

Please Note: The Historical Society of Riverton presented the attached items for discussion and consideration at Council's February 7, 2007 meeting. Council referred these proposed amendments to Chapter 128 of the Borough Code to the Planning Board and Zoning Board for review and input.

Proposed Amendment to Zoning Regulations 128-40 through 128-50, with additions

§ 128-40. Historic District

A. The purpose of this section is to safeguard the heritage of the Borough of Riverton by preserving that part of the Borough which reflects elements of its cultural, social, economic and architectural history; to preserve the integrity of design of the buildings and streetscapes within the Historic District, and the preservation of the historic and architecturally significant buildings; to maintain and improve property values; to preserve and promote the Historic District as an essential element of municipal character and identity, as an important factor in the economy of the Borough and the property values therein; to foster civic beauty; to promote the use of the district for the education, pleasure and welfare of the citizens of the Borough and its visitors; and to further assure that construction, alterations, repairs, replacements such as lighting, fences, walkways, signs, color and landscaping are compatible with the Borough's historic, cultural, aesthetic and architectural heritage.

B. All uses permitted in the Historic District shall be those designated by this chapter. Such uses shall not be altered by further designation as being within the Historic District.

C. The area, yard, bulk, and other dimensional regulations within the Historic District shall be in accordance with those requirements of the underlying zoning district, as set forth in this chapter, except where modified by any other applicable section of this chapter.

D. Boundaries of Historic District.

There is hereby established in the Borough of Riverton a district to be known as the Riverton Historic District and defined for the purpose of this chapter as follows:

1. The Riverton Historic District is bounded by the Delaware River on the north. It extends to the western boundary of the property at 109 Bank Avenue and along that property line and the rear property lines of the houses on the west side of Thomas Avenue to Carriage House Lane. At Carriage House Lane, it turns east, extending along the center of the street to Maple Lane in the center of block 303. From there, it extends along the center of Maple Lane to the rear of the properties fronting on the north side of Second Street where it turns west to Thomas Avenue, incorporating the properties fronting on the south side of Second Street and from there back to the center of Maple Lane. The district line then follows the center of Maple Lane to its juncture with the western boundary of the property at 315 Thomas Avenue. It then proceeds east along the center of Thomas to the property at 410 Thomas Avenue, where it turns south to run along the rear of the properties facing on the south side of Thomas. At its juncture with the rear line of the property at 104 Broad Street it again turns south to incorporate that property, then it proceeds east to cross Broad Street. Immediately across Broad, the line turns north to meet the rear property lines of the houses facing on the south side of Thomas Avenue. From there, the line proceeds eastward to Seventh Street, where it

turns south one block to the center of Linden Avenue and from there, east to the rear line of the properties facing on the 100 block of Midway. Following the rear line of those properties south, the district line crosses Elm Terrace to incorporate the property at 2 Midway. It then proceeds along the center of Elm Terrace to the rear of the properties at 2 and 4 Park Avenue, where it meets the Riverton Borough line. This, it follows across Park Avenue and through a portion of the Riverton Country Club property to Thomas Avenue. From there, it follows the rear property lines of the houses facing on the eastside of Shrewsbury Lane (incorporating Shrewsbury Yard), then follows the center of Main Street to Eighth Street. At Eighth Street, the lines turns north, following the street to the rear property lines of the houses facing on the north side of Cinnaminson Street. Turning west, it proceeds to the western boundary of 601 Cinnaminson Street, where it turns northeast to incorporate the building on the Conrail Railroad line at Cedar Street. From there, it again turns west down the center of Fulton Street where it continues on to the eastern boundary of the property at 201 Fulton. From there, it runs along that property line to its meeting with the line of the property at 701 Bank Avenue, and along the eastern boundary of that property to the Delaware River and the point of origin.

2. The NB Neighborhood Business District as shown upon the Zoning Map.
3. All other lots upon which there is located a building or buildings that were built more than 50 years ago.

§ 128-41. Architectural Review Committee.

An Architectural Review Committee (ARC) is hereby established in the Borough of Riverton.

- A. The Architectural Review Committee shall consist of five regular members and one alternate member, who shall be appointed by the Mayor.
- B. The Architectural Review Committee shall include, in designating the category of appointment, at least one member of each of the following classes:
 - (1) Class A. A person who is knowledgeable in building design and construction or architectural history and who shall reside within the municipality.
 - (2) Class B. A person who is knowledgeable or with a demonstrated interest in local history and who shall reside within the municipality.
- C. Those regular members who are not designated as Class A and B shall be designated as Class C. Class C members shall be citizens of the municipality who shall hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment.
- D. The terms of the initial appointments shall not exceed four years and shall be staggered; thereafter the regular members shall be appointed for four-year terms. The alternate member shall be appointed for a two-year term. A vacancy shall be filled for the unexpired term. Architectural Review Committee members on the Planning Board or on the Zoning Board shall hold office in the Architectural Review Committee for the term of membership on the respective board, but in no event shall such term exceed four years.
- E. The members of the Architectural Review Committee shall annually elect a chairperson and a vice chairperson. The duties of the chairperson shall become the responsibility of the vice chairperson in the absence of the chairperson. The Architectural Review Committee shall select a secretary who need not be a member of the Architectural Review Committee or municipal employee.
- F. The Architectural Review Committee shall meet once a month in accordance with the Open

Public Meeting Act.

- G. No member shall act on any matter in which he or she has, either directly or indirectly, a personal or financial interest. A member of the ARC may, after a public hearing if he or she requests it, be removed for cause by the Borough Commissioners.
- H. A quorum needed to conduct business shall consist of three members of the ARC.
- I. The Secretary shall keep the records of all meetings and proceedings including voting records, attendance, resolutions, findings, determination and decision. These shall be included in a report to the Planning Board on each application for a certificate of appropriateness by the ARC, and shall be public records.

§ 128-42. Funding authority.

- A. The Borough Council shall make provision in its budget and appropriate funds for the expenses of the Architectural Review Committee.
- B. The Architectural Review Committee may employ, contract for and fix the compensation of experts and other staff and services as it shall deem necessary. The Architectural Review Committee shall obtain its legal counsel from the municipal attorney at the rate of compensation determined by the Borough Council, unless the Borough Council, by appropriation, provides for separate legal counsel for the Architectural Review Committee. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the Borough Council for the Architectural Review Committee's use.

§ 128-43. Powers and responsibilities of Architectural Review Committee.

The Architectural Review Committee has the responsibility, as necessary, to:

- A. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report.
- B. Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements.
- C. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program.
- D. Advise the Planning Board and Board of Adjustment on applications for development pursuant to § 128-46.
- E. Provide written reports pursuant to § 128-45 on the application of the Zoning Ordinance provisions concerning historic preservation.
- F. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality.
- G. Develop materials that will aid Riverton residents in their pursuit of maintaining the historic and aesthetic details of the buildings of Riverton.
- H. Provide technical assistance upon request to property owners on how to preserve, restore and rehabilitate structures, and to advise property owners upon their request as to the accuracy of historic restoration, including materials, fenestration, architectural detail, environment and color.

§ 128-44. Certificate of Appropriateness applications.

- A. A certificate of appropriateness issued by the Planning Board shall be required before a building permit is issued, or, in the event no other type of permit is otherwise required, before work or activities can commence on or about the exterior features of any property or part thereof listed in the Historic District, including but not limited to construction, alteration, addition, repairs, replacement, restoration, rehabilitation, signs, lighting, fences, paving, walks, curbs, site furnishings, moving or demolition, or development for a lot and block located in the Historic District, as defined in this chapter.
- B. All applications for a certificate of appropriateness shall be made by owners or other persons or entities in control or possession of structures or improvements classified or listed within the Historic District and filed with Administrative Zoning Officer on the form provided by that officer with 20 copies, 14 days before the next meeting of the ARC.
- C. The contents of the application shall consist of the following:
 - (1) When the application is for exterior repairs replacing deteriorated architectural features to match existing materials, colors, textures, and dimensions, the application shall be accompanied by photographs of the building showing the area to be repaired and a written description of the work (for example, a builder's estimate or an architect's scope of work).
 - (2) When the application is for exterior architectural changes replacing existing architectural features with new materials, colors, textures, and dimensions that do not match existing materials, colors, textures, and dimensions, such as replacement windows, siding, etc., the application shall be accompanied by photographs of the building showing the features to be replaced, a written description of the work (for example, a builder's estimate or an architect's scope of work), and material specifications (architect's technical specification or manufacturer's literature describing the replacement materials).
 - (3) When the application is for the addition of new exterior architectural elements, such as a porch, deck, railing, window, bay, wing, story, roof, etc., or for adding a new building to the site, the application shall be accompanied by photographs of the structure, a written description of the work (for example, a builder's estimate or an architect's technical specification or manufacturer's literature describing the replacement materials), and architectural drawings (plans, elevations, site plan, etc.).
 - (4) When the application is for restoration or rehabilitation of the building to an earlier historic appearance, in addition to the material described above for the type of work involved, the application shall be accompanied by historical documentation (description of physical architectural evidence, historic photographs, and documentary evidence) to support the restoration or rehabilitation decisions.
 - (5) Additionally, the applicant shall submit such photographs, diagrams, architectural drawings, specifications, or other materials, sufficient to adequately inform the Architectural Review Committee and the Planning Board of the nature of the work for which the application is made. The Administrative Zoning Officer shall determine if the information is sufficient to constitute a complete application.
- D. The Administrative Zoning Officer shall refer the application for a Historic District permit to the Architectural Review Committee for review and a written report made available to the applicant. The Planning Board shall review the ARC report and the application and shall advise the Administrative Zoning Officer that the application be approved, approved with conditions, or denied. If approved, a certificate of appropriateness shall be issued. The Administrative Zoning Officer shall then act upon the recommendation and issue a permit with or without conditions, or deny the permit, within 45 days of the date that the complete

application is submitted by the Administrative Zoning Officer to the ARC.

- E. In the event that no action is taken within the above mentioned forty-five-day period, the application shall be deemed to have been approved without conditions, unless the applicant agrees to a postponement.
- F. Each denial of an application for a certificate of appropriateness shall include a statement of the reasons for the action taken, and the applicant shall be provided with a copy of that statement.
- G. The Committee shall review complete applications at its next regularly scheduled meeting. Those recommendations of the Architectural Review Committee adopted by the Planning Board shall be binding upon the applicant.
- H. Preliminary drawings may be submitted to the Architectural Review Committee for review and counsel before proceeding with final plans.
- I. Emergency repairs shall consist only of those immediate remedial actions undertaken to alleviate the cause of damage to life or property where time will not permit the owner to obtain a certificate of appropriateness and a building permit prior to their undertaking. Upon notification by the property owner to the Zoning Officer, that officer shall request the Chairman of the ARC to inspect the property, or assign a qualified member of the Commission to do so, and determine the nature of the emergency, whether repair is feasible or, if not, the appropriateness of the replacement. The Chairman may call upon qualified professional expertise to assist in this determination. The Chairman shall provide a written report to the Zoning Officer so that a permit may be issued.
- J. A certificate of appropriateness shall not be needed for repairs wherein the cost of such repairs is less than \$1000, and the repairs in question constitute an exact replacement of that which existed prior to the need for the repairs in question. To receive this exception, the property owner shall submit an application to the Zoning Officer for such repairs with a photo of the existing condition and estimate of cost. The Zoning Officer shall send a copy of the application to the Chairman of ARC so that he can, if he deems it necessary, inspect the "before" condition, determine whether repair or replacement is required, and whether the completed work is satisfactory. The ARC Chairman shall send a written report of his findings to the Zoning Officer.

§ 128-45. Standards of review.

In reviewing any application for a Historic District certificate of appropriateness, the ARC and the Planning Board shall make their determinations as to whether an application should be approved, approved with conditions, or denied on the basis of the purposes and provisions of this chapter, and the following criteria of review adapted from the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the following design criteria. The standards and design criteria are requirements. The guidelines and description of styles and checklist provide general design and technical recommendations and shall be made available to applicants, their architects, contractors and subcontractors. The approach taken by Riverton in establishing design criteria in the Historic District is based on the fact that portions of the district have an architectural cohesiveness of a period of time and therefore certain portions and places in the district should have an appropriateness of in-fill which should enhance the historic character of the district.

- A. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- C. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- D. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. However, if an earlier appearance of a building is of primary significance, then restoration may be the preferred treatment. Removal of later changes may be allowed in certain cases, if such changes alter, obscure, or destroy the building's character-defining space, materials, features, or finishes of the building as it appeared during its primary period of significance.
- E. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
- F. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- H. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- I. Design for new construction and alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and such design shall be compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- J. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

§ 128-46. Design criteria.

In assessing the factors of any proposed change under the application for such structures or improvements set forth above, the following design criteria shall be considered, in conjunction with the standards of review set forth above, by the Architectural Review Committee and the Planning Board, to analyze the effect that the change applied for would have on the structure or improvements within the Historic District or immediate surrounding areas, as follows:

- A. Area and height regulations. Maximum building height, minimum lot size, maximum coverage, etc., shall be as provided in the zoning provisions of this chapter for the respective zones, except the Zoning Board of Adjustment may waive such regulations where necessary to preserve historic characteristics, upon approval of the Architectural Review Committee.

- B. Proportion of facade. The relationship of the width of the building to the height of the front elevation shall be visibly compatible with the buildings and places to which it is visibly related.
- C. Position of openings. The relationship of the width of windows to the height of windows in a building shall be visibly compatible with the buildings and place to which it is visibly related.
- D. Rhythm of solids. The relationship of solids to voids in such facades of a building shall be visibly compatible with buildings and places to which they are visibly related.
- E. Rhythm of spacing. The relationship of the building to the open space between it and adjoining buildings shall be visibly compatible with the buildings and places to which it is visibly related.
- F. Rhythm of entrances. The relationship of entrances and porches to the street shall be visibly compatible to the buildings and places to which it is visibly related.
- G. Relationship of materials. The relationship of materials, texture and color of the facade and roof of a building shall be visibly compatible with the predominate materials used in buildings to which it is visibly related.
- H. Roof. The roof shape of a building shall be visibly compatible with the buildings to which it is visibly related.
- I. Continuity of walls. Appurtenances of a building, such as walls, open fencing, evergreens, landscaping and so forth, shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visibly related.
- J. Scale of building. The size of a building, mass of a building in relation to open spaces, the windows and door openings, porches and balconies shall be visibly compatible to the buildings and place to which it is visibly related.
- K. Directional expression. A building shall be visibly compatible with buildings and places to which it is visibly related in its directional character, whether this be vertical character, horizontal character or nondirectional character.

§ 128-47. Catalogs of structures.

See Appendix A attached.

§ 128-48. Demolition or moving of structures.

- A. Every building and site in the Historic District, listed on the National Register of Historic Places, and described in the Inventory and Description of Houses, Buildings, and Sites in the Riverton Historic District, is a contributing building and site to the district, and the Architectural Review Committee and the Planning Board shall consider its demolition or moving in relation to its impact on the streetscape and neighborhood, whether or not it is of historic or architectural significance.
- B. On any application for a certificate of appropriateness permit to demolish any structure in the Historic District, the Planning Board shall hold a public hearing. At this public hearing, the Planning Board shall hear from the Architectural Review Committee, the Historical Society of Riverton, or any other interested party or organization, as to whether the permit shall be issued. In making its determination, the Planning Board shall use the criteria set forth in this chapter. If the Planning Board determines that demolition is not appropriate, it may postpone issuance of the permit for a period of six months. During this period of time, the Planning Board may hold other hearings to determine if there is some other means to preserving the

building. The Planning Board is empowered to work out with the owner feasible plans for preservation of structures where moving or demolition thereof would be a great loss to the public, the Borough, the streetscape and the neighborhood. In the event that it is shown that the owner has a reasonable economic use of the property, and that the structure should be preserved on the basis of the standards set forth in this chapter, the Planning Board may deny the application for a certificate of appropriateness permit to demolish the structure.

- C. When it is necessary to move a historic building to another site within the Borough to preserve it, upon approval of the relocation plans by the Planning Board, said buildings may be relocated providing it fulfills the area regulations of said zone as to lot size, set back, and yard area.

§ 128-49. Guidelines for interpretation.

It is the intent of this article that the Architectural Review Committee and the Planning Board:

- A. Consider only the exterior features of a structure or site.
- B. Consider, in passing appropriateness of exterior architectural features in a site plan or major development, the purposes set forth in this chapter, and consider among other things the general design, arrangements and material of the building or structure in accordance with the standards of review as set forth in this chapter, and also color, lighting, awnings, fences, landscaping and walkways, and the relationship of such factors to similar features of historic structures in the immediate surroundings, and the position of such structures in relation to the street or public way.
- C. Be strict in their judgement of plans for alteration, addition, repair, replacement, restoration, rehabilitation, or demolition of existing structures deemed to be of historic or architectural significance, designated as such in § 128-47 of this article.
- D. Be lenient in their review of alteration, repair, replacement, addition of structures of little historic or architectural value, except where such alteration, repair, replacement, or addition would damage the historic or architectural value and character of adjacent or nearby structures or the streetscape.
- E. Discourage the demolition of structures that have historic significance or that are valuable for the period of architecture that they represent or for their contribution to the integrity of the streetscape.
- F. In the case of an application for a certificate of appropriateness permit to demolish a structure, to consider as part of that determination, the site plan and all aspects of the exterior design of the proposed new structure.

§ 128-50. Additions to Historic District.

- A. The Riverton National Register Historic District, entered onto the National Register June 1998, shall be deemed the first Historic District of the Borough of Riverton. If the ARC or the Planning Board recommends creating an additional Historic District or Districts by including additional land area to the initial district, the Planning Board shall do so by a survey, prepared by the ARC, of properties in the proposed land area which shall meet the standards required to qualify for certification by the Office of New Jersey Heritage, Department of Environmental Protection. The Planning Board shall notify each owner in the proposed addition to the Historic District that his property has been tentatively designated for inclusion in a Historic District and the reasons therefore by certified mail, and advise each owner of the significance and consequences of such tentative designation, and shall comply with the requirements set

forth in this chapter.

- B. The Planning Board shall, as soon as practicable, make public a complete list and map of the tentatively designated additional Historic Districts, specifying the location, boundaries, and proper names thereof, and in each case, the reason for such designation. The tentative list and map shall thereafter be submitted at a public hearing for the examination by the public.
- C. A list and map showing all proposed Historic Districts shall be published, together with the notice of the hearing on the same, in the official newspaper, not less than 10 days before such hearing is to be held.
- D. After full consideration of the evidence brought forth at the special public hearing, the Planning Board shall make its final decisions on the designations and in support of its actions with respect to each Historic District designation or historic landmark.
- E. The list shall be submitted thereafter to the Borough Clerk. The Borough Commissioners shall then consider whether to adopt the designation list and map by ordinance. Upon adoption the designation list and map shall also be incorporated by reference into the municipal map and zoning.
- F. Copies of the designation list and Official Map as adopted shall be made public and distributed to all municipal agencies reviewing development applications, building permits and housing permits.

§ 128-51. Criteria for designation.

A building, complex of buildings, structure, site, object or district may be designated for preservation if it:

- A. Has significant character, interest or value as part of the heritage or cultural characteristics of the municipality, state or nation or is associated with the life of a person significant in the past; or
- B. Is associated with an event of importance to the history of the municipality, state or nation; or
- C. Reflects the environment in an era characterized by a distinctive architectural style; or
- D. Embodies distinguishing characteristics of an architectural style or engineering specimen; or
- E. Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the municipality, state or nation; or
- F. Contains elements of design, detail, materials, or craftsmanship which possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- G. Is part of or related to a park or other distinctive area which should be preserved according to a historic, cultural or architectural motif; or
- H. Has yielded, or may be likely to yield, information important to prehistory or history; or
- I. Exemplifies the cultural, political, economic, social or historical heritage of the community.

§ 128-52. Performance of work.

All work performed pursuant to the issuance of a permit for the alteration or demolition of a building, structure, site or object subject to the review of the Architectural Review Committee and

the Planning Board shall conform to the requirements of the permit. It shall be the duty of the Administrative Zoning Officer to inspect from time to time any work performed pursuant to such permit in order to ensure compliance. In the event that work is not being performed in accordance with the permit requirements, the Zoning Officer shall issue a stop-work order, and all work shall cease until the work is brought into conformity with the requirements of the permit. Approvals expire within two years or at the end of the building permit, whichever is longer.

§ 128-53. Enforcement.

- A. Any person who is convicted of a violation of this chapter shall be subject to the penalties provided in §128-91.
- B. Any person who alters or demolishes a building, structure, site or object in violation of the provisions of Zoning Law 128-40 or in violation of any conditions or requirements specified in a permit shall be required to restore the building, structure, site or object involved to its appearance prior to the violation.
- C. Nothing contained herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner of complying with the requirements of any other state statutes or municipal ordinances or regulations.
- D. In the event of any inconsistency, ambiguity or overlapping of requirements between this chapter and any other requirement enforced in the municipality, the more restrictive shall apply to the effect that state and federal legislation has not preempted the municipality's power to enforce more stringent standards.

§ 128-56. Signs.

- A. In addition to conforming to the regulations contained in this chapter, approval of the display of a sign may be granted by the Planning Board of Riverton only when such signs and the plans therefore, so far as they relate to the appearance, color, lettering, size, texture of materials, design, position, and method of attachment, conform to the historical and distinctive character of the Historic District, and is not detrimental to the intent and plan of Historic Preservation, and is not detrimental to those buildings having architectural and historical significance.
- B. No sign in the Historic District shall be placed on a building or structure in such a way as to obscure or mar any architectural feature deemed to be important to the architectural integrity of the building or structure.
- C. All applications for sign permits within the Historic District of the Borough of Riverton shall be submitted to the Architectural Review Committee for review and recommendation to the Planning Board, and shall be made upon forms furnished by the Administrative Zoning Officer. Such an application shall also be accompanied by the appropriate number of sketches and drawings showing details of construction and foundation, when required by the Building Code of the Borough and shall delineate the size, shape, design, coloring, lighting, lettering, texture of material, and position in relation to the building from or upon which it shall be displayed.

§ 128-57. Historical marker signs.

No historical marker placed on a historic building, structure, site or Borough property by an accredited historic or civic organization, or the Borough of Riverton, may be removed or altered without the approval of the Planning Board with the recommendation of the ARC.

§ 128-58. Definitions.

The following words and phrases shall have the meaning ascribed to them in this section:

ADDITION — The construction of new improvements as part of an existing improvement when such improvement changes or affects the exterior of a structure.

ALTER or ALTERATION — A change in the appearance of a building, structure or site which is not otherwise covered by the definition of demolition, or any other change for which a permit is required under the general zoning ordinances. Alteration includes the reroofing, cleaning or pointing of a building or structure.

BUILDING — A structure, its site and appurtenances created to shelter any form of human activity.

CERTIFICATE OF APPROPRIATENESS — The written approval issued by the Planning Board when so required prior to any work or activity commencing on property set forth as within the boundaries of the Historic District, as listed in § 135-45.

CONSTRUCT or CONSTRUCTION — The erection of a new building, structure or object.

CONTRIBUTING BUILDING, STRUCTURE, SITE OR OBJECT — Within a district that reflects the historical or architectural character of the district as defined by this chapter's designations.

DEMOLITION or DEMOLISH — The razing or destruction, whether entirely or in significant part, of a building, structure, site or object. Demolition includes the removal of a building, structure or object from its site or the removal or destruction of a facade or surface.

DESIGN — Exterior features including mass, height, appearance and the texture, color, nature and composition of materials.

HISTORIC DISTRICT — One or more historic sites and intervening or surrounding property significantly affecting or affected by the quality and character of the historic site or sites.

HISTORIC SITE — Any real property, man-made structure, natural object or configuration or any portion or groups of the foregoing which has been formally designated in the Master Plan as being of historical, archeological, cultural, scenic or architectural significance.

OBJECT — A material thing of functional, aesthetic, cultural, historic or scientific value that maybe, by nature or design, movable yet related to a specific setting or environment (as a monument or historic road marker).

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

REHABILITATION — The 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 and features of the property which are significant to its historic, architectural and cultural values.

RESTORATION — The act or process of accurately recovering the form and details of a structure 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.

SITE — The location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical, cultural, or archaeological value regardless of the value of any existing structure.

STREETSCAPE — The visual character of the street, including the architecture, landscaping,

fences, gates, storefronts, signs, color, lighting, paving, setback.

APPENDIX A

§ 128-47. Catalogs of structures

The following list of structures describes each building in the Riverton Historic District as set forth in § 128-40, and indicates which structures are historically and/or architecturally significant. The list shall be used as appropriate.

A. Historic District Properties

Location	House No.	Historic/Significant
Fulton Street	200	Y
	201	Y
	202	Y
	206	Y
	212	Y
	214	Y
	216	Y
	218	Y
	400	Y
	402	Y
	406	Y
	500	N
	506	Y
	Cinnaminson Street	202
203		Y
204		N
206		N
208		N
209-211		Y
210-212		N
213		Y
215-217		Y
221-223		Y
225		N
401		N
405-407	N	
500	N	

501-503	Y
502	Y
504	Y
505-507	Y
506	Y
508	Y
509	Y
510	Y
512	Y
513-515	N
516	N
517	Y
521	Y
523	N
601	Y
603	Y
605	N
607	Y
609	Y
611-613	Y
615	Y
617	Y
619	N
700	N
701-703	Y
705	N
707- 707 1/2	N
708-710	N
709	N
711-713	Y
712	Y
715	Y
716	N
717	Y
718	N

	719	Y
	721	Y
	723	Y
	725	N
Howard Street	107	N
	116	N
	118	N
	120	N
	200	N
	201	Y
	202	Y
	203	Y
	204	Y
	205	N
	206	N
	207	Y
	209	Y
	211	Y
	213	Y
	300	Y
	403-405	N
	406	Y
	407	Y
	408	N
	502	N
	505	N
	505A	N
	509-511	Y
	513-515	Y
	517	Y
	519	N
	521	N
	523	N
	525-531	N
Main Street	100	Y

101	Y
102	Y
103	N
103A	N
104	Y
105	Y
200	Y
201	Y
202	N
203	N
204	N
205	N
207	Y
300	Y
301	Y
303	Y
304	Y
305	Y
306	Y
307	Y
308	Y
400	Y
401	Y
402	Y
403	Y
404	Y
405	Y
406	Y
407	Y
408	Y
410-412	Y
414	N
500	Y
501	Y
502	Y

503	Y
504	N
505	Y
506-508	Y
509	Y
510	N
512	N
513	Y
515	N
518	Y
520	Y
522-524	N
526-530	N
603	Y
607	Vacant Lot
609	N
611	Y
613	N
617	Y
621-623	Y
625	Y
626	Y
700	Y
701	Y
702-702 ½	N
703	Y
704	N
705	Y
707	Y
709	Y
710	Y
711	Y
712-712 ½	Y
713	Y
714	N

	715	Y
	716	N
	717-719	Y
	718	Y
	800	Y
	802	Y
	804	Y
	806	Y
	808	N
	900	Y
Penn Street	102	Y
	103	N
	104	N
	105	Y
	106	N
	107	N
	109	Y
	201	N
	206	Y
	208	N
	210	N
	212	N
	214	Y
	216	N
	300	N
	301	N
	302	N
	304	Y
	306	Y
	307	N
	308-310	N
	309	N
	312	Y
	313-315	N
	314	Y

Lippincott Avenue	2	Y
	10	N
	100	Y
	101	Y
	104	N
	106	Y
	107	Y
	200	N
	201	Y
	202	N
	204	Y
	205	Y
	208	Y
	209	Y
	210	N
	211	Y
	212	N
	215	Y
	400	Y
	401	Y
	402	Y
	403	N
	404	Y
	405	Y
	406	Y
	407	Y
	408	Y
	409-413	Y
	410	Y
	412	Y
	414	Y
	415	Y
	416	Y
	417	Y
	418-420	Y

	419	Y
	421- 421½	N
	422	Y
	423	Y
	424-426	N
	601	N
	602	N
	604	N
	608	Y
	610	Y
	612	Y
	614	N
	616	Y
	618	N
	620-622	Y
	621	N
	623	N
	624	Y
	625-627	N
	628	N
	629	N
	631	N
	633	N
Thomas Avenue	4	Y
	5	N
	11	N
	315	Y
	401	Y
	403	Y
	405	Y
	407	Y
	409	Y
	410	Y
	411	N
	412	Y

413-415	Y
414	Y
416	Y
417	Y
419	Y
420	Y
422	Y
423	Y
424	Y
425	Y
426	Y
427	N
429	Y
430	Y
431	Y
433	N
435	Y
601	N
602	N
604	N
605	Y
606	Y
607	Y
608	Y
609	Y
610	Y
611	Y
612	Y
613	Y
614	N
615	N
616	Y
617	Y
618	Y
619	N

620	Y
621	Y
622	N
623	N
624	Y
625	Y
626	Y
627	Y
628	Y
629	Y
630	Y
631	Y
632	Y
633	Y
634	Y
636	Y
638	Y
700	Y
701	Y
702	Y
703	Y
704	Y
705	N
706	Y
707	Y
708	Y
709	Y
710	Y
712	Y
713	N
714	Y
715	Y
801	Y
803	Y
805	Y

	809	Y
	901	Y
Bank Avenue	109	Y
	201	Y
	203	Y
	205	Y
	207	Y
	303	Y
	307	N
	309	Y
	311	Y
	403	N
	405	N
	407	Y
	500	Y
	501	Y
	503	Y
	507	N
	601	N
	603	Y
	605	Y
	607	Y
	701	Y
Carriage House Lane	110	Y
	206	Y
	208	Y
	301	Y
	302	Y
	304	Y
	305	N
	308	N
Second Street	200	Y
	202-204	Y
	205	Y
	206-208	Y

	304	N
	501	Y
	701	N
Third Street	301	Y
	306	Y
	308	Y
	310	N
	501	Y
Fourth Street	201	Y
	304	Y
	400	Y
	401	Y
	403	Y
	500	N
	501	Y
	503	Y
	505	N
	602	N
Broad Street	104	N
	106	Y
	108	N
	110	Y
	112	N
	202	N
	204	Y
	300	Y
	304-6-8	N
	502	N
	504	N
	506	N
	508-510	N
	600	N
	608	N
RR Section Shed	Cedar St/Park	Y
Linden Avenue	708	Y

	709	Y
	711	Y
	712	N
Elm Terrace	701	Y
E. Broad Street	301	N
Harrison Street	301-303	Y
	305-307	Y
	308	N
	310	N
	312-314	N
	316-318	N
Seventh Street	201	Y
	202	Y
	203	Y
	300	Y
	301	N
	302	Y
	303	Y
	304	Y
	305	Y
	306	Y
	307-309	Y
	400	Y
	401-403	Y
	402	Y
	404	Y
	405-407	Y
	406	Y
	409-411	Y
	413	N
	500	N
Midway	2	Y
	100	Y
	105	Y
	106	Y

	108	Y
	110	Y
	200	Y
	202	Y
	300	Y
	302-304	Y
	303	Y
	305-307	Y
	306	Y
	308	Y
	400	Y
	401	Y
	402	Y
	403	Y
	405	Y
	407	Y
	410	Y
Eighth Street	300	Y
	302	Y
	303	Y
	304	N
	307	Y
	400	Y
	401	N
	402	N
	403	Y
	404	Y
	405	Y
	407	Y
	500	N
Park Avenue	2	Y
	4	Y
	100	Y
	101	Y
	200	Y

	204	N
Highway	300	N
	301	Y
	302	Y
	303-305	Y
	307	Y
	309	Y
	400	Y
	402	Y
Shrewsbury	300	Y
	304	N
	305	Y
	306	N
	307	Y
Shrewsbury Yard	1	Y
	2	Y
	3	Y
	4	Y