
Concept Summary to Protect Riverton's Authentic Historic Appearance

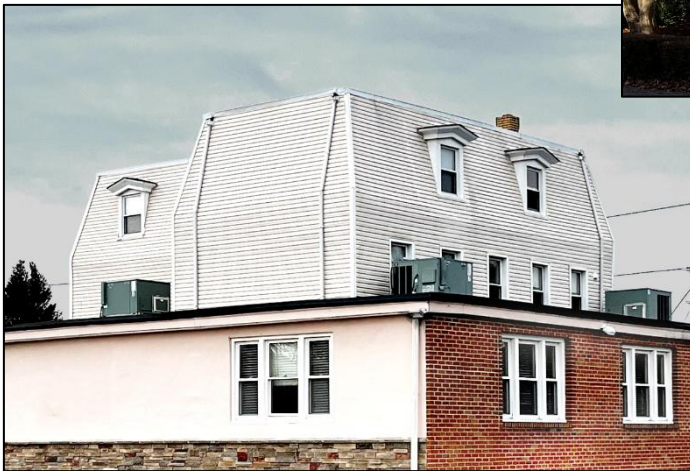
*Recommending that Riverton Borough Council Amend
its Historic Preservation Ordinance*

Adopted January 20, 2025

THIS is the Historic character
Rivertonians cherish >



The Joseph Campbell House, 308 Main Street



< Not this

Three miles from Riverton on Rt. 130

We currently have **no defense** against the harm caused by the **growing intrusion** of inappropriate work on historic buildings that devalues Riverton's Historic District.

As has been discussed, the Borough needs to give the Historic Preservation Commission reasonable oversight to protect historic property owners, and provide assistance in making choices compatible with the appearance of the Historic District.

The State of New Jersey empowers municipalities to protect their historic buildings. More than 50 towns have done so, most more aggressively than is proposed here.

Rivertonians love how this town's historic buildings look and hope that this never changes.

The Borough must use the tools available **now** to defend its historic character.

Lose no more historic character!

Insensitive renovations erode the authentic historic character of Riverton.

The Borough has an obligation to defend against this.

What is not being proposed:

- ✗ Jurisdiction over **paint colors**
- ✗ Jurisdiction over **interiors** or other areas not visible to the public.
- ✗ Requirement to use **historic materials**; substitute materials need only appear historic when viewed from the public right-of-way.

What is being proposed:

Above all, do no harm. Property owners shall protect all existing historical appearance. Any changes made shall be in the spirit of the historic character of each building and its surroundings. HPC will be helpful with information and guidance.

Here is the philosophy:

- Respect the historic character of the property.
Repair historical elements if at all possible. Replace them if necessary. Adding new elements or entire additions is OK if it fits the era and style of the house. Materials must look like historic materials when viewed from the street.
- Respect the historic character of neighboring properties.
New homes in the Historic District need to “play well with others” and not stand out as obviously new. They should take their design cues from historic homes within sight of their front yards.

How this will be accomplished:

Except for demolitions (already covered in the law) the process will be kept simple.

Minimal, reversible changes (window boxes, planters, etc.) need no approvals at all.

All other work that is visible from the street will need to be certified first by the HPC that it will not diminish the historic character of the Historic District.

Owners will use a simple application form and will need no survey, no attorney, no architectural drawings (except for additions and new structures). Owners will meet the HPC at their regular monthly public meeting and bring whatever photos and manufacturers’ sheets are necessary to fully explain what they would like to do.