

**Town of Phillipsburg
Warren County, New Jersey**

**HISTORIC PRESERVATION PLAN
MASTER PLAN ELEMENT**

**Adopted April 27, 2017
By the Town of Phillipsburg Land Use Board**



Phillipsburg Land Use Board

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The original of this report was signed in
accordance with N.J.S.A. 45:14A-12.

A handwritten signature in blue ink, appearing to read "Angela Knowles", is written over a horizontal line.

Angela Knowles, PP, AICP
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INTRODUCTION

The Town of Phillipsburg has a long history and a legacy of historic buildings and structures, particularly along South Main Street and in Union Square that reflect its past. As the Town has rediscovered its history, these buildings are being renovated and put to new uses. Architectural standards, established as part of the façade improvement program, encourage both reconstruction and new construction to emulate past building designs to retain the historic character of the downtown area.

Planning for redevelopment has built on the historic context of the study area in determining proposed designs for rehabilitation and new construction of buildings and improvements. The Gateway Plan for Union Square proposes to recreate the original appearance of the square, with a continuous building face along the three of its sides, wide sidewalks to encourage street level activities, and an attractive streetscape to welcome visitors to the area. To capitalize on the Town's historic function as a rail center, the Riverside Redevelopment Plan, west of Howard Street, draws on the railroad-orientation of that area. The remaining railroad-related buildings and structures will inform the design and layout of the future Transportation Heritage Museum, to be located in Phillipsburg because of its historic ties to both the railroad industry and the earlier canal/water transportation network.

Gateway Plans for the Market Street area include a pathway from the street to the Arches, the entrance to the Morris Canal system, which carried coal and iron ore to the cities of northeastern New Jersey. It will also connect to the future Riverfront area and to an excursion railroad, which will allow visitors to experience old-time rail travel. In the same location, the historic train station will be renovated to be used temporarily by the Friends of the Transportation Heritage Museum for displays of the Town's railroad history.

As the Town continues to revitalize, efforts should be made to ensure that façade improvements and new development be designed and built in a style that is compatible and harmonious with the prevailing architectural style of the area. This is particularly important along Main Street, but also throughout the Town's established neighborhoods.

STATUTORY AUTHORIZATION

The Municipal Land Use Law (NJSA 40:55D-1 et. seq.) enables the Planning Board to adopt a historic preservation plan element as part of the municipal master plan. According to NJSA 40:55D-28b (10) "a historic preservation plan element: (a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

The Phillipsburg historic preservation plan is organized to meet the requirements of the Municipal Land Use Law to indicate the location and significance of historic sites and historic districts; and to identify the standards used to assess worthiness for historic sites or district identification. To that end, the plan:

- Identifies the location of historically significant sites and districts currently on the State and National Register of Historic Places,

- Identifies the location of locally significant sites and districts not currently on the State and National Register of Historic Places, but are worthy of investigation to be included on the register;
- Provides an outline for a Historic Preservation Ordinance, and
- Recommends criteria for designating additional historic properties.

The plan also includes several recommendations for furthering the preservation of historic assets and integrating them into a broader heritage tourism initiative.

The designation of a property in the historic preservation plan and on the New Jersey and National Registers of Historic Places acknowledges that property's historical or cultural significance, which may preserve and enhance the values of such properties. It is important to note, however, that inclusion on the local, State or National Registers does not guarantee the preservation of a historic resource. It does, however, provide a measure of protection if public funds are utilized, and may serve as the basis for an advisory review of exterior alterations, demolitions, relocations, and development applications affecting historic landmarks and districts. This in turn will provide:

- Greater local oversight over proposed alterations to a historic property;
- A reference document for Town staff to follow before permits are issued;
- Advancement of the Town's goals, plans and initiatives to foster heritage-based tourism as an economic development tool; and
- Increased communication between the local government, owners of historic properties, and the various organizations in the Town who are interested in and are dedicated to historic preservation.

OBJECTIVES

1. Preserve the Town's history as reflected in its buildings and structures, while providing for adaptive re-use of obsolete facilities.
2. Capitalize on the Town's past role as a major transportation center to promote local business and tourism.
3. Incorporate historic preservation/planning in future redevelopment plans.
4. Encourage the continued use of historic resources and facilitate their appropriate reuse to stabilize and improve property values and discourage the unnecessary demolition of historic resources.
5. Encourage an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects or districts within the Town of Phillipsburg.
6. Encourage private reinvestment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style or is compatible with the original architectural style characteristic of the designated historic districts in which the structure is located.

LISTED PROPERTIES

The information in this section is based on the inventory of New Jersey and National Registers of Historic Places maintained by the NJ Historic Preservation Office updated to October 21, 2014. The listings are updated quarterly to reflect ongoing additions and corrections.

State and National Registers

There are five properties or districts in Phillipsburg listed on the New Jersey Register of Historic Places (SR) and/or the National Register of Historic Places (NR) (see Table 1 and Map 1). These are properties for which a formal action was taken by the State Historic Preservation Officer. These properties and districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, architecture, engineering or culture, and possess integrity of location, design, setting, materials, workmanship, feeling or association.

The National Register of Historic Places is the official list of the nation’s historic resources worthy of preservation, and the New Jersey Register is the official list of the state’s historic resources of local, state and national interest. The New Jersey Register is maintained by the State Historic Preservation Office (SHPO) within the New Jersey Department of Environmental Protection. Both Registers have nearly the same eligibility criteria, nomination forms, and review process.

The New Jersey and National Registers provide a degree of review and protection from public encroachment. Section 106 of the National Historic Preservation Act provides for review of any federally licensed, financed or assisted undertaking for properties listed in, or eligible for listing in, the National Register. New Jersey law requires review of any state, county or municipal undertaking involving properties listed in the New Jersey Register. These reviews are designed to prevent destruction or damage of historic resources by public agencies.

**Table 1.
State and National Historic Sites***

| Site Name & Inventory Number | Location | Designation |
|--|--|---|
| Lander-Stewart Mansion and Stites Building (ID#4772) | 102-104 South Main Street | SR: 5/6/2008 NR: 6/25/2008 |
| Morris Canal (ID#2784) | Existing and former bed of the Morris Canal | SHPO: 4/27/2004 SR: 11/26/1973 NR: 10/1/1974 |
| Phillipsburg Commercial Historic District (ID#4832) | Portions of: South Main, Hudson, Morris, North Main, Market Streets and Union Square | SR: 8/20/2008 NR: 10/8/2008 |
| John Roseberry Homestead (Gess) (ID#2785) | 540 Warren Street | SR: 10/18/1972 NR: 4/3/1973 |
| U.S. Post Office (ID#2787) | 361 Memorial Parkway | SR: 1/31/1986 |
| | | |

Source: New Jersey and National Registers of Historic Places Updated 10/21/2014.
SR = State Register; NR = National Register; SHPO = SHPO Opinion
*Data obtained September 29, 2016

Certifications and Opinions

The State Historic Preservation Office also maintains a list of historic resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion), or Determinations of Eligibility (DOE). There are 16 eligible or “opinioned” assets in Phillipsburg (see Table 2 and Map 1).

A COE is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust. A DOE is issued by the Keeper of the National Register at the National Park Service, as a formal certification that a property is eligible for registration. A SHPO Opinion is an opinion of eligibility issued by the State Historic Preservation Officer in response to a federally funded activity, such as a road project, that will have an effect on historic properties not listed on the National Register.

**Table 2.
COEs, DOEs and SHPO Opinions**

| Site Name & Inventory Number | Location | Designation |
|---|--|--------------------------------|
| Andover Iron Furnace Concrete Faced Loading Ramp (ID#2779) | --- | SHPO: 1/13/78 |
| Central Railroad of New Jersey Main Line Corridor Historic District (ID#3500) | District extends through 29 municipalities in 5 counties | DOE: 11/30/95 SHPO: 7/19/91 |
| P. Coal Site (28-Wa-543) (ID#2780) | --- | SHPO: 9/16/1983 |
| Dormida House (ID#2781) | 119 Lock Street | SHPO: 9/16/1983 |
| Doughty House (ID#2782) | 221 Lock Street | SHPO: 9/16/1983 |
| Dutch Canal (ID#4032) | Beneath the streets at Union Square and North Main Street. | SHPO: 5/1/1992 |
| Easton-Phillipsburg Toll Bridge (ID#5169) | US Route 22 | SHPO: 2/3/1999 |
| Green's Bridge (ID#275) | NJ Transit Raritan Valley Line, Milepost 70.44 | SHPO: 2/3/1999 |
| Ingersoll-Rand Corporation Complex (ID#4098) | Center Street | SHPO: 6/18/2002 |
| Lehigh Valley Railroad Historic District (ID#4154) | District extends through 30 municipalities in 7 counties | SHPO: 3/15/2002 |
| Main Street Commercial Historic District (ID#2783) | South Main Street | SHPO: 7/21/1992 |

| | | |
|---|--|--------------------|
| Main Street Bridge (ID#276) | NJ Transit Raritan Valley Line, Milepost 72.15 | SHPO: 2/3/1999 |
| Northampton Street Bridge (ID#4939) | Northampton Street | COE: 10/15/2009 |
| Union Station (ID#4228) | 178 South Main Street | COE: 11/26/2003 |
| Valley View Historic District (ID#4347) | Congress, Ridge, Tuttle, Arlington and Gate Streets, Hillside Road, Valley View Circle | SHPO: 9/21/2004 |
| Vargo House (ID#2788) | 155-157 Lock Street | SHPO: 9/16/1983 |
| | | |

Source: New Jersey and National Registers of Historic Places Updated 10/21/2014.
COE = Certification of Eligibility; DOE = Determination of Eligibility; SHPO = SHPO Opinion

Phillipsburg Area Historic Sites Survey

The *Phillipsburg Area Historic Sites Survey* was published by the Phillipsburg Area Historical Society in 2012 with funding from the National Park Service. The intent of the survey was to identify and document buildings and sites of historical and/or architectural significance in Phillipsburg and the four surrounding municipalities – Alpha, Greenwich, Lopatcong and Pohatcong. There are more than 420 sites noted and photographed in the survey, about two-thirds of them located in Phillipsburg.

As noted in the survey, this was not meant to be a definitive inventory of significant buildings in Phillipsburg but rather a “selection of structures with some historic significance or architectural merit.” In fact neighborhoods that were largely developed after 1920 were excluded from the survey. Nor was it the intention of the survey to identify all potential state or national register eligible properties. Although the surveyors (volunteers) were guided by a set of criteria based on the NJ Historic Preservation Office survey form, the results were to some degree subjective and varied in terms of the amount of details provided for a given property.

It was assumed by the author that the survey would be updated and corrected over time. To that end the Historic Sites Survey should be used as the basis for a formal catalog of local, state and nationally significant properties and districts throughout the Town – otherwise known as a Cultural Resources Survey. It is recommended that this initiative be undertaken by a newly-formed historic preservation commission utilizing the guidelines outlined in this plan.

It is important to note that the MLUL requires that all historic sites and historic districts designated in the zoning ordinance be based on identifications in the historic preservation plan element of the master plan. At this point in time that would limit the zoning ordinance to those sites and districts found in Tables 1 and 2 above. The historic preservation plan can and should be amended over time to add more properties to the official list as they are identified and documented by the historic preservation

Exception
The Town Council may adopt a zoning ordinance designating one or more historic sites or districts that are not based on identifications in the historic preservation plan by affirmative vote of a majority of its membership, and provided the reasons are set forth in a resolution.

commission. It should also be noted that the list of historic properties is not limited to State and National Register sites. The list can include properties that have been deemed significant by the Town based on locally adopted standards, which are discussed in a later chapter. A common definition of “historic site” is as follows:

Any real property, man-made structure, natural object or configuration or any portion or group of the foregoing which has been designated in the Master Plan as being of historic, archaeological, cultural, scenic or architectural significance at the national, state or local level, as specifically designated herein or any property which is located in a historic district.

To that end, the Town of Phillipsburg has indicated that two additional landmarks in the town should be listed in this plan as important local features to the town.

1. Morris Street - From North Main Street on the western end to its connection with Memorial Parkway / Route 22 at Miller Street. This section of roadway was the beginning of the Washington Turnpike (Morristown to Phillipsburg, built in 1806) and now includes portions of Routes 57, 24/510 and County Rte 513.¹
2. Phillipsburg Heritage Trails – These proposed Trails consist of riverfront trails that roughly follow the routes of the Morris Canal and the Delaware River and old rail beds that cross into Easton, PA. The riverfront trails are generally north-south trails that extend from the Northampton Bridge south toward Pohatcong Township and north toward the Warren / Highlands Trail at Marble Hill. The proposed trails follow historic routes through the town and should be considered important to the spirit of historic preservation in Phillipsburg. An accompanying map dated June 6, 2014, prepared by Van Cleef Engineering Associates, Inc. indicates the routes of the proposed trails, spurs, loops, and connectors.

DESIGNATION CRITERIA

The criteria for evaluating and designating historic districts and sites should be guided by the National Register Criteria. Generally, consideration should be given to buildings, structures, objects, sites and districts that merit designation and protection by reason of possessing integrity of location, design, setting, materials, workmanship, and association and meet one or more of the following criteria:

- (1) Of particular historic significance to the Town of Phillipsburg by reflecting or exemplifying the broad cultural, political, economic or social history of the nation, state, or community.
- (2) Associated with historic personages important in national, state, county or local history.
- (3) The site of a historic event which had a significant effect on the development of the nation, state, county, or Town.
- (4) An embodiment of the distinctive characteristics of a type, period, or method of construction, architecture or engineering.
- (5) Representative of the work of an important builder, designer, artist, engineer, architect or landscape architect whose work has influenced the development of the Town, state or nation.

¹ “NJ Historic Roadway Study”, January 2011. Prepared for the NJ Department of Transportation and Federal Highway Administration, NJ Historic Preservation Office. Prepared by KSK Architects Planners Historians, Inc. with Armand Corporation, Inc. and Michael Baker, Jr., Inc. HPO Log #03-1895-6.

- (6) Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation.
- (7) Able or likely to yield information important in prehistory or history.

Ordinarily, cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years should not be considered eligible for designation. However, such properties might qualify if they are integral parts of historic sites or districts or if they fall within one of the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance.
- A building or structure removed from its original location but is significant primarily for architectural value, or is the surviving structure that most importantly associates with a historic person or event.
- A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building associated with their productive life.
- A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.
- Property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance.
- A property achieving significance within the past 50 years if it is of exceptional importance.

In addition to meeting the abovementioned criteria, historic districts should represent a geographically definable area possessing a significant linkage, or continuity of sites, buildings, structures, and/or objects which when viewed collectively:

- Represent a significant period in the development of the Town; or
- Have a distinctive character resulting from their architectural style; or
- Because of their distinctive character, can readily be viewed as an area or neighborhood distinct from surrounding portions of the Town.

Resources within a historic district should be classified as key, contributing, or non-contributing which are defined as:

- *Key* – Any buildings, structures, sites or objects which due to their significance would individually qualify for landmark status.
- *Contributing* – Any buildings, structures, sites or objects which are integral components of the Historic District either because they date from a time period for which the district is significant or because they represent an architectural type, period or method for which the district is significant.

- *Non-contributing* – Any buildings, structures, sites or objects which are not integral components of the Historic District because they neither date from a time period for which the district is significant nor represent an architectural type, period, or method for which the district is significant.

Landmark Impact Review

A landmark impact review by the Historic Preservation Commission and issuance of a Landmark Impact Statement should be required before a permit is issued for any of the following, or, in the event no other type of permit is otherwise required, before any work can commence on any of the following activities on the property of any historic landmark:

- (1) Demolition of a landmark or of any improvement within any landmark district.
- (2) Relocation of any landmark or of any improvement within any landmark district.
- (3) Change in the exterior appearance of any existing landmark or any improvement within any landmark district by addition, alteration or replacement.
- (4) Any new construction, alteration, repair or remodeling of a principal or accessory structure or any landmark.
- (5) Site plans or subdivisions of any landmark within any landmark district.
- (6) Changes in or addition of new signs or exterior lighting, except that no Certificate of Appropriateness should be required for one unlit sign per premises if the surface area of such sign does not exceed one and one half square feet.
- (7) A Zoning Variance affecting a historic landmark or an improvement within a historic district.

Review by the Commission would not be required for changes to the interior of structures and in all cases should be based on objective criteria. Additionally, in the event that an applicant alleges that compliance with these review requirements would be an unreasonable hardship and that the nature of the application is such that the change sought neither justifies the time and expense of the review process nor will it impact negatively on the public good nor specifically on the historic qualities sought to be preserved, the Commission may grant such relief as it deems consistent with the purposes of this plan.

An applicant may also request that the review requirements be waived because the addition or alteration contemplated will not be visible from any place to which the public normally has access and that the said addition or alteration cannot adversely affect the public interest and cannot affect an architecturally significant elevation.

Visual Compatibility

In regard to an application to move a landmark or structure, or to construct a new structure or add to or alter an existing structure within a landmark district, or a landmark, the visual compatibility of the proposed structure with the structures and surroundings to which it would be visually related should be

considered by the Commission. The following factors should be used in determining the visual compatibility of a building, structure or appurtenance thereof with the buildings and places to which they are visually related and should be known as "Visual Compatibility Factors." They will inform the Town's Design Guidelines for the various historic districts as shown on Figure 1 (Historic Sites and Districts). The guidelines will accompany this plan and be implemented through the zoning ordinance.

- (1) Height. The height of the proposed building should be visually compatible with existing or adjacent buildings.
- (2) Proportion of the Building's Front Facade. The relationship of the width of the building to the height of the front elevation should be visually compatible with the buildings and places to which it is visually related.
- (3) Proportion of Openings within the Facility. The relationship of the width of the windows to the height of the windows in a building should be visually compatible with the buildings and places to which it is visually related.
- (4) Rhythm of Solids to Voids on Front Facade. The relationship of solids to voids in the front facade of a building should be visually compatible with the buildings and places to which it is visually related.
- (5) Rhythm of Spacing of Buildings on Streets. The relationship of the building to the open space between it and the adjoining buildings should be visually compatible with the buildings and places to which it is visually related.
- (6) Relationship of Entrance and/or Porch Projections. The relationship of the entrance or entrances and the porch projections to the street should be visually compatible with the buildings and places to which it is visually related.
- (7) Relationship of Materials, Texture and Color. The relationship of materials, texture and color of the facade and roof of a building should be visually compatible with the predominant materials used in the buildings to which it is visually related.
- (8) Roof Shapes. The roof shapes of a building should be visually compatible with the buildings to which it is visually related.
- (9) Walls of Continuity. Appurtenance of a building such as walls, open-type fencing, evergreen landscape masses, should 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 visually related.
- (10) Scale of Building. The size of a building, the mass of a building in relation to open spaces, and to the existing windows, door openings, porches and balconies should be visually compatible with the existing structure or structures and places to which it is visually related.

- (11) Directional Expression of Front Facade. A building should be visually compatible with buildings and places to which it is visually related in its directional character, whether this is vertical, horizontal or non-directional character.
- (12) Exterior Features. A structure's related exterior features such as lighting, fences, signs, sidewalks, driveways and parking areas should be compatible with the features of those structures to which it is visually related and should be appropriate for the historic period for which the structure is significant.

Visual Relationship of New Buildings and Structures to Nearby Historic Landmarks and Districts

The Commission should review each proposed site plan or subdivision located within 200 feet of a historic landmark or district or determined by the Commission to have a visual impact on the landmark or district in accordance with the following visual design standards.

- (1) Compatibility of buildings of different architectural styles by such means as screens, sight breaks and materials.
- (2) Attractive landscape transition to adjoining properties.
- (3) Harmony in texture, lines, scale, materials and masses, while monotony should be avoided.
- (4) Architectural style is not restricted. Evaluation of the appearance of a project should be based on the quality of its design and relationship to its surroundings.
- (5) Harmonious colors with the man-made or natural surroundings of the project and the relationship of those colors to the colors found on the landmark or within the historic district.
- (6) The height of proposed structures in light of the height of existing structures that have a visual relationship to the proposed structures.
- (7) Compatibility of building materials and components, such as windows, door and eaves, including proportions and relationships to one another and to the surrounding man-made and natural materials.
- (8) Compatibility in scale, height, site planning, and color with any officially designated federal, state or local historic site landmark or district.

EVALUATION OF IMPACT OF OTHER MASTER PLAN ELEMENTS

The provisions of other master plan elements can have direct bearing on the preservation of historic sites and districts. Proposals for future land use, circulation or community facilities can directly affect these resources. As required by statute, the impact of other components and elements of the master plan on the preservation of historic sites and districts are addressed below.

Goals and Objectives

Key Master Plan policies and recommendations affecting historic sites and districts may be found in the goals and objectives in Phillipsburg's 2004 Master Plan and 2013 Master Plan Re-examination Report. These goals and objectives acknowledge the importance of Phillipsburg's historic places and sites and their contribution to the Town's identity as a historic community and the quality of life enjoyed by Phillipsburg's residents.

Historic Preservation-related Goals and Objectives from the 2004 Master Plan:

Page 2 - "The community should preserve its history (and) protect its natural resources ..."

Conservation Plan

Page 5 – "Preserve and develop the Morris Canal as a historic transportation corridor and trail link to an expanding County-wide trail system."

Historic Preservation-related Goals and Objectives from the 2013 Master Plan Re-examination Report:

Page 4 – Identified Objectives: "New emphasis is being made to capitalize both on the Town's historic and cultural heritage and location on the Delaware River."

Page 26 – Recommended Master Plan Changes: "A historic Preservation Plan is among priority plans recommended for preparation in order to achieve objectives."

HISTORIC PRESERVATION COMMISSION

As of October 2016, Phillipsburg does not have an established Historic Preservation Commission to carry out the objectives of this plan or provide for the designation and preservation of historic landmarks. The following section should be formalized within a resolution to establish a Historic Preservation Commission. It lays out the Historic Preservation Commission's authority, procedures, and practices pursuant to the Municipal Land Use Law, and should be adopted by the Town Council.

Powers and Duties of the Historic Preservation Commission

- A. Prepare a survey of historic sites of the Town. (The survey should be updated on an annual basis.)
- B. Make recommendations to the Planning Board and Board of Adjustment 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. Review all actions, including those involving building permit applications, which affect the exterior of historic landmarks or improvements, both within and outside of a historic district, and to advise the Planning Board and Board of Adjustment relating to those actions.
- D. Advise the Town Council on the relative merits of proposals involving public lands to restore, preserve and protect historical buildings, places and structures, including the preparation of a long-range plan, thereby securing state, federal and other grants and aid to assist therein and monitoring such projects once underway.

- E. Cooperate with local, county, state or national historical societies, governmental bodies and organizations.
- F. Prepare and distribute a historic property and district design guideline handbook to be utilized for application reviews and foster appropriate rehabilitation of historic properties and within the historic district.
- G. Undertake activities to educate the community regarding the historic resources of the Town and their importance.
- H. To carry out such other advisory, educational and informational functions as will promote historic preservation in Phillipsburg.

RECOMMENDATIONS

- (1) Establish a Historic Preservation Commission as outlined in this plan. The commission would function in an advisory capacity and need not be granted any regulatory authority. The commission should, however, regularly review development applications and provide advice regarding any potential impacts on historically significant assets.
- (2) Continue the façade improvement program as a means of preserving the historic appearance of downtown area.
- (3) Develop an architectural style manual to provide guidelines for restoration of historic places and for new construction so as not to impact historic landmarks or districts.
- (4) The Historic Preservation Commission should begin the preparation of a comprehensive register of historic places – a Phillipsburg Register of Historic Places – using the state and national register properties and the Phillipsburg Area Historic Sites Survey as a basis. The register should include not only properties of state and national significance but locally significant properties as well.
- (5) Develop a plan for the rehabilitation of the identified places, as needed, and re-use for economically-viable purposes.
- (6) Coordinate historic preservation efforts with other Town initiatives such as the Riverfront Heritage Trail. For example:
 - Prepare a guided tour/map of historic sites that are easily accessible from the trail system on foot or by bike.
 - Identify and develop additional historic assets along the trails such as the area encompassing the former Pursel Mill (Agway) and ice house, which could be developed into a major trailhead servicing the Morris Canal.
- (7) Consider participating in the Certified Local Government (CLG) program administered by the National Park Service through the NJ Historic Preservation Office. The CLG program offers municipalities the

opportunity to participate more directly in state and federal historic preservation programs. Local governments requesting certification from the State Historic Preservation Office will be required to submit evidence that they meet the basic program criteria, which include establishment of a historic preservation review commission, continued progress towards completion of a comprehensive survey and inventory of local historic resources, designation and protection of local landmarks and historic districts, and development of a process which ensures public participation in the local historic preservation program.

As a CLG, the community is eligible to apply for Historic Preservation Fund (HPF) grants for a variety of local preservation activities. Typical grant projects include: historic preservation master plan elements, historic resource surveys, National Register nominations, historic preservation education projects, historic structures reports, preservation plans, and CLG training opportunities.

PHILLIPSBURG HISTORIC SITES AND DISTRICTS MAP

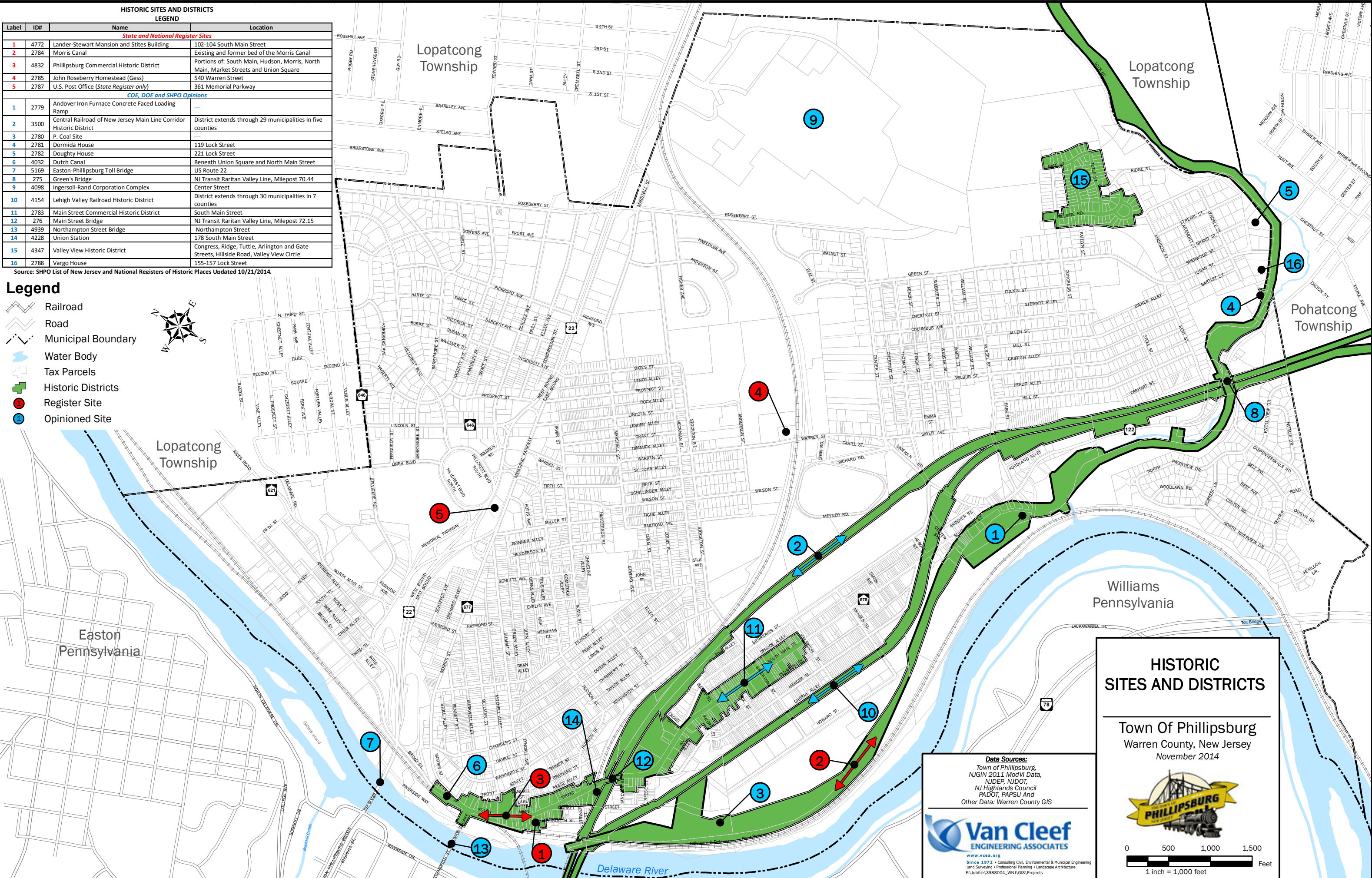
**HISTORIC SITES AND DISTRICTS
LEGEND**

| Label | ID# | Name | Location |
|--|------|---|--|
| State and National Register Sites | | | |
| 1 | 4772 | Lander-Stewart Mansion and Stites Building | 102-104 South Main Street |
| 2 | 2784 | Morris Canal | Existing and former bed of the Morris Canal |
| 3 | 4832 | Phillipsburg Commercial Historic District | Portions of: South Main, Hudson, Morris, North Main, Market Streets and Union Square |
| 4 | 2785 | John Roseberry Homestead (Gess) | 540 Warren Street |
| 5 | 2787 | U.S. Post Office (State Register only) | 361 Memorial Parkway |
| COE, DOE and SHPO Opinions | | | |
| 1 | 2779 | Andover Iron Furnace Concrete Faced Loading Ramp | --- |
| 2 | 3500 | Central Railroad of New Jersey Main Line Corridor Historic District | District extends through 29 municipalities in five counties |
| 3 | 2780 | P. Coal Site | --- |
| 4 | 2781 | Dormida House | 119 Lock Street |
| 5 | 2782 | Doughty House | 221 Lock Street |
| 6 | 4032 | Dutch Canal | Beneath Union Square and North Main Street |
| 7 | 5169 | Easton-Phillipsburg Toll Bridge | US Route 22 |
| 8 | 275 | Green's Bridge | NJ Transit Raritan Valley Line, Milepost 70.44 |
| 9 | 4098 | Ingersoll-Rand Corporation Complex | Center Street |
| 10 | 4154 | Lehigh Valley Railroad Historic District | District extends through 30 municipalities in 7 counties |
| 11 | 2783 | Main Street Commercial Historic District | South Main Street |
| 12 | 276 | Main Street Bridge | NJ Transit Raritan Valley Line, Milepost 72.15 |
| 13 | 4939 | Northampton Street Bridge | Northampton Street |
| 14 | 4228 | Union Station | 178 South Main Street |
| 15 | 4347 | Valley View Historic District | Congress, Ridge, Tuttle, Arlington and Gate Streets, Hillside Road, Valley View Circle |
| 16 | 2788 | Vargo House | 155-157 Lock Street |

Source: SHPO List of New Jersey and National Registers of Historic Places Updated 10/21/2014.

Legend

- Railroad
- Road
- Municipal Boundary
- Water Body
- Tax Parcels
- Historic Districts
- Register Site
- Opinioned Site

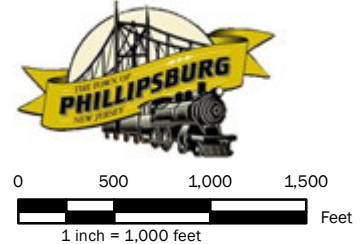


**HISTORIC
SITES AND DISTRICTS**

Town Of Phillipsburg
Warren County, New Jersey
November 2014

Data Sources:
Town of Phillipsburg;
NJGIN 2011; MapVI Data,
NJDEP, NJDOT,
NJ Highlands Council
PADOT, PAPSU And
Other Data: Warren County GIS

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PHILLIPSBURG PROPOSED HERITAGE TRAILS

