



THE HISTORICAL SOCIETY OF RIVERTON

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Borough of Riverton
Municipal Planning Board
505A Howard Street
Riverton, NJ 08077

June 21, 2021

The Frederick Groves Mansion at 409-413 Lippincott Ave is an important resource in the Riverton Historic District and it adds elegance to the most beautiful streetscape in town. We urge that every effort be made to protect it.

Preserving the historic mansion and its grounds, intact, is not only HSR's preferred outcome but that of every neighbor with whom we have spoken. The full acre lot remains the right setting for a home of that scale, just as it was designed over a century ago.

Complicating matters, the home has suffered long-term neglect. Though the home is clearly repairable, Mr. Brandenburger is asking to offset the costs of restoration by subdivision and new construction on the side lots. We do credit him with finding a buyer for the Mansion he feels is capable of preserving it and thank him for that extra effort.

Subdivision and new infill, however, would permanently harm the Groves Mansion by removing its gracious setting and by crowding it closely with new construction.

If the Planning Board were inclined to approve this concept, the Historical Society of Riverton respectfully asks that you order significant mitigation to offset those impacts as much as possible, including the following:

1. While the Borough's demolition ordinance provides protections, we urge the Planning Board to guarantee the preservation of the Mansion by flatly preventing any owner from demolishing the Mansion for at least 20 years as a condition of this variance. While preservation is also Mr. Brandenburger's desire, the individual who has contracted to buy the Mansion is not a party to this subdivision proceeding and we are concerned that a subsequent owner may go in another direction once the damage of a substandard lot is permanently in place.
2. Please ensure that the new construction befits this beautiful street. The two homes should be generally Victorian in style but dissimilar in design and colors. They should enhance their neighbors through compatible shapes and should use materials of absolutely traditional appearance.
3. Virtually every other home on this historic street has a graciously-deep front porch, with plenty of room for rocking chairs and socializing with neighbors. We urge that these

homes be no different. The porch on the Groves Mansion is 10' deep, number 416 across the street is 10'6" and no other is less than 8'.

4. We also urge that the new homes have slightly larger front yard setbacks than the Groves Mansion, to allow the Mansion to be prominent in view as you come down the street. We support Mr. Brandenburger's proposed side yards that are wider than the zoning requires, and also for keeping vehicle access only at the rear.

Thank you for the opportunity to comment. We gladly offer to assist Mr. Brandenburger and anyone else in any way in which we may be helpful.

Regards,

A handwritten signature in blue ink that reads "William C. Brown Jr." with a stylized flourish at the end.

William C. Brown Jr
President, Historical Society of Riverton

Cc: James R. Brandenburger