

TOWNSHIP OF EVESHAM
BURLINGTON COUNTY, N. J.

HISTORIC PRESERVATION ELEMENT
EVESHAM TOWNSHIP MASTER PLAN

Prepared by

McCABE & ASSOCIATES, INC.
NEWTON, NEW JERSEY

OCTOBER, 2005

TABLE OF CONTENTS

I	INTRODUCTION	1
II	TOWNSHIP HISTORY	3
III	POLICY STATEMENT	9
IV	HISTORIC PRESERVATION COMMISSION	12
V	CULTURAL RESOURCE INVENTORIES	17
VI	PRESERVING EVESHAM: NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES	18
VII	INTERFACE WITH OTHER MASTER PLAN ELEMENTS	23
VIII	RECOMMENDED POLICIES AND STRATEGIES	26

I INTRODUCTION

The Historic Preservation Element of the Evesham Township Master Plan has been prepared pursuant to N.J.S.A. 40:55D-28b(10) for three primary purposes: (1) indicating the location and significance of historically and architecturally significant buildings and structures and buildings and historic districts; (2) to identify the standards used to assess the worthiness of historic site or district designations; and, (3) to analyze the impact of each component and element of the municipal master plan on the preservation of historic sites and districts. The term "historic site" includes buildings, structures, sites, objects and archeological sites. In Evesham Township, historic districts predominantly include residential as well as commercial uses. Historic transportation corridors that may be considered include roads and railroad routes.

Evesham Township has a very rich cultural heritage associated with an extensive historic legacy. The Township's cultural resources include 162 historic sites and districts that were previously identified in cultural resource inventories conducted in 1985 and 1996. Included in this formal listing are eleven individual buildings that are included in both the New Jersey State Register of Historic Places and the National Register of Historic Places. There are also five individual structures which have received a formal opinion from the New Jersey Historic Preservation Officer that they meet the criteria for inclusion in the New Jersey and National Registers

The designation of a property as an historic site in the Township acknowledges its historic, cultural or architectural significance as an historic landmark or an integral component within an historic district. Inclusion of a site on either the State or National Registers of Historic Places has relatively no direct effect on actions that are privately financed by the property owner, but does provide a

measure of protection from projects that are publically funded and which may have an adverse impact on that site. The owner of a building on either of the Registers can sell, alter or demolish an historic structure. Additionally, they are under no obligation to permit the public access to their property.

Inclusion of a property in the municipal cultural resource inventory will entail the review of all changes to the exterior of the building or property by the Township Historic Preservation Commission, in accordance with the Township Historic Preservation Ordinance.

The Township has deemed it critical to identify and take the necessary actions to preserve the historic, architectural and archaeological resources of the community by including these identified sites on the Township Master Plan. This element of the Master Plan will also identify additional appropriate methods for the protection and conservation of these resources, consistent with the requirements of the New Jersey Municipal Land Use Law.

II TOWNSHIP HISTORY

On November 6, 1688 Burlington County was divided for the first time into eight local subdivisions, each called a "constabulary" since each marked the jurisdiction of a constable. As the colony's laws concerning local government were enacted, these subdivisions became townships of the county. Formed were Evesham, Chester, Chesterfield, Mansfield, Northampton, Willingboro, Springfield and Nottingham.

Evesham Township was officially established in 1688 and settled by Welsh and English Quakers who sailed to Philadelphia beginning in 1684, and moved across the Delaware River in search of farmland and religious freedom. Evesham, New Jersey was named for Evesham, England, a Borough near Stratford on the Avon River. The Township may have also taken its name in honor of Thomas Eves, one of the first settlers, who came from Evesham, England and in 1676 purchased land in the area. Eves was instrumental in bringing other settlers into the area, which was referred to as the "Vale of Eves" in two 1684 deeds for his lands. Eves bought several tracts in the area north of Greentree Road.

The Township was originally larger than it is today; it also included what are today Mount Laurel, Medford, Lumberton, Hainesport, Shamong and Washington Townships. This area was bound by the South Branch of the Rancocas on the east side and Cropwell Creek on the west side. Evesham Township was eventually incorporated in 1692 as one of thirteen Townships in Burlington County. Evesham Township, on Burlington County's southern border, is divided geographically into the fertile northwestern farmlands and the sandy, scrub-filled pinelands to the southeast.

In 1802, a tract of land was cut off to create Washington Township; in 1847, the Township was again divided in half, with the eastern half becoming Medford Township; and in 1872, Evesham was again divided, for the final time, with the northern section becoming Mount Laurel Township.

Fourteen of the original settlers purchased all of the land in the northern part between the years 1676 and 1738. Some of these settlers were the Inskips, Evans, Eves, Wills and Lippincott families among others. Many of the early settlers carved large farms out of the vast wilderness. William Evan's son, Thomas, claimed some 1,000 acres in Evesham Township and obtained a deed for the land from the Native Americans in 1701. This area encompassed what is today the municipally-owned Indian Springs Golf Course.

Marlton, along with Evesboro, Milford (now Kresson), and Cropwell, was one of four small villages or hamlets which developed within Evesham Township. These settlements generally occurred in the fertile farmlands or north and central Evesham away from the sandy Pinelands and along established trails. Marlton was recognized as a village in 1758 and steadily grew to become the center of local trade and merchantile activity for the surrounding farms. Marlton, then known as "Evesham" began to develop where two main routes crossed, one known as the "Great Road," an eighteenth century highway that connected Evesham with Haddenfield, Camden and Philadelphia (along what is now Main Street and the Old Marlton Pike) and the other going north-south along what was referred to as "Old Road" (North Locust Avenue) connecting with Moorsetown and Burlington.

The Great Road was originally a trail of the Manahawkin Indians. It later came to be Main Street, separating the Inskip farm to the north, from a second Eves farm to the south. The Great Road traveled eastward through Marlton along what is now Tuckerton Road to Fostertown.

The first buildings constructed along the corridor leading to the Main and Locust intersection included dwellings, a schoolhouse, and a general merchandise store. In 1780, John Hammitt, a carpenter, added a tavern to his house. The village of Marlton gained stature in 1808, when Hammitt's tavern was chosen for Evesham's post office, thereafter being referred to in postal records as "Evesham Post Town." and carried that name until 1845, when it was changed to Marlton. Later that same year, Hammitt sold his tavern.

The next owner of the tavern was William Venicomb, who built a stillhouse, a blacksmith shop and a wheelwright shop to accommodate an increasing number of customers. In 1812, the third tavern keeper and postmaster was Samuel Swain, who named the tavern "Rising Sun," perhaps being derived from the direction the tavern faced. This building is the same tavern Hammitt opened up in 1780.

In 1813, a major development diverted attention to another location - a new road known as Maple Avenue was opened. This north-south road shifted travel to permanently form a new crossroads, the present intersection of Main and Maple. Maple Avenue was important because it provided a direct route from Philadelphia to the Pine Barrens and the expanding iron industry in that area. Swain recognized the potential for commercial ventures along this route and purchased the northeast corner lot, and in 1820 erected a new two-story Rising Sun Tavern and relocated the post office to this site. The original tavern was converted in 1840 to a private dwelling by Zebedee M. Wills, a local judge and state legislator, and still stands today.

Marl, a naturally-occurring composite of green clay with remnants of shells that could be used as an organic fertilizer similar to manure, was discovered in 1806. Marl rapidly became the primary resource of the area. Large marl pits were excavated to the north and south, near the village, in the early nineteenth century. The popularity of marl fueled the initial expansion of development

which took place in the 1830's and 1840's. Approximately thirty new residences, a Baptist and a Methodist church, a one room schoolhouse, a tannery, additional blacksmith shops, a drug store and the first doctor's office were built during this period. In recognition of the chief resource being extracted from the area, the postmaster's petition to change the name of the community to Marlton was approved in 1845.

Throughout the nineteenth century, small farms were started and expanded due to the evolution of more modern farming equipment and the advent of the railroads. In 1881, the Philadelphia, Marlton & Medford Railroad laid track through the community, giving the local economy a significant boost. This was a short-line railroad that afforded connections with the Camden-Atlantic City Railroad and the Camden and Burlington Railroad. The railroad also linked Philadelphia to Marlton, Medford and Mount Holly, the county seat of Burlington County. A railroad station was erected on Cooper Avenue in Marlton, and another was built farther west on the line near the Evesham-Cherry Hill boundary. The railroad hauled both freight and passengers, and provided excursions to the beach.

Other hamlets within the Township include Evesboro, Pine Grove, Cropwell and Matlock's Mills. Today, none of these are more than cross-roads, areas around which have been built a series of buildings to accommodate human habitation and commercial activity. Evesboro, situated in the northern section of the township, has a schoolhouse, a Baptist mission school, blacksmith and wheelwright shop and about a dozen dwellings, according to the 1883 history of Burlington County. Today, only a few of the structures are left standing, as the remainder have been demolished to make way for the numerous commercial developments that have crowded around this hamlet.

Pine Grove is located on the western edge of the Township. The 1985 Cultural Resource Inventory noted that the area is primarily commemorated in the name

of the Pine Grove Chapel. Numerous streets were platted out at the turn-of-the-century anticipating development that never arrived. Third through Twelfth Streets are only a block long and not much more than driveways to a variety of modest dwellings.

Along the southern border of the Township is the site of what was first known as Jacques Bridge, and later referred to as Matlock's Mills. Along the Burlington County side of the Mullica River is a sparse settlement of framed dwellings. Neither the mill nor the old bridge remains today.

Cropwell, located just west of Marlton on the "Great Road," has essentially been subsumed by new commercial and residential developments. The name of the village remains, associated with the well preserved Cropwell Friends Meeting House, erected in 1809. In the 18th and early 19th centuries, Cropwell was apparently a large village, similar in size to Marlton. The sole surviving farmhouse that was an integral part of Cropwell was destroyed by fire around 1980.

In the period immediately following World War II, Evesham Township was pulled more strongly into the Philadelphia metropolitan region. The widening of State Route 73 made it a major highway between Philadelphia and the Jersey shore area. To the north of the township, the construction of the New Jersey Turnpike and later Interstate Route 295 opened the area up to an ever increasing pace of residential development.

Today, the Township has experienced an enormous growth in the housing stock in the northern half of the municipality. These vast tracts of housing subdivisions, along with shopping centers and office parks, have essentially eliminated the old large and small farms in this section of the community. The southern section of the Township, however, lies within the jurisdiction of the New Jersey Pinelands Commission, which was established about 25 years ago.

The Commission is charged with the protection of the environment and regulation of development activities throughout a multi-county area. Based upon the regulations adopted by this Commission, the amount of development activity in the southern portion of the Township has been minimal in the last twenty years.

III POLICY STATEMENT

It has been the policy of Evesham Township to promote and encourage the preservation of those buildings, structures, sites, objects and archaeological sites that embody its cultural, economic, social and architectural history. Village centers and individual building sites have already been identified by the Township as historically important. The Township may also consider rural agricultural districts, farm landscapes, Native American archaeological sites, historic transportation corridors among the types of properties the community wish to identify in the future as having historic merit.

Through the formal adoption of the Township Historic Preservation Ordinance, Evesham's Township Council incorporated a number of explicit policy statements designed to help accomplish the protection, enhancement and perpetuation of specifically noteworthy examples of the Township's historic built environment. The elements of these policy statements are:

1. To safeguard the heritage of Evesham Township by preserving resources within the township which reflect elements of its cultural, social, economic, archaeological and architectural history;
2. To encourage the continued use of historic landmarks and to facilitate their appropriate use;
3. To maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects or districts within the Township of Evesham;
4. To stabilize and improve property values within the historic districts and

foster civil pride in the built environment;

5. To promote appreciation of historic landmarks for education, pleasure and the welfare of the local population;
6. To encourage beautification and private reinvestment;
7. To manage change by preventing alteration or new construction not in keeping with the historic districts or individually designated historic landmarks;
8. To discourage the unnecessary demolition of historic resources;
9. To recognize the importance of individual historic landmarks located outside of historic districts by urging property owners and tenants to maintain their properties in keeping with the requirements and standards of this ordinance;
10. To encourage the proper maintenance and preservation of historic settings and landscapes;
11. To encourage appropriate alterations of historic landmarks;
12. To enhance the visual and aesthetic character, diversity, continuity and interest in the Township; and,
13. To promote the conservation of historic sites and districts and to invite and encourage voluntary compliance.

In addition to these adopted policy statements, the Township should also consider adding the following policy statement:

- To encourage the proper maintenance and preservation of historic settings and landscapes.

IV HISTORIC PRESERVATION COMMISSION

The Evesham Township Council formally established the Historic Preservation Commission through the adoption of an ordinance almost 20 years ago, in accordance with the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-107 to 112. The duties and responsibilities of the Historic Preservation Commission pursuant to the ordinance are:

1. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
2. Make recommendations to the Planning Board on the Historic Preservation Plan Element of the master plan and on the implications for the preservation of historic sites of any other master plan element;
3. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvements program;
4. Advise the Planning Board and the Board of Adjustment on applications for development pursuant to Section 110 of the New Jersey Municipal Land Use Law;
5. Provide written reports pursuant to Section 111 of the New Jersey Municipal Land Use Law on the application of the zoning ordinance provisions concerning historic preservation;
6. Encourage the continued use of historic resources and facilitate their appropriate reuse;

7. Safeguard the heritage of the Township of Evesham by preserving resources of the Olde Marlton Village which reflect elements of its cultural, social, economic and architectural history;
8. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects or districts within the Township of Evesham;
9. Stabilize and improve property values and discourage the unnecessary demolition of historic resources;
10. Foster and enhance civic beauty and neighborhood pride;
11. Promote the appreciation of the Evesham Township Historic District and any other designated historic districts for the education, pleasure and general welfare of the citizens of the Township and its visitors;
12. Encourage private reinvestment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style which is characteristic of the Historic District or any other designated historic districts in which the structure is located;
13. Prepare and distribute an historic district guideline handbook to be utilized for application reviews and to foster appropriate rehabilitation within the historic districts;
14. Advise and assist property owners and other persons and groups, including neighborhood organizations who are interested in historic preservation;

15. Undertake educational programs, including: (a) the preparation of publications aimed at stimulating interest in and sensitivity to historic preservation; and (b) the placing of historic markers on structures;
16. Report at least annually to the Township Council on the state of historic preservation in the township, and recommend measures to improve the same;
17. Collect and disseminate material on the importance of historic preservation and techniques for achieving the same;
18. Advise all municipal agencies regarding the goals and techniques of historic preservation;
19. Adopt and promulgate such regulations and procedures, consistent with this ordinance, as are necessary and proper for the effective and efficient performance of the duties herein assigned; and,
20. Perform any other lawful activities which shall be deemed necessary to further the purposes of this ordinance.

The Evesham Township Historic Preservation Commission consists of nine members, and two alternate members. The Commission, which meets monthly on the second Monday of the month, maintains its offices in the Office of Community Development, Evesham Township Municipal Building, located at 984 Tuckerton Road.

The Commission reviews proposals for development applications for exterior alterations, new construction and demolition permits within the Historic District and for those buildings or structures that have been individually listed.. The Commission works closely with the Township Construction Official, Zoning

Officer, and Planning Board staff during the review of development plans. The Commission also has developed the guidelines for the review of proposed improvements to historic sites and structures and for reviewing the appropriateness of new construction within the Historic District.

In addition to reviewing Planning Board and Zoning Board of Adjustment applications for projects within the Historic District, the Commission is also responsible for reviewing and updating the Township's historic sites inventory, especially with regard to those areas outside of the Historic District. The Commission also takes into account any newly acquired historical information or significant changes to a site's integrity and condition. It also makes recommendations about including additional sites for the local historic district, and nominates appropriate sites to the State and National Registers.

The Historic Preservation Commission also plays a role in education and advocacy. Members of the Commission work directly with local property owners to provide guidance on the appropriate avenues for rehabilitating, restoring or renovating their historic buildings or structures. The Commission also helps guide the applicant to the source of the most useful technical information available for the property owner when they are initially planning out the proposed project. The Commission also works with local, county, state and national government offices and with private agencies to maximize their contribution to the community's historic preservation efforts.

The Historic Preservation Commission is an active participant in the Certified Local Government (CLG) program, which is administered by the State Historic Preservation Office based on regulations adopted by the National Park Service (NPS), U.S. Department of the Interior. By participating in this program, Evesham Township is afforded the opportunity to review and comment on federally funded or regulated projects or activities in the Township that may possibly have an impact on the historic districts or the individually designated

historic landmarks. Participation on the program also allows the Township access to grant funds for a wide variety of projects of programs that will assist in educating the general public and owners of locally designated historic sites about the benefits of preserving the cultural resources of the community.

V CULTURAL RESOURCE INVENTORIES

Evesham Township has had two intensive level cultural resources conducted over the last decade. The first inventory was prepared in 1985 by Acroterion, of Morristown, New Jersey. Robert P. Guter and Janet W. Foster were the principal investigators for this project. This inventory provided: a brief history of the township and the development that has taken place there; a summary of the various architectural styles found throughout the township; and, the completed inventory sheets for 106 buildings or structures. Many of these buildings or structures are located within the Marlton Historic District and several of the much smaller crossroads districts identified in the inventory.

The second municipal-wide cultural resource inventory was undertaken in 1996 by Preservation Design Partnership, of Philadelphia, Pa. D. M. Hawkins and D. Newbury were the principal investigators. This inventory revisited the same 106 resources that has been recorded in 1985, only this time providing a more comprehensive description of the buildings or structures and their respective settings. This inventory also included 56 additional buildings or structures that had not be inventoried eleven years earlier by Acroterion. The survey forms and the color photographs for each of the 162 identified resources have been digitally scanned and are accessible through the official Township web site.

During the nine years since this last inventory was completed, new information has come to light about a number of other potential cultural resources that were not included in the 1996 survey. Additionally, non-contributing buildings and structures within the Marlton Historic District were not identified in the survey.

VI PRESERVING EVESHAM: NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES

Preserving the buildings, structures, sites and monuments that record Evesham's history is not just an educational or aesthetic exercise. There are very real economic, social and cultural benefits that can be derived from historic preservation.

The economic benefits are compelling. In the economic climate of today, it is often less expensive to rehabilitate or restore an existing building than to build a new one. In addition, renovating buildings often stimulates neighboring property owners to upgrade and maintain their structures. This creates jobs and often leads to the stabilization and improvement of property values. Finally, preservation can encourage tourism. Burlington City, Mount Holly, Collingswood and Cape May, to name only four, are good examples of New Jersey communities which have developed a thriving tourism industry based on the appeal of the historic neighborhoods.

The social and cultural benefits of preservation are equally significant. By its very nature, preservation retains the unique character of buildings and entire neighborhoods, signally to residents and visitors alike the intrinsic value of their heritage and the built environment.

THE NEW JERSEY AND NATIONAL REGISTERS OF HISTORIC PLACES

The National Register of Historic Places was expanded by Congress in 1966 to identify and protect buildings and sites of local, state and national significance. The Register lists places of significance to our history,

architectural history, archaeology, engineering and cultural. It includes buildings, structures (such as bridges), sites, districts and large objects (such as ships and monuments). Properties are eligible for listing on the Register if they meet one or more of the following criteria:

- a) The property is associated with events that have made a significant contribution to the broad patterns of our history.
- b) The property is associated with the lives of individuals significant to our past.
- c) The property is distinctive in one of the following four ways:
 - 1. it embodies the distinctive characteristics of a type, period or method of construction,
 - 2. it represents the work of a master (architect, engineer, landscape architect or builder),
 - 3. it possesses high artistic values, or
 - 4. it represents a significant and distinguishable entity whose components may lack individual distinction (e.g. an historic district).
- d) The property has yielded or may be likely to yield important information in history or prehistory (*i.e.* an archaeological site).

In addition to meeting these criteria, a property must retain its “integrity of location, design, setting, materials, workmanship, feeling and association” in order to be eligible for the National Register. Thus, if a property has suffered unsympathetic or inappropriate alterations, it may not be eligible for inclusion on the Register.

Sites may be nominated to the National Register by individuals, organizations, state and local governments, and federal agencies. The Register is administered by the National Park Service, which also publishes a number of

brochures and leaflets to assist communities and individuals in determining the eligibility of their properties, sites and districts, and with their care and maintenance.

Prior to a property being listed on the National Register, it may be listed on the New Jersey Register of Historic Places. The criteria for listing on the New Jersey Register are the same as for the National Register. The State Historic Preservation Office (SHPO) is responsible for making the primary determination of eligibility. New Jersey's SHPO may be contacted through the Historic Preservation Office, in the Division of Parks and Forestry, New Jersey Department of Environmental Protection. The SHPO is also responsible for administering Section 106 reviews, which review the impact of publicly-funded projects on listed sites.

In Evesham, the Township includes a number of individual buildings that are included on both the New Jersey and National Register of Historic Places. This designation denotes that the building or structure is considered to be individually extremely historically significant to the local community, the state, and the nation.

Listing a site on the New Jersey and National Registers of Historic Places acknowledges its significance, but it does not prevent a private owner from repairing, changing or destroying it, nor does it mean that the site is open to the public. Listing a site only protects it from damage or destruction resulting from projects supported by county, state or federal funds - it does not provide protection from privately funded projects. Regulations governing privately-funded changes to historic sites can only occur at the municipal level through locally designated sites and districts and local ordinances.

To date, eleven historic structures and/or sites have been listed on both the New Jersey and National Registers of Historic Places in Evesham Township.

The following is a list of historic structures and/or sites that are part of the Evesham Township Multiple Property Documentation Listing for the New Jersey and National Register of Historic Places:

Stokes-Evans House

East Main Street, Built 1842

Entered on the State Register: June 28, 1994

Entered on the National Register: August 30, 1994

Thomas and Lydia Hollinshead House

18 West Stow Road, Built 1776

Entered on the State Register: June 25, 1992

Entered on the National Register: August 14, 1992

Savich Farm (Benjamin Cooper Farm)

East Main Street, Established 1737, Demolished 1985

Entered on the State Register: December 16, 1977

Entered on the National Register: December 12, 1978

Cropwell Friends Meeting House

810 South Cropwell Road, Built 1809

Entered on the State Register: June 25, 1992

Entered on the National Register: August 14, 1992

John Inskeep Homestead

10 Madison Court, Built 1771

Entered on the State Register: July 20, 1993

Entered on the National Register: August 26, 1993

Evans-Cooper House

251 North Elmwood Road, Built Circa 1800

Entered on the State Register: July 20, 1993

Entered on the National Register: August 26, 1993

Amos Evans House

501 East Main Street, Built 1785

Entered on the State Register: June 28, 1994

Entered on the National Register: September 2, 1994

Thomas and Mary Evens House

115 South Elmwood Road, Built 1785

Entered on the State Register: July 20, 1993

Entered on the National Register: August 26, 1993

William and Susan Evans House

2 Bill's Lane, Built 1822

Entered on the State Register: June 25, 1992

Entered on the National Register: August 14, 1992

Jacob and Mary Wills House

6 Brick Road, Built 1789

Entered on the State Register: November 29, 1989

Entered on the National Register: November 1, 1990

Historic Resources of Evesham Township MPDF

Entered on the State Register: November 28, 1989

Entered on the National Register: January 18, 1990

VII INTERFACE WITH OTHER MASTER PLAN ELEMENTS

The New Jersey Municipal Land Use Law requires that each element of the municipal master plan be integrated with other elements of that plan. The local historic districts, historic transportation corridors, buildings, structures and archaeological sites are integrally linked with future land use, housing, circulation, recreation and open space in the municipal planning process. In this case, the Historic Preservation Plan Element seeks to find a balance between the preservation, interpretation and maintenance of the Township's critical historic resources and rural landscape with the municipality's need for ongoing changes in land use.

Land Use Element. Evesham's historic districts and landmarks link with land use planning in a number of ways. The municipal Land Use Plan sets forth the goals, objectives and policies that consider alternative residential, commercial, industrial, recreational, open space and other types of development within and in proximity to historic districts and landmarks. Devoid of such goals, objectives and policies, regulations government zoning and subdivision over time tend to alter the historic pattern of development to a more homogenized and uniform appearance than existed in the past. The historic landscape of a community tended to be characterized by a wide variety of lot sizes and buildings setbacks. The inherent characteristics of the land itself, rather than uniform zoning standards, were in the past that standard by which decisions were made about property division and building location. The uniformity and regularity of development designed in accordance with current zoning and subdivision ordinances are often at odds with the historic integrity of a district or an individual landmark building.

Development taking place in close proximity to historic districts can also have detrimental impacts on the historic integrity of the district. In the case of Marlton, the vast majority of the land surrounding the historic district has already been developed in one form or another. The same condition exists in the Evesboro area as well. The other hamlets / crossroads areas noted in the inventory, however, still maintain a degree of their original setting. Therefore, the future development that may take place around these areas needs to be well planned for in terms of the bulk zoning requirements that will reflect historic development patterns in these small enclaves. Development that changes the historic rural context, even outside of these hamlets, will be detrimental to the historic character, integrity and significance of these districts.

Historic landscape features and archaeological resources such as foundations, wells, mill ponds, charcoal pits, and other defining historic built features of the rural landscape can be impacted by the application of numerous planning activities within Evesham Township. Without having the zoning requirements and design guidelines being reflective of the historic character of the community, many of these features will be lost forever. Therefore, it is critical that Township regulations be creative in such a manner that they promote the preservation of these features as identified in the current Cultural Resource Inventories, as well as any future inventory may identify.

It is through the review of applications pending before the Planning and Zoning Boards that the Historic Preservation Commission has an opportunity to assist in the design review process, and help assure that the character defining features of nearby historic districts, individual landmark buildings, archaeological sites and objects be preserved.

Housing Plan Element. The Township's historic housing stock is an important element in the development of a Housing Plan element.¹ The Township Housing Plan element of the Master Plan should take into consideration the

concept that historic buildings can be saved and adaptively reused for purposes of developing new housing stock. Such adaptive reuse of structures could include old farmhouses and commercial buildings or other farm structures.

The State of New Jersey, in 1999, implemented a new and innovative rehabilitation building subcode. This new code was designed to help relax some of the more stringent building code requirements as they pertain to historic buildings and structures. The code was designed to make the rehabilitation of historic buildings more affordable and a more realistic alternative to demolition and new construction. This subcode is now nationally recognized as a significant stimulus for the preservation of historic buildings, especially in villages and hamlets. It has the potential in Evesham to help strengthen the historic fabric of not only buildings and structures within the historic districts and the individually designated landmarks as well, but to also help slow the unnecessary demolition of historic buildings.

VIII RECOMMENDED POLICIES AND STRATEGIES

The final step in historic preservation planning consists of the recommended policies and strategies for accomplishing historic preservation:

POLICY #1

Identify, locate, designate, and then protect and maintain all architecturally and historically significant resources in Evesham Township.

Strategy: Update the CRS on an ongoing basis. It is important that the CRS be updated periodically, as the significance of resources can change over time as a result of alterations to buildings, the loss of comparable resources, and so forth. Updates should be performed every six years in order to be consistent with the master planning process. Survey, registration and designation activities should also be undertaken for historic landscapes, landscape elements and archaeological resources.

POLICY #2

Preserve and maintain historic resources through municipal regulatory means and land use planning process. Once the updated CRS has been adopted, consider the extension of boundary lines for the existing historic district.

Strategy: Promote public education and awareness to property owners to explain the Township's Historic Preservation Program. Through cooperation with the Township Council, Planning and Zoning Boards, and other municipal boards work to ensure that the preservation of designated historic buildings is incorporated into all planning and development decisions.

POLICY #3

Maintain an interested and knowledgeable Historic Preservation Commission. Commission members should be trained and stimulated by preservation workshops sponsored by the New Jersey Historic Preservation Office (NJHPO) and Preservation New Jersey (PNJ). Commission members shall attend a preservation workshop or seminar least annually to be kept abreast of current planning practices and legal issues effecting historic preservation in order to achieve compliance with the CLG program regulations.

Strategy: It has been a long-range goal of the HPC to work with the NJHPO and PNJ to host a state-wide preservation conference or CLG training workshop. Through the CLG's Historic Preservation Fund Program, submit an application for funding to host a conference or training workshop.

POLICY #4

Preserve and enhance the character and identity of the Marlton Village Historic District through the use of compatible signage and landscaping with that of the recently installed streetscape improvements. Install signage and a special landscaping treatment for entrances into the historic district on Main Street and Maple Avenue. This will make visitors to the district aware that they have entered a distinct and unique area of the Township. Also, install special historic style street signs within the historic district. As with the proposed entrance signage special signs would add to the district's unique identity. Consideration should be given to incorporating a downtown business emblem or trade logo on the signage to provide an special identity business within the historic district.

Strategy: The Historic Preservation Commission should work on building a partnership with the Township Administration to encourage the recreation of the former local downtown Business Owner's Association. Also, work with the

Township Administration and the downtown property owners to educate them about the benefits of creating a Special Improvement Program (SIP) within the downtown historic district. The SIP is a state program made administered by the Department of Community Affairs in conjunction with the Department of Environmental Protection's Main Street New Jersey Program. Also, explore the feasibility of participating in the Main Street New Jersey Program.

POLICY #5

Improve the economic environment of Evesham Township by encouraging expenditures for the restoration, rehabilitation and adaptive reuse of historic buildings and to encourage tourism.

Strategy: Investigate the possibility of providing local property tax abatements to designated historic properties which undergo qualified renovations. Qualified renovations would be only those projects which either maintain or enhance the architectural and/or historical significance of a property, as determined by the Historic Preservation Commission based upon the Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Encourage the adaptive reuse, where appropriate, of historic structures to promote commerce and tourism associated with historic sites, districts, landscapes and natural features by revising applicable zoning ordinance. This can be done by encouraging tourism-related uses such as inns, bed and breakfasts, restaurants, cultural and art centers, heritage centers or other artists community uses.

Encourage local employment by revitalizing and maintaining the historic district and historic structures.

POLICY #6

Encourage and assist in the creation of an organization, or expansion of an existing one, for the purpose of one or more of the following activities:

Strategy: Evesham's Historic Preservation Commission has been actively pursuing each of the following:

1. Prepare State and National Register nominations.
2. Promote the availability of federal, and possibly local, tax credits for qualified rehab projects.
3. Coordinate a plaque program for historic sites and districts.
4. Translate the results of the historic sites survey into a readable format and publish for distribution to the public.
5. Participate in the reprinting and distribution of a brochure for a walking / windshield tour of the Township's historic architecture.
6. Establish a revolving fund for threatened property acquisitions and rehabilitation projects for historic landmarks.
7. Seek state and federal funding for survey and rehabilitation projects.
8. Provide technical assistance to property owners undertaking rehabilitation projects.
9. Assist in periodic walking tours to showcase the Township's historic buildings.
10. Promote preservation within both the local school system and the general public. Develop an educational outreach program with the Board of Realtors and local realty office to disseminate information on Evesham Township's Historic Preservation Program to addresses questions concerning historic zoning issues, prior to the transfer of property containing a historic structure.

POLICY #7

Continue to preserve and maintain archaeological resources through regulatory means.

Strategy: Continue to protect archaeological resources by employing a consulting archeologist to review archaeological surveys which are required by ordinance for all applicable developments projects. Evesham's program for protecting archaeological resources is considered to be one of the most effective in the state and should be continued under the guidance of the consulting archeologist. However, the consulting archeologist presently becomes involved at the Planning Board level and does not communicate with the Historic Preservation Commission during the plan review process. Copies of all phases of archaeological surveys submitted by developers and review letters from the consulting archeologist should be transmitted to the Commission for review and coordination.

POLICY #8

Establish a local incentive program to provide assistance in the preservation of historic resources.

Strategy: Provide local incentives to property owners of locally designed historic resources to preserve. Incentives could take the form of tax abatements, low interest loans, forgivable loans or grants, through funds and legislative approval. Update and revise existing zoning codes to encourage preservation of Evesham's historic resources. Waive variance application fees for locally designated historic resources. Establish a public information program to disseminate tax relief information to property owners of historic properties. Create a task force consisting of members from the Historic Preservation Commission and a municipal Economic Development Committee

to work with local lenders to provide low-interest loans for rehabilitation of local resources.

POLICY #9

Integrate historic preservation review criteria and date into the local planning, subdivision, and site plan review process.

Strategy: Require all public sector planning studies on neighborhoods, housing transportation, drainage, stormwater and utilities to identify the presence of historic resources and prepare impact statements which analyze the effects that any of these proposals may have on the respective historic resources. Make sure that no local ordinances are contrary to preservation goals.

POLICY #10

Maintain the surviving characteristics of the landscape that contribute to the semi-rural quality and historic character of Evesham Township.

Strategy: Encourage retention of historic properties such as farmsteads and support rehabilitation and reuses of these buildings. Preserve historic structures and landscape within new developments. Encourage the preservation of natural features and archaeological sites in areas where new development will most likely occur, while encourage the sensitive development that is sustainable to the landscape (e.g. cluster housing).

POLICY #11

Reduce the man-made threats to historic properties (e.g. demolition by neglect).

Strategy: Encourage Township Council to adopt a property maintenance code.