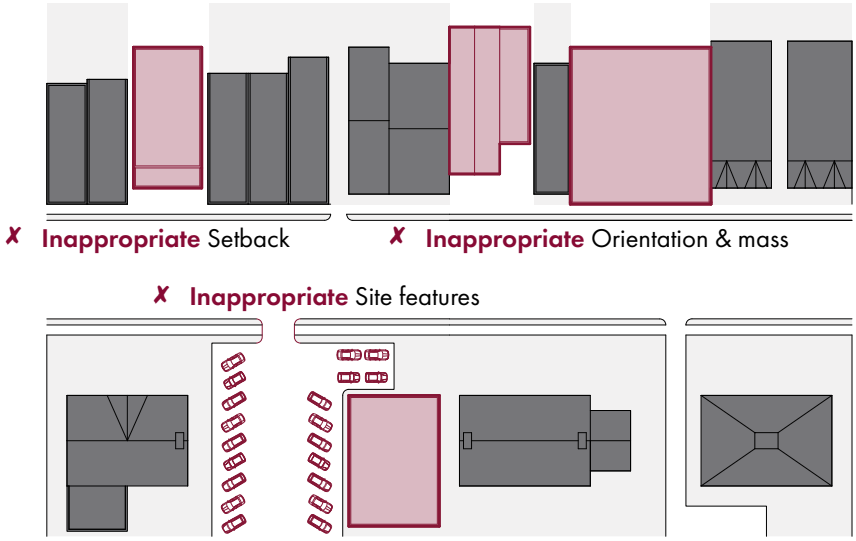
HPC Priority:
Compatibility of New Construction

Compatibility requires more than similarities of massing or abstract references; it must be a primary objective of the design professional and an integral part of the design process for projects in historic districts.

Site Placement

In Moorestown's residential areas—such as around Chester Avenue and Central Avenue—new construction should follow established siting patterns: buildings oriented toward the street, set back consistently with neighboring homes, and placed on narrow lots with side yard spacing. Front yards typically feature modest landscaping and clearly defined walks to porches. In contrast, wide front setbacks, attached front-facing garages, and expansive paving disrupt the intimate scale and should be avoided.

Along the north side of Main Street, new buildings should reinforce the streetwall formed by consistent front setbacks, continuous storefronts, and pedestrian-scaled entries. Variations such as large front parking areas or deep setbacks are inconsistent with the district's traditional commercial fabric. Main entrances should face the street, with service areas located on the side or rear elevations. Buildings must engage the sidewalk and maintain active street-level use to support Moorestown's historic village center character.



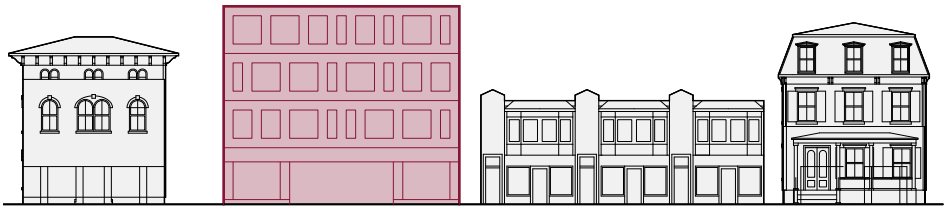
Guidelines

1. **Development Patterns:** Match established lot widths, building spacing, and setbacks found in adjacent Contributing Property.
2. **Building Orientation:** Orient new buildings toward the street, consistent with traditional streetscapes seen on Chester Avenue, Central Avenue, and Main Street.
3. **Setbacks:** Follow shallow front setbacks in residential areas. Maintain zero-lot-line setbacks and continuous streetwall along Main Street's commercial blocks.
4. **Streetscape Rhythm:** Design façades to reflect the rhythm of historic properties—narrow widths, articulated bays, and pedestrian-scaled divisions. Avoid overly wide structures or large front yard voids.
5. **Circulation Patterns:** Incorporate traditional access features such as front walks, rear alleys, and recessed entries in commercial areas.
6. **Site Features:** Preserve historic site elements including mature trees, original topography, iron or wood fences, brick walkways, and granite curbing.
7. **Building-to-Open-Space:** Provide front and side yard open space consistent with adjacent development patterns of historic properties.

Height, Massing, Proportion & Scale

Moorestown's historic buildings exhibit a wide range of styles but maintain a consistent architectural scale. Residences typically range from 1½ to 2½ stories, with compact massing and articulated roof forms. New residential construction must respect this scale, especially on narrow streets like Second, where bulkier forms would overpower modest vernacular houses. Larger houses should be divided into smaller volumes to minimize their visual impact.

Commercial buildings along Main Street range from modest one-story storefronts to grander two–to three–story banks and civic buildings. New construction should relate to the height and rhythm of adjacent buildings. Where a larger mass is necessary, upper floors should be stepped back or articulated with varied rooflines and fenestration. Inappropriate examples—such as blank façades, oversized additions with no visual relief, or modern glass façades that do not fit the historic context—undermine the street's rhythm and should be avoided.



✗ **Inappropriate** Height & massing

✗ **Inappropriate** Proportion

✗ **Inappropriate** Scale & massing

Guidelines

8. **Height:** Match the height of adjacent Contributing Property. Use 1½–2½ story forms in residential contexts and 2–3 story forms with consistent cornice lines in commercial areas.
9. **Proportions:** Design façades with vertical and horizontal relationships that align with nearby historic buildings. Maintain typical door and window proportions.
10. **Articulate Massing:** Break large volumes into smaller, readable parts using step-backs, projecting bays, and varied rooflines. Use cornices or water tables to define story levels.
11. **Preserve Public Viewsheds:** Avoid blocking historic side yards, rear gardens, or views between buildings. Preserve open visual corridors where they exist.

Architectural Features

New construction should interpret—not imitate—Moorestown's distinctive architectural features. In residential areas, roof forms such as front-gabled or hipped roofs, open porches, double-hung windows, and painted wood trim establish a vernacular rhythm. Features like front porches are especially characteristic and should be included in new designs with traditional proportions, materials, and transparency. On Main Street, new commercial buildings should include a clear storefront hierarchy—bulkhead, display window, transom, and signband—topped by upper-story windows arranged in a vertical rhythm. Appropriate cues include cornices, brick pilasters, recessed entries, and rhythmic window groupings. Incompatible treatments, such as corporate prototypes or mirrored glass, conflict with the district's character.

Mansard roof with arched dormer and bracketed cornice

Steep gable with grouped windows and patterned brick

Projecting bay with scrollwork brackets and cornice detail

Full-width front porch

Symmetrical entry

Double-hung window

Guidelines

12. **Façade Rhythm** Maintain a balance of solid walls and window openings. Avoid blank façades or excessive glass, especially at street level.
13. **Align Openings:** Align windows and doors with historic patterns and heights. Keep regular spacing consistent with adjacent Contributing Property.
14. **Fenestration:** Use vertically proportioned windows with traditional trim and operation. Double-hung sash in painted wood or aluminum-clad wood is preferred.
15. **Roof Forms:** In residential areas, use gable, cross-gable, or hipped roofs with moderate pitch. In commercial areas, use flat roofs with parapets and defined cornices or slopes to match adjacent historic buildings.. Avoid exaggerated or shallow modern roof forms.
16. **Entries & Porches:** Include porches on residential buildings where historically typical. Use traditional depth, railing height, and column details. Avoid enclosed or incompatible porch treatments.
17. **Dormers:** Use dormers that are modest, secondary, and aligned with windows below. Avoid oversized, flush wall, or shed dormers that dominate the roof.

Materials

New construction in Moorestown should use materials that are consistent with the historic fabric of the district, including:

- Painted wood, smooth fiber cement, or natural cedar
- Brick, particularly in Flemish bond or running bond patterns
- Natural stone or compatible masonry
- Roofing materials such as slate, cedar shingles, standing seam metal, or architectural asphalt shingles with a subdued color range

Material transitions must be logically placed at building corners, rooflines, or story breaks and should demonstrate care in installation and finish. Authenticity of craft—through proper trim details, cornice depth, and surface textures—is critical to ensuring visual compatibility.

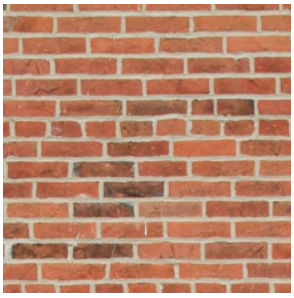
Slate shingles with color variation

Standing seam metal roof

Smooth limestone with carved ornament

Wood shingles with weathered texture

Rough-faced ashlar stone



Hand-set red brick

Guidelines

18. **Compatible Materials:** Use materials appropriate to the district. In residential areas, this includes wood clapboard, shingles, and architectural asphalt shingles. In commercial areas, use brick, wood trim, and stone accents.
19. **Maintain Pedestrian Scale:** Use traditionally scaled materials—narrow clapboards, standard brick units, and articulated surfaces—to reinforce human-scale design.
20. **Authentic Materials:** Select high-quality, durable materials with authentic texture and detailing. Avoid vinyl siding, EIFS, faux stone, plastic trim, or visibly-thin veneer products.

Demolition & Relocation

The demolition or relocation of a historic buildings is a separate process from development review and is subject to evaluation by the HPC. Applicants must first obtain a certificate of economic hardship, demonstrating through extensive documentation—such as structural assessments by engineers familiar with similar historic buildings, cost estimates, and financial records—that the property cannot reasonably be rehabilitated or reused. The HPC will evaluate whether denial of demolition or relocation would deprive the owner of reasonable use of the property. In addition to financial documentation, applicants must address the building's historic, architectural, and aesthetic significance, its contribution to the district, and the potential impact of its loss on the surrounding context. Partial demolitions must also consider the effect on the remaining portions of the building.

If a demolition or relocation request is denied, the property must be actively marketed for one year to potential buyers who are willing to preserve the building. During this period, the property must be posted, advertised, and—if demolition is approved—made available for architectural salvage. This process ensures that demolition is only permitted as a last resort after all preservation alternatives have been fully explored and documented.

Considerations

1. Its historic, architectural, cultural or scenic significance in relation to the criteria established in the historic preservation ordinance.
2. If it is within a Historic District, its significance to the District and the probable impact of its removal on the character and ambiance of the District, and the criteria which were the basis of the designation of the District.
3. Its potential for reasonable use for those purposes currently permitted by the applicable Zoning regulations.
4. Its structural condition and the economic feasibility of alternatives to the Demolition.
5. Its importance to the Township and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest.
6. The extent to which it is of such old, unusual or uncommon design, craft, texture or material that it could not be reproduced or could be reproduced only with great difficulty and expense.
7. The extent to which its retention would promote the general welfare by maintaining and increasing the real estate values, generating business, attracting tourists, attracting new residents, stimulating interest and study in architecture and design, or making the Township an attractive and desirable place in which to live.

HPC Priority:
Preserve Historic Fabric

- Safeguard Moorestown's architectural and cultural heritage by preserving buildings, materials, and features that reflect the township's historic character.
- Promote the continued use and thoughtful adaptation of historic buildings to support their long-term preservation and relevance within the community.

Moorestown National Bank, demolished 1965

Coles Hotel, demolished 1926

Additional Guidance

NPS Technical Preservation Services: Moving Historic Buildings

Appendix

Glossary

Baluster
A short vertical support in a railing

Balustrade
A railing supported by a row of balusters

Bargeboard
Decorative board along the gable edge of a roof

Bay
A division of a façade, often defined by windows or columns

Bay Window
A window projecting from a building's wall

Belt Course
A horizontal band across a façade, often marking floor levels

Board & Batten
Siding system composed of vertical boards with narrow wood strips covering joints

Bracket
A support element under eaves or overhangs, often decorative

Bulkhead
The lower panels beneath storefront display windows

Capital
The top portion of a column or pilaster

Casement Window
A side-hinged window that opens outward

Cast Iron
Molten iron molded into decorative or structural components

Cattywampus
Crooked, askew, something that is off-center or not properly aligned.

Character-Defining Feature
A physical element—such as form, materials, design, or crafts—that conveys a structure's historic identity and is essential to its significance and integrity.

Clapboard
Horizontal wood siding with overlapping boards

Column
A vertical structural or decorative support

Composite Material
A manufactured material made from blended components (e.g., wood fiber and resin, fiberglass) designed to mimic traditional materials with improved performance.

Cornice
A molded projection at the top of a wall

Dentils
Small, rectangular blocks used in a cornice

Dormer
A window set vertically in a roof projection

Double-Hung Window
A window with two sashes that slide vertically

Eave
The roof edge that projects beyond the wall

Entablature
Horizontal section above columns, including architrave, frieze, and cornice

False Front
Later-added façade that conceals the original building, typically to create a storefront.

Fanlight
A semi-circular window above a door

Fascia
Flat horizontal board at the roof edge

Façade
The front or principal face of a building

Fenestration
The arrangement of windows and doors on a façade

Finial
Decorative top ornament on a roof or gable

Gable
The triangular end of a wall under a pitched roof

Gambrel
Two-slope roof with shallower upper pitch and steep lower pitch

Hipped Roof
A roof with slopes on all four sides

Hood Molding
A projecting molding over a window or door

Lattice
A crisscrossed framework used for screening or decoration

Lintel
A horizontal support above a window or door

Mansard Roof
A dual-pitched roof creating an additional full story

Masonry
Construction using stone, brick, or concrete blocks

Massing
The overall shape and size of a building

Meeting House
A place of worship and community gathering associated with the Religious Society of Friends (Quakers)

Mullion
A vertical element dividing window units

Muntin
Strips dividing panes of glass in a window sash

Palladian Window
A three-part window with a central arched section

Paneled Door
A door with framed, recessed, or raised panels

Parapet
A low wall along the edge of a roof

Parsonage
A house provided for a minister, typically connected to or adjacent to the church.

Pediment
A triangular decorative element above a door or window

Pier
A vertical support broader than a column

Pilaster
A shallow, column-like projection on a wall

Pitch
The slope of a roof

Portico
A columned porch at a building entrance.

Primary Feature
A prominent architectural element that defines the building's historic character and contributes significantly to its style or period of significance (e.g., front façade, roof form, original windows, porches).

Quoins
Decorative corner blocks on a building

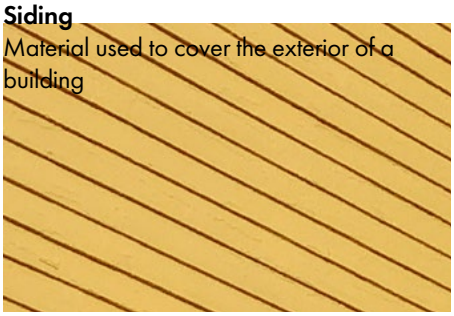
Sash
The part of a window that holds the glass

Secondary Feature
A supportive element that contributes to the building's overall appearance but is less central to its historic identity (e.g., side or rear additions, side doors, utilitarian details).

Segmental Arch
A shallow arch less than a half-circle

Sidelight
A narrow window beside a door

Siding
Material used to cover the exterior of a building



Sill
The horizontal bottom part of a window frame

Soffit
The underside of a roof overhang

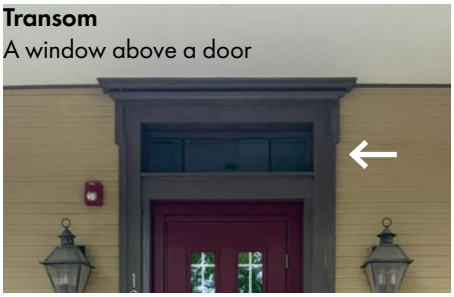
Spindle
A turned wooden element in railings or trim

Substitute or Imitative Material
Category of modern products intended to replicate the appearance, texture, and profile of historic materials.

Surround
Trim around a door or window

Terra Cotta
Molded, fired clay used for decoration or cladding

Transom
A window above a door



Trim
Molded framing around openings or roof edges

Veranda
A covered porch along the front or side of a house

Vernacular
A building style based on local traditions and materials

Victorian
Broad term for styles popular during Queen Victoria's reign (1837–1901), encompassing Gothic Revival, Italianate, Second Empire, Queen Anne, and Stick Style

Vinyl
A plastic-based material (PVC) used in non-historic siding, windows, and trim; generally incompatible with historic buildings due to its texture, sheen, and tendency to obscure detail.

Water Table
A projecting ledge near a building base to shed water

Weatherboard
Horizontal wood siding, overlapping like clapboards.

Historic District Map

ntral Ave.
Chester Ave.
334
328
324
318
310
300
309
303
301
E 3rd St
Eastbourne Ter
Curtis Ln
Chestnut St
Plum St
225
232
228
218-222
221
217
213-215
211
205-209
201
200
99
E 2nd St
129
123
111
113
105
109-111
123
129-131
133
101
Chester Ave.
E Main St
124
118
118
118
82
91
86
110
7779
73-75
69
67
63-65
59-61
57
55
53
41
37
35
33
76-78
70-72
68
66A
66
60
56
54
48-50
46
40
38
36
28-32
E 2nd St
Laurence Dr
Paul Dr
Parry Dr
High St
E Harris Ave
Sutton Pl N

Historic District List

Contributing Properties

Address	Block	Lot
207 W Main St	2406	13
207 W Main St	2406	14
214-216 W 2nd St	2406	20
215 W Main St	2406	15
219 W Main St	2406	16
239 W Main St	2406	3
243 W Main St	2406	19
1 W Main St	2407	18
7 W Main St	2407	19
15-19 W Main St	2407	21
111-113 W Main St	2407	28
119 W Main St	2407	30
121 W Main St	2407	31
127 W Main St	2407	32
129 W Main St	2407	33
131 W Main St	2407	34
133 W Main St	2407	35
135 W Main St	2407	36
202 W Main St	2500	1
210 W Main St	2500	89
244 W Main St	2500	82
250 W Main St	2500	81
324 Chester Ave	4307	26
328 Chester Ave	4307	25
334 Chester Ave	4307	8.02
303 Chester Ave	4308	21
309 Chester Ave	4308	22
232 Chester Ave	4401	26
228 Chester Ave	4401	27

Contributing Properties

Address	Block	Lot
222 Chester Ave	4401	28, 29, 30
Chester Ave	4401	32
201 Chester Ave	4403	6
209 Chester Ave	4403	4
213 Chester Ave	4403	3
217 Chester Ave	4403	2
221 Chester Ave	4403	1
119 Mill St	4405	69
117 Mill St	4405	68
109 Mill St	4405	67
1-3 E Main St	4405	65, 66
9 E Main St	4405	62
11 E Main St	4405	61
13 E Main St	4405	60
17 E Main St	4405	59
19 E Main St	4405	58
21-23 E Main St	4405	57
25-27 E Main St	4405	56
37 E Main St	4405	19.01
41 E Main St	4405	53, 54
45 E Main St	4405	50, 52
55 E Main St	4405	47
57 E Main St	4405	46
59-61 E Main St	4405	45
63-65 E Main St	4405	43, 44
69 E Main St	4405	42
75 E Main St	4405	41
79 E Main St	4405	39
82 E 2nd St	4405	30, 31

Contributing Properties

Address	Block	Lot
9 E Main St	4405	62
91 E Main St	4405	33, 34, 36, 37, 38
Main St & Chester Ave	4405	35
101 E Main St	4406	8
111 Chester Ave	4406	7
111-113 E Main St	4406	10, 11
119 E Main St	4406	12
131 E Main St	4406	13
133 E Main St	4406	15
129 Chester Ave	4406	1
12 High St	4502	19
10 High St	4502	18
10 W Main St	4502	17
30 W Main St	4502	14
42 W Main Street	4502	9, 10, 11, 12
130 W Main St	4502	8.01
2 E Main St	4605	19
8 E Main St	4605	21
16 E Main St	4605	14
28 E Main St	4605	22
36 E Main St	4605	23
38 E Main St	4605	24
40 E Main St	4605	25
46 E Main St	4605	26
48-50 E Main St	4605	27
54 E Main St	4605	28
56 E Main St	4605	29
60 E Main St	4605	30

Non-Contributing Properties

Address	Block	Lot
253 W Main St	2405	17
11 W Main St	2407	16
27 W Main St	2407	22
27 W Main St	2407	23
99 W Main St	2407	24
101 W Main St	2407	26, 27
115-117 W Main St	2407	29
214 W Main St	2500	87
232 W Main St	2500	86
236 W Main St	2500	83
300 Chester Ave	4307	31
310 Chester Ave	4307	30
318 Chester Ave	4307	24, 27, 28, 29
301 Chester Ave	4308	20
99 E 2nd St	4401	31
225 Chester Ave	4402	1
205 Chester Ave	4403	5
205-209 Chester Ave	4403	4.01
5 E Main St	4405	64
7 E Main St	4405	63
33 E Main St	4405	55
53 E Main St	4405	48
77 E Main St	4405	40
105 E Main St	4406	9
123 Chester Ave	4406	5
22 W Main St	4502	15
140 W Main St	4502	7
1 High St	4605	20

Resources & Bibliography

National Park Service
Technical Preservation Services
1849 C Street NW
Washington, DC 20240
Ph.: 202-513-7270
www.nps.gov

Preservation Tech Notes:
www.nps.gov/orgs/1739/preservation-tech-notes.htm
Preservation Briefs:
www.nps.gov/orgs/1739/preservation-briefs.htm

New Jersey Historic Preservation Office
State of New Jersey
Department of Environmental Protection
Historic Preservation Office
501 E. State Street, 4th Floor, P.O. Box 420
Trenton, NJ, 08625
Ph.: 609-984-0176
www.dep.nj.gov/hpo

New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625
Ph.: 609-984-0473
www.nj.gov/dca/njht

Preservation New Jersey
PO Box 7815
West Trenton, NJ 08628
Ph.: 862-409-2976
www.preservationnj.org

Historical Society of Moorestown
12 High Street
Moorestown, NJ 08057
Ph.: 856-235-0353
www.moorestownhistory.org

Moorestown Library
111 West Second Street
Moorestown, NJ 08057
www.moorestownlibrary.org

Saving Historic Moorestown
www.savinghistoricmoorestown.org

Architecture

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

Hanson, Scott T. *Restoring Your Historic House: The Comprehensive Guide for Homeowners*. Tilbury House Publishers, 2019.

Hubka, Thomas C. *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses*. University of Tennessee Press, 2013.

Jordan, Steve. *The Window Sash Bible: A Guide to Maintaining and Restoring Old Wood Windows*. CreateSpace, 2015.

Leeke, John C. *Save America's Windows*. J. Leeke, 2009.

McAlester, Virginia. *A Field Guide to American Houses (Revised Edition)*. Knopf Doubleday Publishing Group, 2015.

Meany, Terry. *Working Windows: A Guide to the Repair and Restoration of Wood Windows*. Lyons Press, 2008.

Nash, George. *Wooden Fences*. Taunton, 1999.

Poppeliers, John C., et al. *What Style Is It? A Guide to American Architecture*. Wiley, 1996.

Whiffen, Marcus. *American Architecture Since 1780: A Guide to the Styles*. M.I.T. Press, 1969.

Moorestown

Benenson, Carol. *National Register of Historic Places Nomination: Moorestown Historic District (Ref# 89002295)*. Killinger, Kise, Franks & Straw, 1988.

DeCou, George. *Moorestown, Old and New*. Moorestown Improvement Association, 1929.

Kingston, William H. *The Story of Moorestown*. Rotary Club of Moorestown, 1953.

Moorestown Township. *Historic Preservation Plan Element of the Master Plan*. Adopted January 2025.

Purdy, Helen Moore. *Moorestown and Her Neighbors*. Moorestown Historical Society, 1975.

Paint Colors

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

Rossiter, E. K., and F. A. Wright. *Authentic Color Schemes for Victorian Houses: Comstock's Modern House Painting, 1883*. Dover Publications, 2001.

Winkler, Gail Caskey, and Roger W. Moss. *Victorian Exterior Decoration: How to Paint Your Nineteenth-Century American House Historically*. H. Holt, 1987.

2025 Edition