



# HOPEWELL BOROUGH

Historic  
Preservation  
Commission

Hopewell Valley Historical Society 2020 Annual Meeting      September 20, 2020

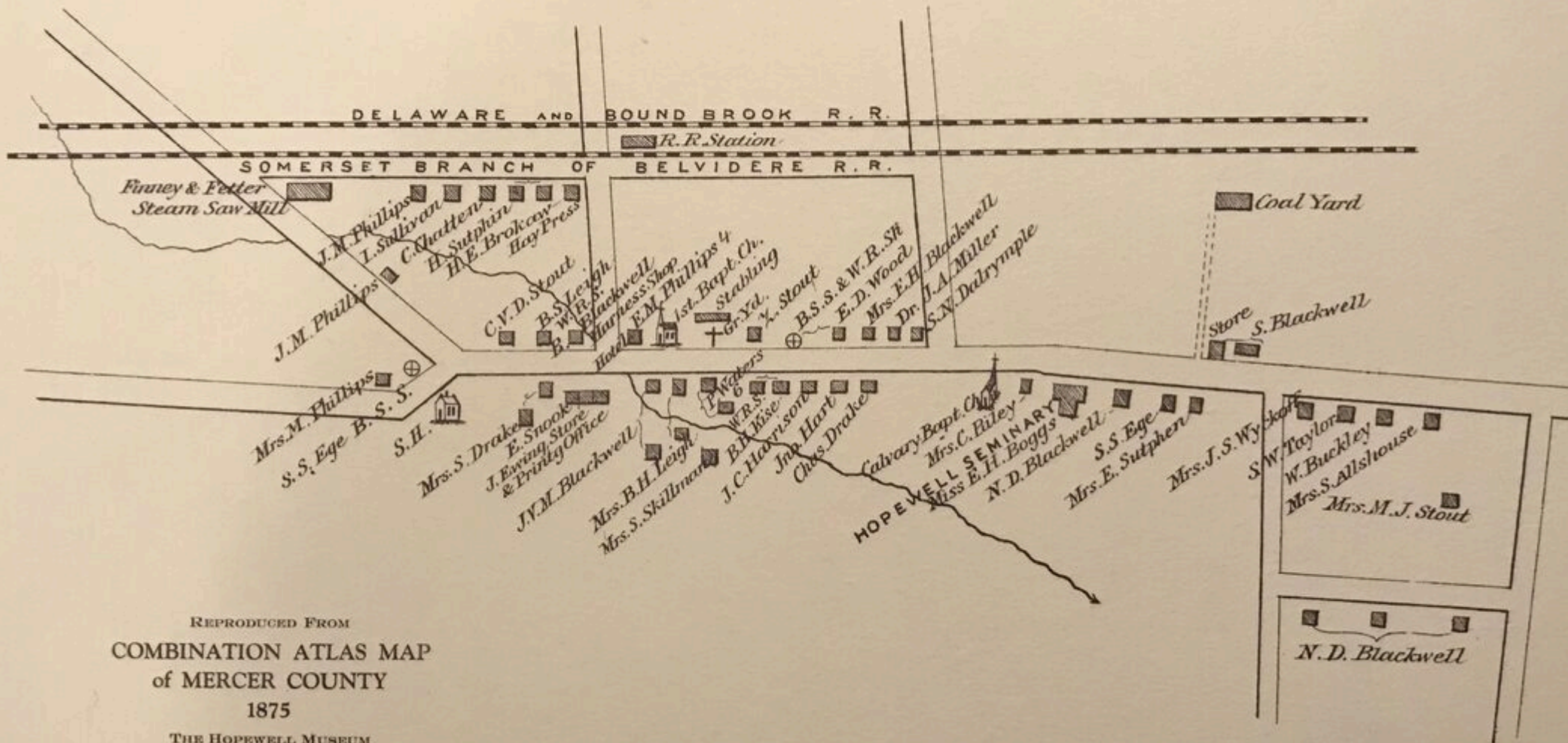
HISTORIC PRESERVATION IN THE HOPEWELL VALLEY

# Hopewell Borough: A Brief History

- 1700s: Started as community of scattered farmsteads, known as Columbia
- 1750s: Baptist Meeting built, followed by a school – nucleus of town
- 1830s: Post office, multiple churches, taverns, store, dozen houses
- 1870s: Railroads and industry with economic development including hotel and saloon, blacksmiths, multiple stores
- 1891: Borough incorporated with nearly 900 residents in 200 households.
- 1928: Steady growth to 1,340 residents. Now has about 2,000 residents
- 1983: HPC established
- 2007: Master Plan to address concerns regarding tear-downs and new development



# HOPEWELL



REPRODUCED FROM  
COMBINATION ATLAS MAP  
of MERCER COUNTY

1875

THE HOPEWELL MUSEUM  
HOPEWELL N. J. 1963



# Characteristic Elements

## SMALL TOWN CONTEXT

- Grid street pattern
- Curbs and sidewalks
- Traditional building design
- Defined village edge
- Compactness

## MIX OF USE + HOUSING TYPES

- Primarily single family homes
- Two family and apts throughout
- Shops dispersed, no CBD
- Adaptive use of older structures



# Characteristic Elements

## HUMAN SCALE

- No major buildings
- Pedestrian friendly
- Broad Street is 1.25 miles

## COMMON VOCABULARY

- 2 – 2 1/2 story frame/clapboard
- Narrow rectangular lots
- Detached garages
- Steep roofs
- Front porches
- Tall windows





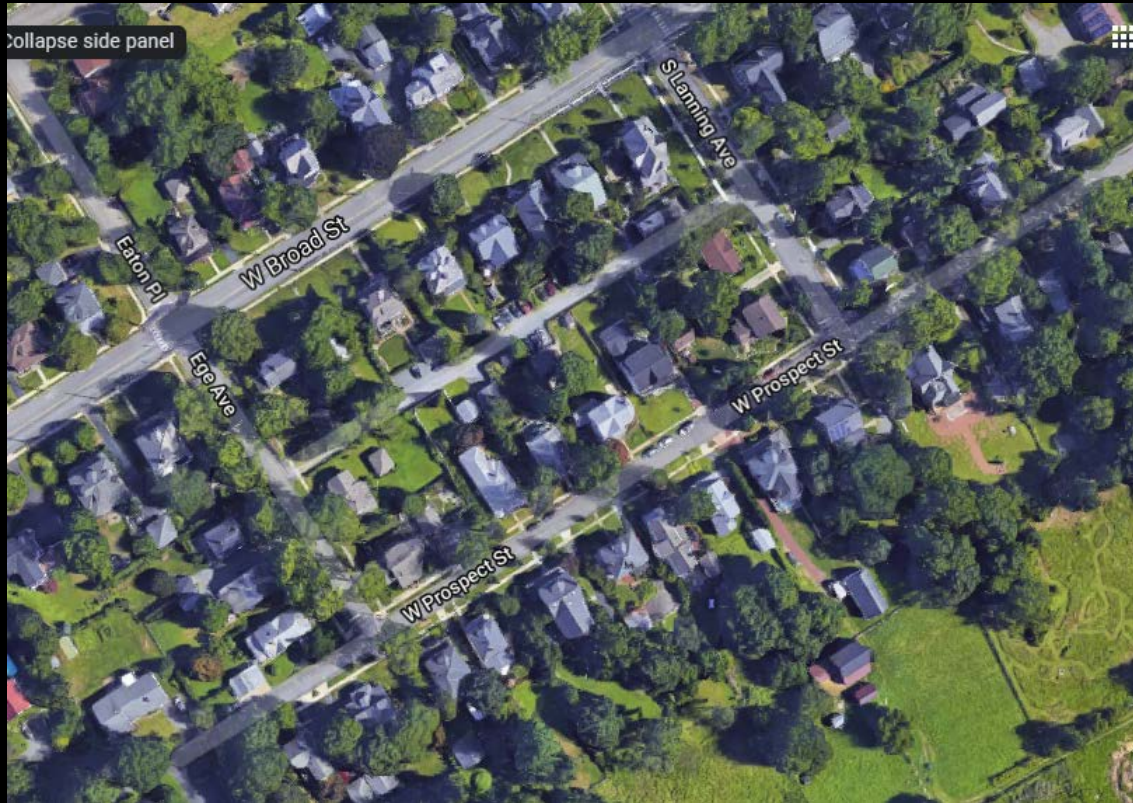
# Typical House Types





# Guidelines for New Construction

## Site Planning



- Common Setbacks
- Similar lot coverage
- Same orientation



# Guidelines for New Construction

## Building Shape and Massing



- Additions in keeping with existing detailing
- New buildings with similar massing and footprint
- Compatible roof forms and shapes
- Scale in relation to its neighbors
- Common height both overall and components
- Similar fenestration





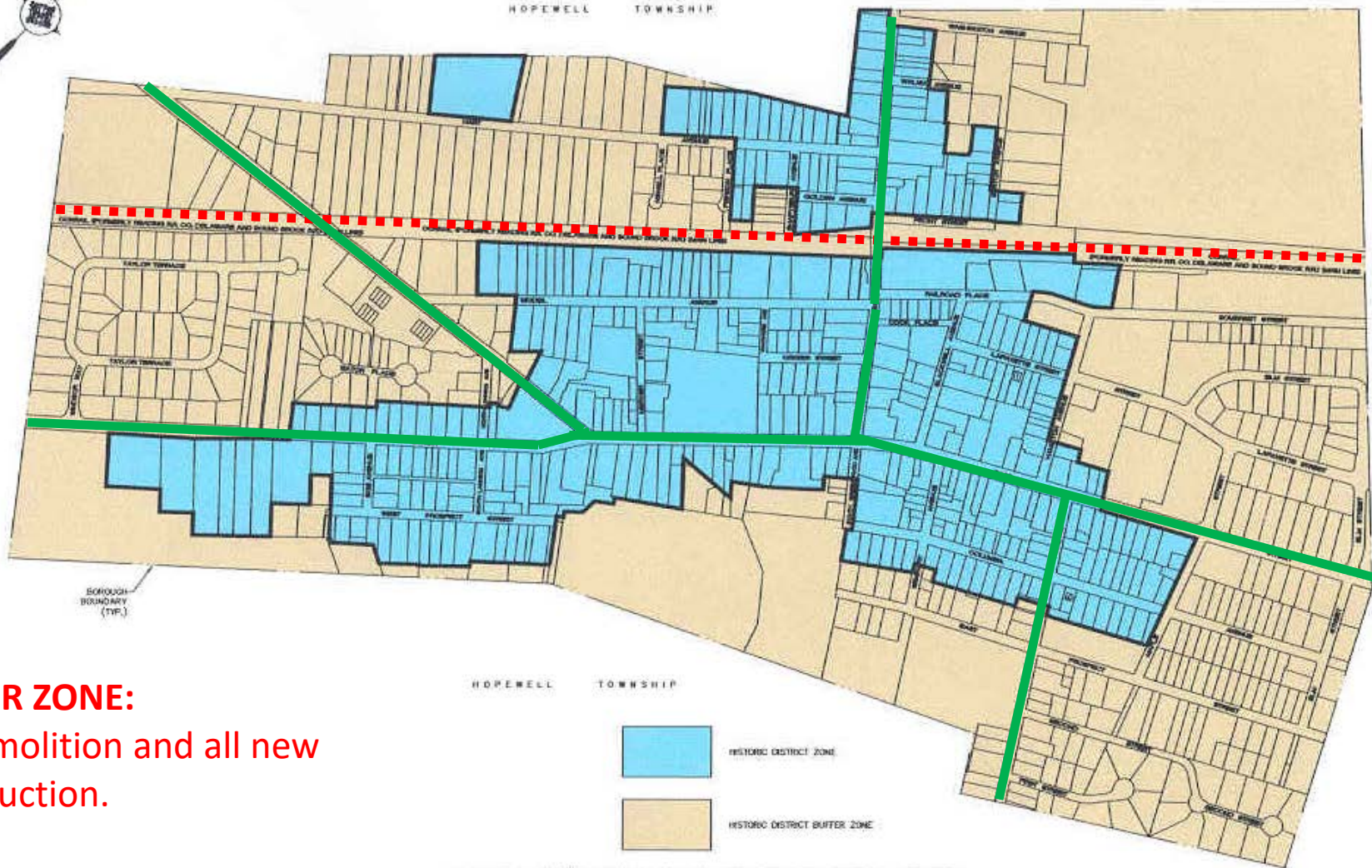
# Historic Preservation Commission (HPC)

- 5 Member board with 2 Alternates, each serving a four-year term; currently have one vacancy
- Variety of backgrounds
- Meet monthly at 7:30 pm on the third Tuesday of the month in Borough Hall
- Applications must be in by the previous Friday to allow distribution to the HPC members
- Informal meeting with property owner, and sometimes architect and contractor.



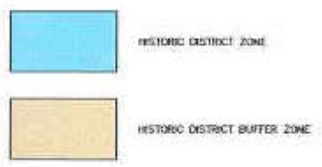


HOPEWELL TOWNSHIP



BOROUGH BOUNDARY (TYP.)

HOPEWELL TOWNSHIP



**BUFFER ZONE:**

All demolition and all new construction.

**HISTORIC DISTRICT:**

Any construction visible from the street. Not repairs.

WITHIN THE HISTORIC DISTRICT ZONE, ANY APPLICATION FOR A BUILDING PERMIT OR DEMOLITION PERMIT SHALL FIRST BE SUBMITTED TO THE BOROUGH ZONING OFFICER.

WITHIN THE HISTORIC DISTRICT BUFFER ZONE AREA, ANY APPLICATION FOR A BUILDING PERMIT FOR NEW CONSTRUCTION (SEE 12-10.3), OR FOR A DEMOLITION PERMIT, SHALL FIRST BE SUBMITTED TO THE BOROUGH ZONING OFFICER.

THE ZONING OFFICER SHALL THEN DETERMINE THE ELIGIBILITY OF SUCH APPLICATIONS FOR EXEMPTION (SEE 12-10A.5) FROM THE HISTORIC DISTRICT REVIEW PROCEDURES AND REQUIREMENTS.

REFERENCE: HOPEWELL BOROUGH ZONING ORDINANCE, 12-10A (HD HISTORIC DISTRICT ZONE).

HISTORIC DISTRICT MAP FOR HOPEWELL BOROUGH MERCER COUNTY, NEW JERSEY





**BOROUGH OF HOPEWELL**

88 East Broad Street  
Hopewell, NJ 08525

Zoning Officer: Michael Marcinczyk  
609-466-2636 x 107  
michael.marcinczyk@hopewellboro-nj.us

**CONSTRUCTION AND ZONING REFERRAL FORM**

DATE \_\_\_\_\_

NAME OF APPLICANT \_\_\_\_\_

NAME OF OWNER \_\_\_\_\_

PHONE \_\_\_\_\_ EMAIL ADDRESS \_\_\_\_\_

WORK SITE ADDRESS \_\_\_\_\_

BLOCK \_\_\_\_\_ LOT \_\_\_\_\_

SCOPE OF WORK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TO BE COMPLETED BY THE ZONING OFFICER**

- \_\_\_\_\_ ZONING PERMIT WAIVER
- \_\_\_\_\_ ZONING PERMIT ISSUED (COPY OF APPROVAL LETTER ATTACHED)
- \_\_\_\_\_ ZONING PERMIT REQUIRED – PLANNING BOARD APPROVAL REQUIRED
- \_\_\_\_\_ ZONING PERMIT WAIVER – PLANNING BOARD APPROVAL REQUIRED
- \_\_\_\_\_ ZONING PERMIT REQUIRED – CERTIFICATE OF APPROPRIATENESS REQUIRED
- \_\_\_\_\_ ZONING PERMIT WAIVER – CERTIFICATE OF APPROPRIATENESS REQUIRED
- \_\_\_\_\_ OTHER

The Construction Code Official will need to see copies of all planning board resolutions, certificates of appropriateness and zoning approvals as well as all approved plans, along with a signed copy of this form, prior to the issuance of any building permit.

\_\_\_\_\_  
ZONING OFFICER

\_\_\_\_\_  
DATE

# PROCESS

- Apply to the Zoning Officer for referral\*
- Apply to HPC to appear at next mtg, if req'd
- Appear before the HPC to present project
- Revise documents as discussed with HPC
- HPC Chair presents to Planning Board for approval (1<sup>st</sup> Wed of the month)
- Apply for building permit following approval

\*All forms available on the Borough website along with description of process.





# BOROUGH OF HOPEWELL

HISTORIC PRESERVATION COMMISSION

88 East Broad Street  
Hopewell, NJ 08525

Chair: Alison Baxter [alisonb@msarchitectsllc.com](mailto:alisonb@msarchitectsllc.com) h: 609-466-0387 c: 609-577-1742  
Secretary: Elizabeth Zingg [ezingg@verizon.net](mailto:ezingg@verizon.net) 609-466-3620

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

This form must be submitted 5 days prior to  
Historic Preservation Commission meeting date  
(Important: please read instructions on back of this form)

Date: \_\_\_\_\_

Property Information:

Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Email and Phone: \_\_\_\_\_

Property Address: \_\_\_\_\_

Block: \_\_\_\_ Lot: \_\_\_\_

Description of Proposed Work (Please also provide recommended support materials listed at #3 on the following page):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature



# BOROUGH OF HOPEWELL

HISTORIC PRESERVATION COMMISSION

88 East Broad Street  
Hopewell, NJ 08525

Chair: Alison Baxter [alisonb@msarchitectsllc.com](mailto:alisonb@msarchitectsllc.com) h: 609-466-0387 c: 609-577-1742  
Secretary: Elizabeth Zingg [ezingg@verizon.net](mailto:ezingg@verizon.net) 609-466-3620

The procedures for filing an application for permission to improve property within the Historic District are as follows:

1. Applicant must file a completed Construction and Zoning Referral with the Zoning Officer, who will make a determination if a Certificate of Historic Appropriateness is required.
2. If an Application for Certificate of Appropriateness is required, the applicant shall complete the Application for Certificate of Appropriateness, including a description of the proposed work and any supporting documentation, and file the application with the Borough Clerk at least **five (5)** days prior to the next meeting of the Historic Preservation Commission (the Commission meets the last Tuesday of each month in Borough Hall). Applicants may contact the Chair of the Commission if they have any questions about the application.
3. Applicant should then contact the Chair of the Historic Preservation Commission in order to be placed on the agenda of the next Commission meeting. The meeting will allow the applicant to make a presentation in support of the application and answer any questions raised by the Commission. The applicant will be expected to provide photographs of the existing property/structure, drawings (including measured project specifications if available), and other documents that define the scope of work. The Commission appreciates specific information on project materials, including manufacturer pamphlets and/or material samples. Failure to appear before the Commission may result in the matter being adjourned. Potential applicants are welcome to attend Commission meetings to seek advice in advance of filing a formal application.
4. Subsequent to the presentation, the Commission will make a recommendation to the Planning Board, which has final approval authority over such application.

\*\*\*\*\*

### TO BE COMPLETED BY THE HISTORIC PRESERVATION COMMISSION

Planning Board Approval Recommended: Yes \_\_\_\_ No \_\_\_\_

Conditions of Approval: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This completed and signed application must be forwarded to the Planning Board for a final determination regardless of the recommendation of the Commission.

# Typical Renovation Project

- Full porch replacement
- All window replacement
- New siding

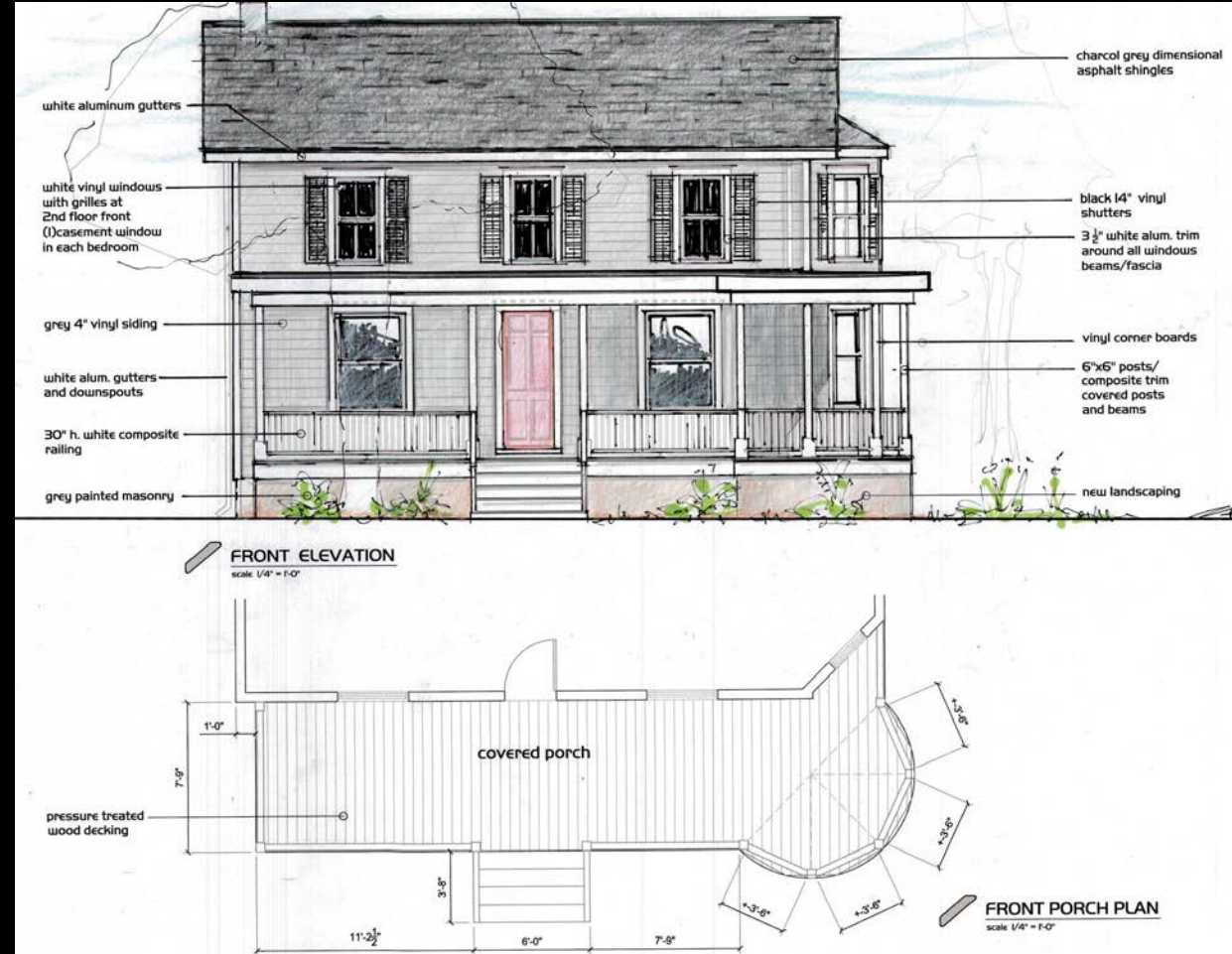




# CONCERNS

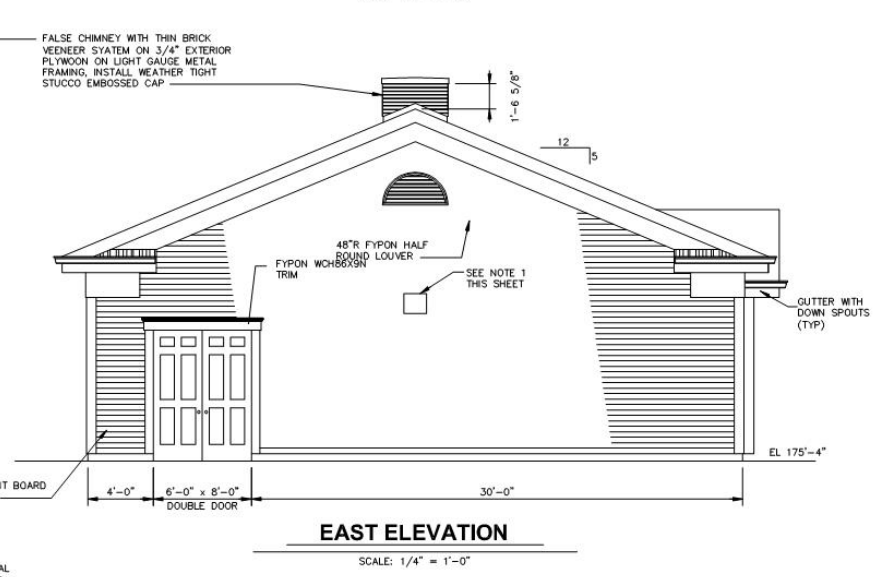
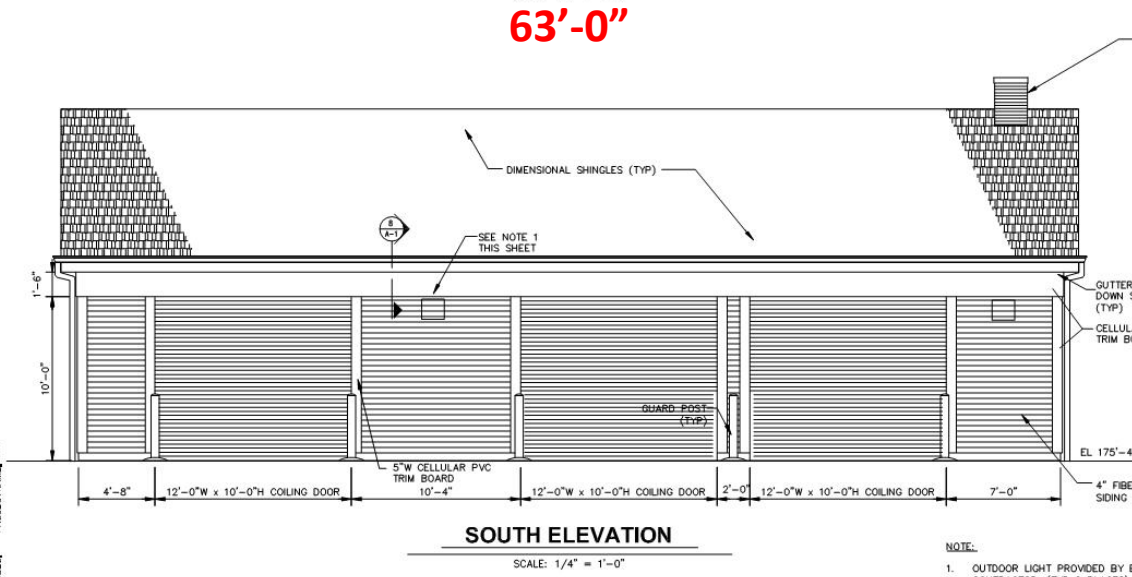
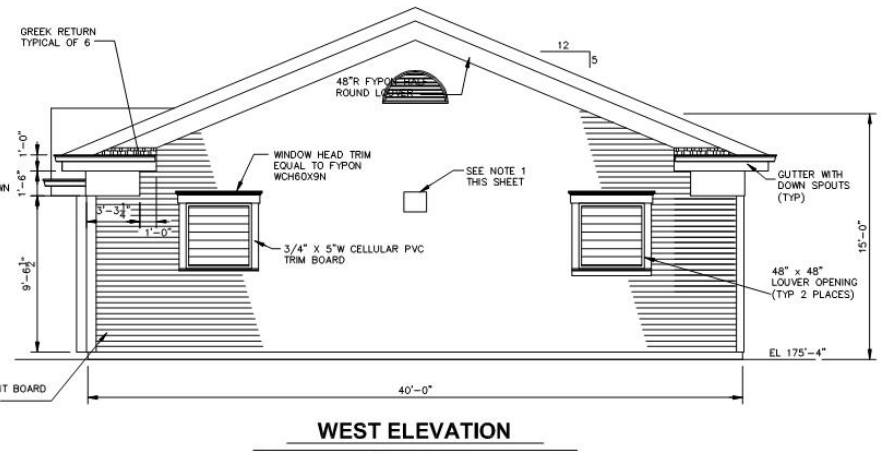
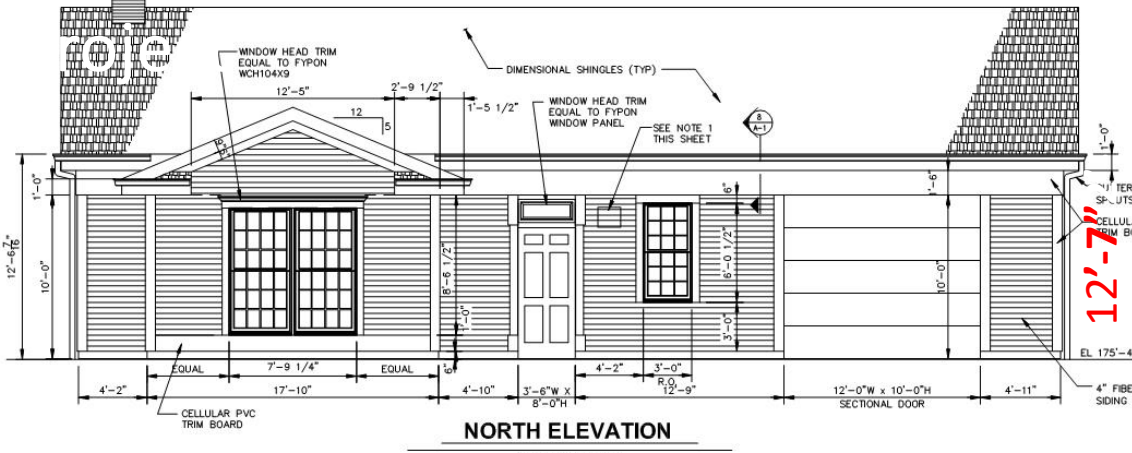
1. Windows don't match existing
2. Door should be centered
3. Steps too narrow

4. Porch should extend beyond house
5. Porch shape incorrect, doesn't match fdn
6. Railing too tall





# Typical New Construction Project



**NOTE:**  
1. OUTDOOR LIGHT PROVIDED BY ELECTRICAL CONTRACTOR. (TYP 6 PLACES) FIXTURES SHALL BE SIMILAR TO HANOVER LANTERN INC. - PLYMOUTH FIXTURE MIN 28" TALL

**DRAFT**  
NOT FOR CONSTRUCTION

CITY OF GRANBURY DIVISION OF PUBLIC WORKS PROJECT NO. 2009-001 PROJECT NAME: SOMERSET STREET GROUNDWATER TREATMENT BUILDING  
 PROJECT MANAGER: JAMES J. MURPHY  
 DATE: 07/2009  
 DRAWN BY: RLR  
 CHECKED BY: JAB  
 PROJECT NO.: 2009-001

SCALE(S) AS INDICATED							
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK AND MAY NOT BE REPRODUCED OR ALTERED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.	No.	Date	Revisions	By	CHK		

Professional Engineer Name:  
**Gary M. Wroblewski, P.E.**  
Professional Engineer No.:  
24GCD04607400

Date: \_\_\_\_\_  
By: \_\_\_\_\_  
Checked by: \_\_\_\_\_

ARCADIS U.S., INC.  
NEW JERSEY ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER: 24G02939800

FORMER KOOLTRON/ROCKWELL FACILITY • HOPEWELL, NEW JERSEY  
SOMERSET STREET GROUNDWATER TREATMENT BUILDING

## ELEVATIONS

GENERAL

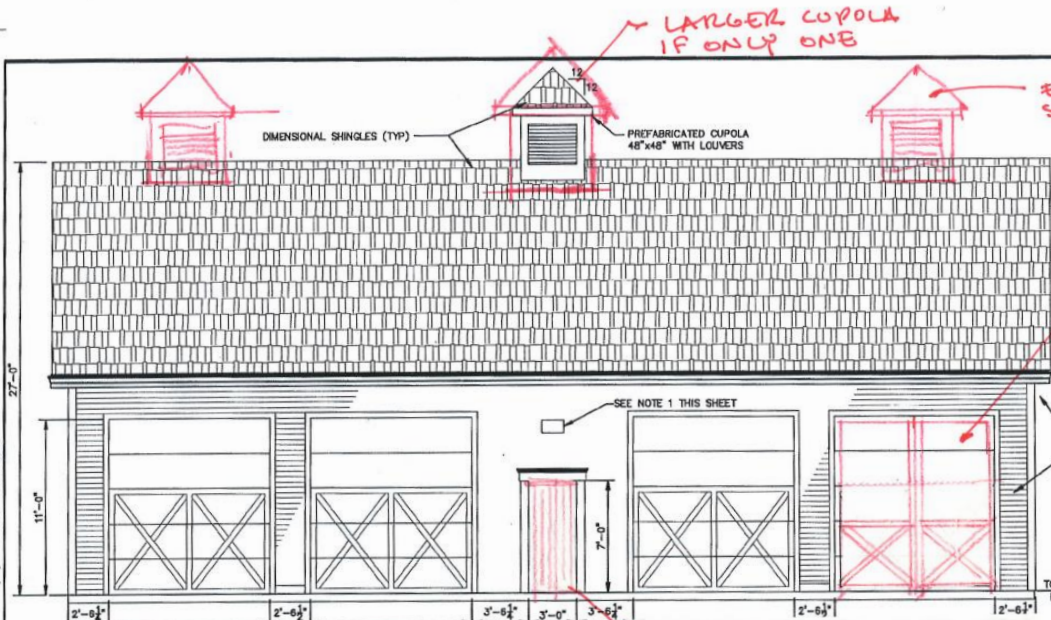
ARCADIS Project No.:  
BR037574.0000.00000

Date:  
MAY 2009

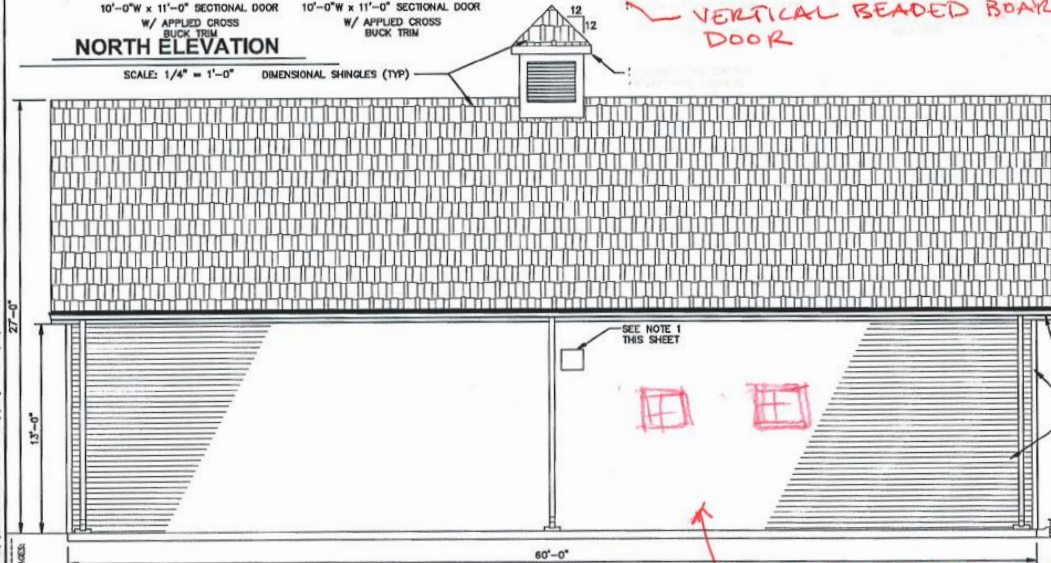
ARCADIS  
8 SOUTH RIVER ROAD  
GRANBURY, NEW JERSEY  
TEL. 800.866.6672

**S-1**

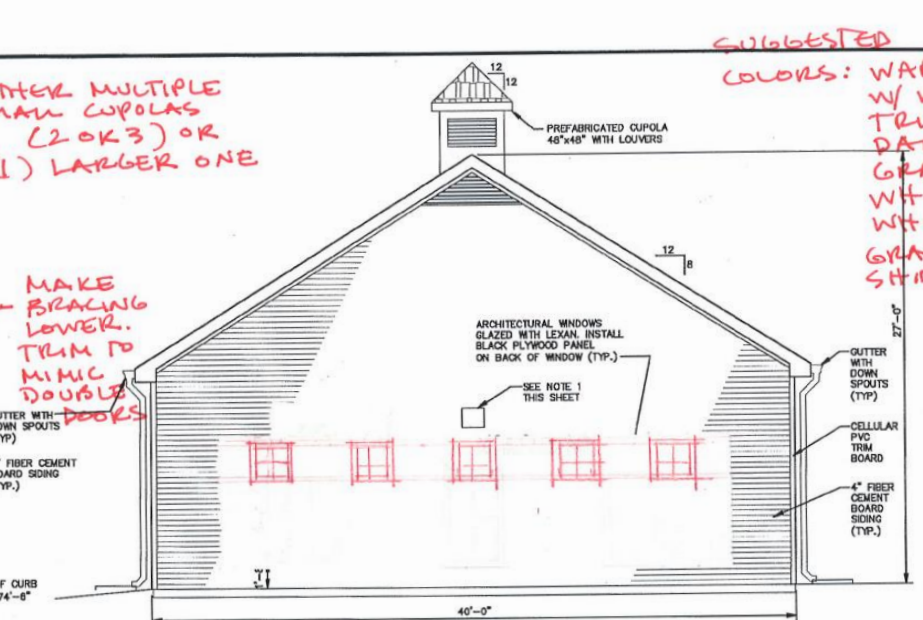
PROJECT NAME: MAZER 30704203  
 DATE: 02/22/2010 2:07 PM  
 DRAWN BY: JLAB  
 CHECKED BY: JLAB  
 PROJECT NO: 30704203  
 PRINTED: 2/22/2010 2:08 PM BY: JLAB



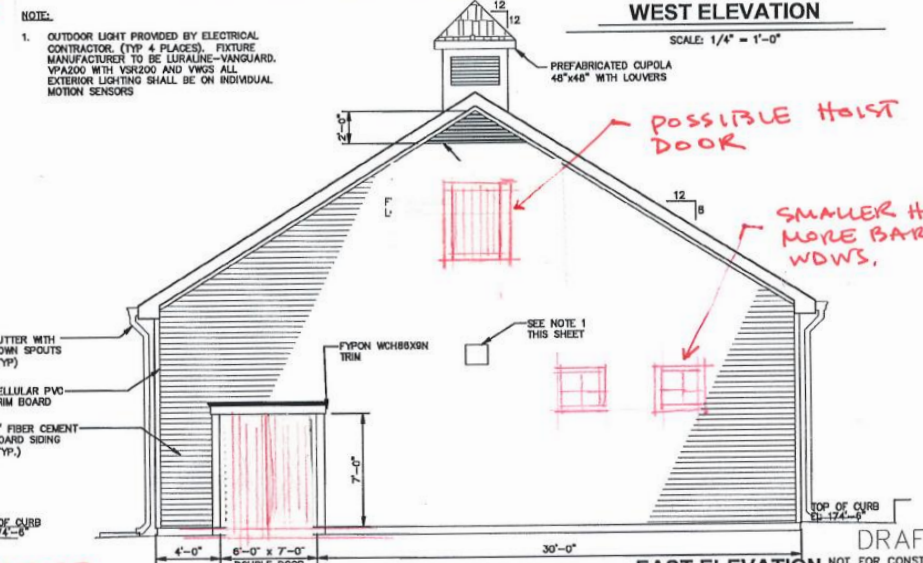
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

**NOTE:**  
1. OUTDOOR LIGHT PROVIDED BY ELECTRICAL CONTRACTOR (TYP 4 PLACES). FIXTURE MANUFACTURER TO BE LURALINE-VANGUARD. WPAZOO WITH VERBOD AND YWGS ALL EXTERIOR LIGHTING SHALL BE ON INDIVIDUAL MOTION SENSORS

MAYBE ADD A WHOLE OF SMALL WDWs BACK TO BREAK UP LONG FACADE.

Date	Revisions	By	Chk

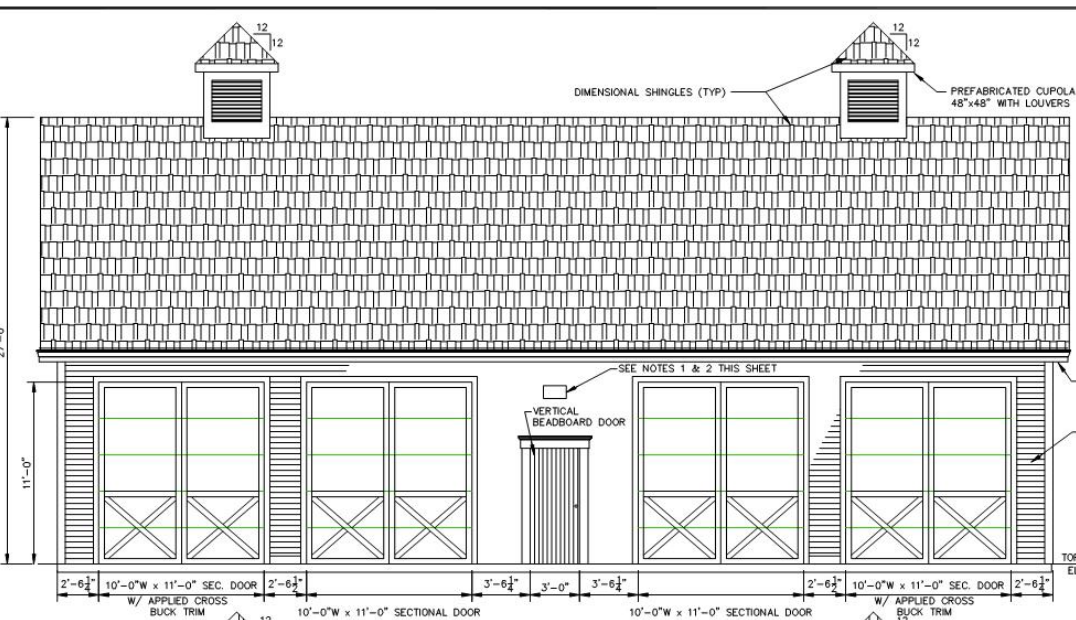
**ARCADIS**  
 ARCADIS U.S., INC.  
 NEW JERSEY ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER 246A2793900  
 ARCADIS U.S., INC.

ROCKWELL AUTOMATION INC. • BOROUGH OF HOPEWELL, MERCER COUNTY, NEW JERSEY  
 DEVELOPMENT APPLICATION - PRELIMINARY AND FINAL MAJOR SUBDIVISION  
**ELEVATIONS - BLOCK 18, LOTS 2, 3 AND 4**  
 ARCHITECTURAL

ARCADIS Project No. 30037813.2010.00001  
 Date: FEBRUARY 2010  
 ARCADIS  
 8 South River Road  
 Cranbury, NJ 08512  
 609-665-0590

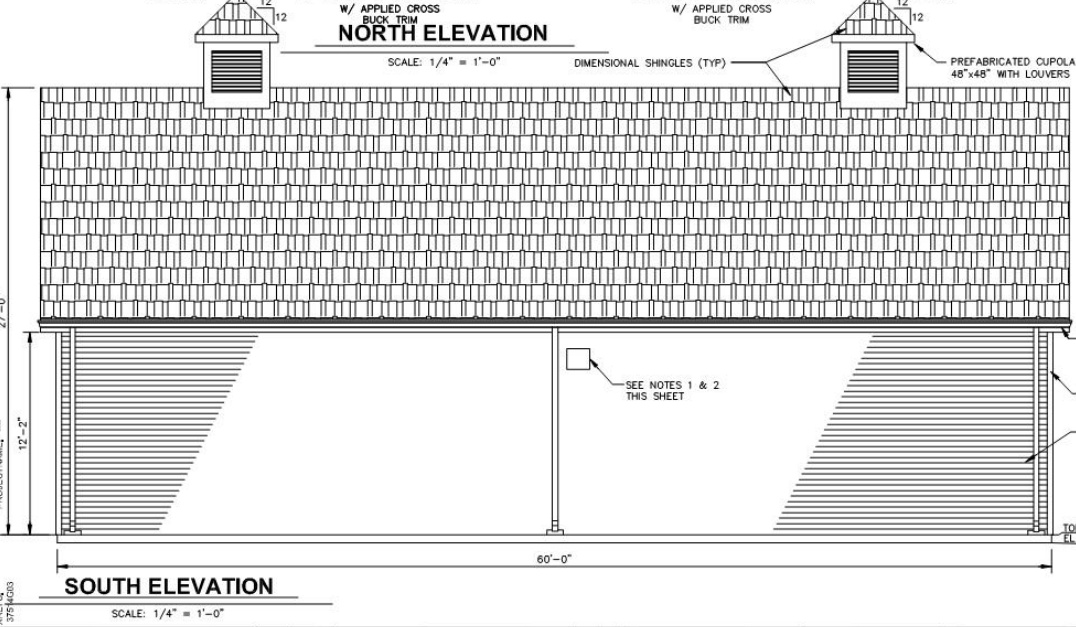


CITY OF CARLISLE/NECARB/RYAN DIVISION CAD DRG. CARLISLE, PA. PROJECT: BLDG. 1100 (11/01) - 11/01. PROJECT NAME: 1100 (11/01) - 11/01. PROJECT NO.: 1100 (11/01) - 11/01. PROJECT DATE: 11/01/2010. PROJECT LOCATION: 1100 (11/01) - 11/01. PROJECT OWNER: CARLISLE, PA. PROJECT ARCHITECT: ARCADIS. PROJECT ENGINEER: GARY M. WRUBLEWSKI. PROJECT DATE: 11/01/2010. PROJECT LOCATION: 1100 (11/01) - 11/01. PROJECT OWNER: CARLISLE, PA. PROJECT ARCHITECT: ARCADIS. PROJECT ENGINEER: GARY M. WRUBLEWSKI.



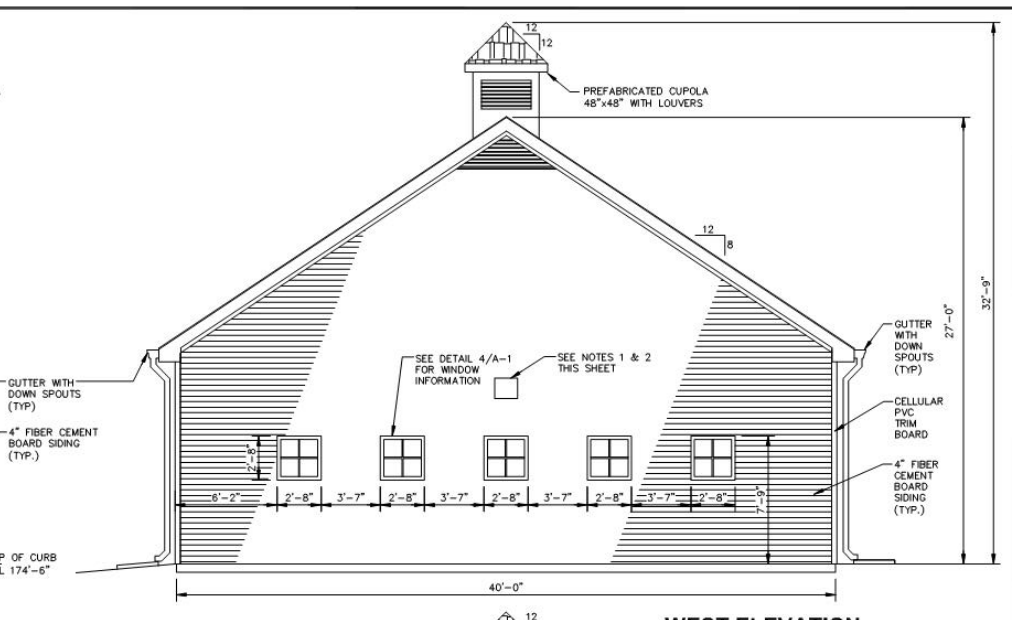
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**

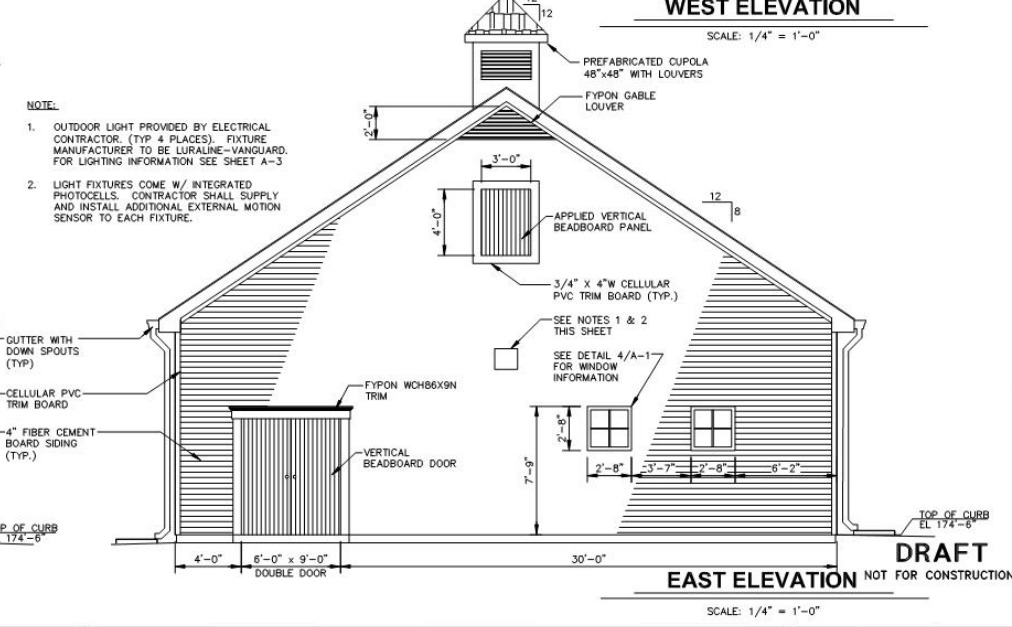
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**

SCALE: 1/4" = 1'-0"

- NOTE:**
1. OUTDOOR LIGHT PROVIDED BY ELECTRICAL CONTRACTOR. (TYP. 4 PLACES). FIXTURE MANUFACTURER TO BE LURALINE-VANGUARD. FOR LIGHTING INFORMATION SEE SHEET A-3
  2. LIGHT FIXTURES COME W/ INTEGRATED PHOTOCELLS. CONTRACTOR SHALL SUPPLY AND INSTALL ADDITIONAL EXTERNAL MOTION SENSOR TO EACH FIXTURE.



**EAST ELEVATION**

SCALE: 1/4" = 1'-0"

**DRAFT NOT FOR CONSTRUCTION**

No.	Date	Revisions	By	Chk

THIS DRAWING IS THE PROPERTY OF ARCADIS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED IN THE TITLE BLOCK AND MAY NOT BE REPRODUCED OR ALTERED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF ARCADIS.

Professional Engineer Name  
**Gary M. Wroblewski, P.E.**  
 Professional Engineer No.  
 24028400400  
 State  
 New Jersey  
 Date Signed  
 \_\_\_\_\_  
 Project Mgr.  
 JAEB  
 Drawn by  
 \_\_\_\_\_  
 Checked by  
 DLS

ARCADIS U.S., INC.  
 NEW JERSEY ENGINEERING CERTIFICATE OF AUTHORIZATION NUMBER JC24027938800  
 ARCHITECTURAL

ROORWELL AUTOMATION, INC. • BOROUGH OF HOWELL, MERCER COUNTY, NEW JERSEY  
 DEVELOPMENT APPLICATION - PRELIMINARY AND FINAL MAJOR SITE PLAN  
**ELEVATIONS - BLOCK 18, LOTS 2, 3 AND 4**

ARCADIS Project No.  
 B0337813.2010.00001  
 Date  
 MARCH 2010  
 ARCADIS  
 8 South River Road  
 Cranbury, NJ  
 TEL. 908.860.6500

**A-2**