New Jersey Partners *for Preservation:*

A Blueprint for Building Historic Preservation into New Jersey's Future

2002 - 2007

HISTORIC PRESERVATION OFFICE

James E. McGreevey
Governor

State of New Jersey
Department of Environmental Protection
P.O. Box 404
Trenton, NJ 08625-0402

Bradley M. Campbell
Commissioner

September 20, 2002

Dear New Jersey Citizen:

Under Governor James E. McGreevey's smart growth initiatives, New Jersey is actively pursuing the revitalization of the state's urban areas and encouraging the preservation of historic resources and open space. Along with economic development and community revitalization, historic preservation in our urban, suburban and rural areas is an essential element of promoting livable communities in New Jersey.

I am pleased to present you with New Jersey Partners for Preservation: A Blueprint for Building Historic Preservation into New Jersey's Future. This document is also known as the New Jersey Historic Preservation Plan and will be in effect from 2002 to 2007.

Over the past year, the New Jersey Historic Preservation Office, Preservation New Jersey, and a host of advisors have worked diligently to complete this plan, which is intended to guide not only the New Jersey Historic Preservation Office in the Department of Environmental Protection, but also to provide direction to state, county, and local government agencies and to private organizations and individuals in their efforts to protect and to preserve New Jersey's rich and diverse history.

Faced with many challenges in our efforts to preserve the state's environment, I believe this plan, in conjunction with the New Jersey State Plan and smart growth principles, will enhance our efforts to preserve New Jersey's important historic and archeological resources and to promote livable communities throughout the Garden State.

Sincerely,

Bradley M. Campbell
Commissioner

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PREFACE

Did you know?

WOOD STREET HOUSING PROJECT, TRENTON

…small towns and cities participating in the Main Street New Jersey program have seen **OVER $190** million in physical reinvestment and a net **GAIN OF 3,000** jobs through preservation based economic development.

…the Wood Street Housing Project in Trenton, New Jersey, used Low Income Housing Tax Credits, a New Jersey Housing Mortgage Finance Agency loan, and funds from a variety of other public and private sources, including historic preservation tax credits to **TRANSFORM** a collection of 19th century industrial, commercial and residential buildings **INTO ATTRACTIVE AFFORDABLE HOUSING.**

…historic preservation pours more than half a billion dollars into the New Jersey economy, producing over $260 million a year in **INCOME FOR NEW JERSEYANS** and over $120 million a year in property taxes.

…developers restoring the National Newark and Essex Banking Company Building in Newark received over **$8 MILLION** in **HISTORIC PRESERVATION TAX CREDITS** to restore this building as part of a broader public-private partnership to revitalize downtown Newark.

NATIONAL NEWARK & ESSEX BANKING COMPANY BUILDING

HISTORIC PRESERVATION is not a luxury for the few, it is at the very heart of making New Jersey a place our children and grandchildren will want to live for generations to come.

It is about saving the buildings, neighborhoods, and landscapes that give New Jersey its special character. It is about conserving the state's natural resources by investing in existing communities. It is about creating jobs and tax revenues for the state and its localities. This plan is for everyone who cares about the future of New Jersey and the well-being of all its citizens. **IF THAT INCLUDES YOU, READ ON!**

Acknowledgements

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EXECUTIVE *Summary*

NEW JERSEY PARTNERS FOR PRESERVATION

is a blueprint for historic preservation in New Jersey. It is the product of a year-long effort, led by the New Jersey Historic Preservation Office and Preservation New Jersey, to bring together agencies, organizations and individuals from across the state to talk about how historic preservation can contribute to improving the quality of life of New Jersey's citizens. It is not a plan for one agency or organization, but is intended to enlist the support of everyone in the state who believes historic preservation should play an important role in the growth and development of New Jersey's communities in the 21st century.

JERSEY HOMESTEAD (ROOSEVELT) BEN SHAHN MURALS

WHAT BECAME CLEAR during this statewide dialogue was that New Jersey citizens care deeply about the places, cultures and traditions that make up New Jersey's past. They are alarmed by the loss of farmland and open space around the state, the villages being overwhelmed by sprawl, and the historic resources being demolished to make way for new development. New Jersey's citizens believe limited information about the nature and location of heritage resources, lack of state-level financial incentives to encourage private investment in preservation and limited understanding about the civic, economic and cultural values of heritage resources pose significant threats to preserving the character of their communities and their quality of life.

NEW JERSEY PARTNERS FOR PRESERVATION describes a new and broader vision for historic preservation in New Jersey. It describes the historic resources that people told us are most important to preserve. It highlights recent preservation policy, program and project successes in New Jersey, and it outlines the kinds of actions needed to make the new vision for historic preservation a reality.

The Vision

James Rose Garden, Ridgewood

The James Rose House & Garden, Ridgewood is the seminal work of James Rose, considered the founder of Modern American Landscape Architecture. It's recognition as a significant historic resource achieves Goal 3 by expanding understanding and appreciation of New Jersey' more recent histor

New Jersey Partners for Preservation *offers a vision of*

historic preservation as:

a broad, inclusive movement that identifies and interprets sites and events associated with all people who have contributed to making New Jersey what it is today;

an essential tool for revitalizing our towns and cities and preserving our countryside;

an important source of jobs, income and tax revenues;

an important way to understand how diverse peoples and cultures have come together to create the society we know today; and

a source of identity and continuity as we move forward into the future.

it offers a vision of New Jersey as a place where effective public policies and *sustainable* funding support public-private partnerships to identify, restore and use the state's rich *historic inheritance* for the benefit of future generations.

What Needs to be Preserved

When they were asked

what was most important to preserve, participants in the planning process said they value the historic houses, main streets, neighborhoods, farms and industrial sites that give New Jersey communities their distinctive character and identity. They value archaeological sites for what they teach about the past. They value stories about people and events and want these stories preserved, interpreted and passed down. Perhaps most important, participants said they value historic preservation for what it contributes to their quality of life. New Jersey Partners for Preservation recognizes New Jersey's rich store of historic places, stories and landscapes and proposes they be preserved and woven into the fabric of daily life in New Jersey for generations to come.

Trenton Cigar Factory

Rehabilitated in the 1980's, the Trenton Cigar Factory is one of Trenton's most distinctive and popular apartment complexes in the. city It is an example of Goal 2 in its use of-his toric preservation as a catalyst to strengthen the local economy

Grassy Sound, Cape May County

A fragile and extraordinary maritime historic resource, the preserva tion of Grassy Sound presents a challenge and an opportunity to achieve Goal 1 in making historic preservation an integral part of local, regional & state planning.

A Spotlight on Success

Preservation already

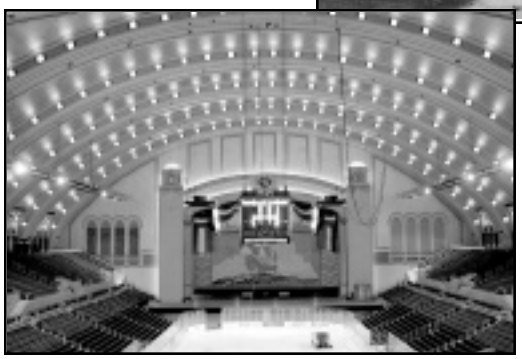
pours more than half a billion dollars into the New Jersey economy, including more than $120 million for improving historic buildings and over $400 million from heritage tourism spending. It generates over $260 million a year in income for New Jerseyans and $120 million annually in property taxes, making it a significant contributor to the state's overall economic well being.

New Jersey has taken steps to ensure the continuation and growth of these benefits. The New Jersey State Development and Redevelopment Plan calls for the preservation of historic, cultural, and scenic resources as an important way to create attractive, prosperous, and livable cities and towns while saving New Jersey's rural landscape. The Garden State Preservation Trust, created in 1999, has dedicated $98 million a year to open space acquisition and historic preservation over the next ten years and authorizes the issuance of up to $1 billion in revenue bonds for these purposes. In its first two years, New Jersey's award winning Rehabilitation Sub-code led to a 60% increase in the amount of money invested in building renovation in the state's 16 largest cities. In 2000, New Jersey committed $4 million per year to provide general operating support for history, preservation, and cultural organizations. And the state's Main Street, Certified Local Government, and Federal Preservation Investment Tax Credit Programs help advance preservation activities as evidenced by countless individual preservation success stories around the state.

Realizing The Vision

Atlantic City Convention Hall

Restored to its original grandeur using historic preservation tax incentives, Atlantic City Convention Hall represents the success of Goal 5, providing necessary financial incentives to preserve and reuse Historic properties.



Despite all these successes, serious commitment, investment and hard work are needed for New Jersey to be truly effective in preserving its heritage resources and capitalizing on their potential. The following goals and actions are designed to move us toward our vision for preservation as a vital part of economic, civic, and cultural life in New Jersey.

Goal 1

Make historic preservation an integral part of local and regional planning and decision-making to enhance the attractiveness and quality of life in New Jersey communities.

Actions:

- Increase the number of municipal governments that have historic preservation elements in their master plans and preservation ordinances to implement those plans.
- Continue to develop municipal and county historic resource surveys.
- Increase the number of localities that participate in the Certified Local Government Program and continue to strengthen the effectiveness of that program.
- Promote regional planning activities that incorporate historic preservation into broad regional planning goals.
- Develop changes in the Municipal Land Use Law to ensure that municipalities have the tools necessary to preserve historic resources as part of the over-all planning and development process.

Goal 2

Use historic preservation as a catalyst to strengthen New Jersey's state and local economies.

Actions:

- Increase the number of communities participating in Main Street New Jersey to revitalize downtowns and urban neighborhood commercial areas.
- Build on the state's wealth of heritage tourism opportunities, working with a wide range of partners at the local, state, and national levels.
- Promote urban redevelopment approaches that respect and build on the historic character of existing buildings, neighborhoods, and commercial centers.
- Increase awareness and use of the state's award-winning Rehabilitation Subcode.
- Sustain recent efforts to make historic preservation regulatory review processes as efficient as possible at the local and state levels to allow projects to move forward in a timely manner without sacrificing the integrity of preservation review processes.

Goal 3

Expand understanding and appreciation of history and historic preservation among New Jersey citizens, elected officials, students, and organizations across the state.

Actions:

- Increase the visibility of historic preservation by highlighting success, stories, attracting media attention to preservation issues, and increasing involvement in preservation related activities.
- Promote the expansion of interpretive activities at publicly and privately operated historic sites to tell a fuller story of New Jersey's rich and complex history.
- Continue to build the statewide preservation non-profit network to strengthen advocacy and outreach across the state.
- Provide conferences, workshops, and training materials to help municipal officials, non-profits, and local citizens carry out local preservation responsibilities.
- Seek to have an historic preservation component included in the state's core curriculum standards and assessments mandated by the New Jersey Department of Education, and provide historic preservation materials for use by teachers and students.
- Nurture the development of future preservation professionals.
- Strengthen communication and cooperation among state-level history and preservation agencies and organizations to maximize effectiveness.

Goal 4

Become a national leader in stewardship of publicly owned historic and cultural resources.

Actions:

- Develop an inventory of all state owned historic properties and strategies for the preservation and productive use of these properties.
- Identify and protect publicly owned historic properties at the local level and keep them in productive use.
- Stabilize and restore buildings on the New Jersey side of Ellis Island to complete the preservation and use of one of our nation's most important historic sites.
- Develop public-private partnership models to show how historic properties acquired through the state's open space acquisition programs can be preserved, used, or sold with permanent protections in place.

Goal 5

Provide the financial resources and incentives necessary to advance historic preservation in New Jersey.

Actions:

- Expand all funding and use of economic incentives available in New Jersey to support historic preservation.
- Develop state-level financial incentives to promote the rehabilitation of privately owned commercial and residential historic properties.
- Encourage more local governments to adopt financial incentives to encourage preservation and rehabilitation of historic properties.
- Allocate additional resources to develop a statewide inventory of historic resources that is integrated into the Department of Environmental Protections' Geographic Information System.
- Expand support for preservation planning and technical assistance at the local level.
- Identify dedicated sources of revenue to support the stabilization, restoration, interpretation, and re-use of state owned historic properties.
- Identify a stable source of funding to support enhanced interpretation at privately owned historic sites.

A New Vision for HISTORIC PRESERVATION *in New Jersey*

IN DECEMBER 2000, the New Jersey Historic Preservation Office and Preservation New Jersey launched a process to produce a new five-year plan for historic preservation in New Jersey (2002 - 2007). We wanted to learn what a cross section of state and local leaders and concerned citizens thought was most important to preserve and why. We wanted to know how these partners saw preservation fitting into broader goals for New Jersey and what they thought needed to be done to get preservation values better integrated into a wide range of state, local, and private decisions.

OUR PURPOSE WAS TO DEVELOP A PLAN THAT WOULD:

* offer a new vision for historic preservation;
* recommend goals and actions to realize the vision; and
* attract a broad range of partners to help implement the plan.

NEW JERSEY PARTNERS FOR PRESERVATION builds on earlier preservation work, which was guided by the state's 1994 publication **PRESERVING HISTORIC NEW JERSEY: AN ACTION AGENDA** and the first formal historic preservation plan for the state approved in 1996. But this plan is designed to go beyond these efforts. It is not a plan for one agency or organization, it is a plan for everyone in the state who believes historic preservation should play an important role in the growth and development of New Jersey communities in the 21st century.

To create **NEW JERSEY PARTNERS FOR PRESERVATION**, the Historic Preservation Office and Preservation New Jersey convened an Advisory Committee that included representatives from state and local governments and private and non-profit organizations interested in preservation and the future of New Jersey's communities to help develop the plan. The Advisory Committee met three times between December 2000 and October 2001. They set visions and goals for the plan, identified ways to link preservation to other major state initiatives and organizations, and provided advice on plan implementation. In addition to relying on the Advisory Committee to guide the over-all process, the Historic Preservation Office and Preservation New Jersey met with citizens across the state to find out what they most want to see preserved and what they thought was needed to accomplish this. A two-page questionnaire was circulated and returned by over 500 people. Four public meetings were held during Spring 2001 in Paterson, Newton, Manalapan, and Collingswood. A separate meeting was held for representatives of organizations with a particular interest in revitalizing New Jersey's urban areas.

BURLINGTON WORKSHOP

Speak Out! at Newton

What Citizens Had to Say

The discussions and questionnaires made it clear that many New Jersey citizens care deeply about the places, cultures, and traditions that make up New Jersey's past. They identified several major reasons why preservation is important to them:

- Preservation helps maintain character, human scale, and a sense of place in New Jersey's cities, towns, and countryside as population and development patterns change dramatically across the state.
- Preservation makes economic sense for New Jersey. It creates jobs, generates state and local tax revenue, and builds on investments already made in existing buildings and infrastructure, often in urban parts of the state.
- Preservation provides important learning opportunities for New Jersey citizens and visitors. Knowledge of the past provides perspective on the present and offers guidance for the future.

In talking about the future of preservation in New Jersey, citizens told us they are alarmed by the loss of farmland and open space, villages being overwhelmed by sprawl, and historic landmarks being demolished to make way for new development. They identified what they consider the greatest threats to heritage preservation in New Jersey:

- Lack of knowledge and understanding about the nature and location of historic resources makes it difficult to affect planning and development decisions that respect and preserve New Jersey's heritage.
- Limited financial incentives to promote investment in historic properties discourages private owners and developers from undertaking preservation projects, resulting in demolition or neglect of thousands of historic buildings and structures.
- Limited understanding about the civic, economic, and cultural values of heritage resources on the part of broad segments of the population, including many elected and appointed officials, means historic buildings, farms, and landscapes are being destroyed by development and redevelopment activities that fail to take preservation values into account.

Those who participated in the planning process said there are many things New Jersey needs to do to protect its heritage resources and realize their potential as building blocks for the future. They said first and foremost New Jersey needs to:

- incorporate historic preservation into all state and local planning activities;
- develop state and local financial incentives to stimulate private investment in rehabilitating historic structures;
- conduct education and outreach to expand understanding and appreciation of the contributions preservation can make to the New Jersey economy and its communities; and
- strengthen preservation advocacy to create a strong, centralized voice that supports preservation policies, funding, and activities.

The Vision

What has emerged from the year-long planning process is a new vision for historic preservation in New Jersey.

It is a vision of historic preservation as:

- a broad, inclusive movement that identifies and interprets important sites and events associated with all people who have contributed to the physical fabric, culture, and economy of this state;

- an essential tool for revitalizing New Jersey cities, towns, and neighborhoods, and saving New Jersey's countryside;
- an important source of jobs, income, and tax revenues for New Jersey citizens and their communities;
- an important way to understand how diverse peoples and cultures have come together to create the society we know today;
- a source of identity and continuity as we move into the future.

It is a vision of New Jersey as a place where effective public policies and sustainable funding support public-private partnerships to identify, restore and use the state's rich historic inheritance for the benefit of future generations.

A Strong Beginning

Many things are already in place to help make this vision a reality. Historic preservation is a multi-million dollar business that makes major contri–butions to New Jersey's economy. A report prepared by the Center for Urban Policy Research at Rutgers in 1998 indicated that historic preservation was pouring more than half a billion dollars a year into the New Jersey economy. It was generating more than $120 million in improving historic buildings, over $400 million in heritage tourism spending, and more than $25 million in spending by historic sites and organizations. At the time the study was done, historic preservation was providing over $260 million a year in income for New Jersey residents and $120 million annually in property taxes. Preservation projects and activities in communities across the state bear witness to the important role preservation plays in New Jersey's economy.

Historic preservation is also central to realizing New Jersey's stated goals of creating thriving cities and towns and preserving farmland and open space. **The New Jersey State Development and Redevelopment Plan** adopted in March 2001 says:

> Maintenance and revitalization of existing communities should be our first priority after mitigating life threatening and emergent threats to public health and safety. Our existing communities have physical assets, human resources, and social traditions that are irreplaceable. Our social responsibility and fiscal resources do not allow us to continue to abandon land, buildings, and neighborhoods and communities. Revitalizing our existing communities reduces pressures to develop farmland and environmentally sensitive lands.

Many of the goals, strategies, and policies contained in the State Plan call for urban revitalization, preservation of farmland and open space, provision of affordable housing, and the protection, enhancement and where appropriate rehabilitation of historic, cultural, and scenic resources.

The New Jersey History Plan, prepared by The Advocates for New Jersey History, recommends local governments adopt historic preservation ordinances, encourage historic preservation through tax and other incentives for property owners, and make a commitment to preserve all state-owned historic sites. Today, some 165 municipalities have historic preservation commissions that designate and protect historic properties and 33 municipalities have been designated Certified Local Governments by the New Jersey Historic Preservation Office. The Department of Environmental Protection's Green Acres Program established in 1961 provides grants and incentives for open space and historic preservation at the state and local levels. As of December 2000, 19 counties and 100 municipalities had adopted some type of open space

Developing the NJ Historic Preservation Plan

Stony Brook Bridge , King's Highway Historic District

preservation program and some of these include historic preservation elements as well. A recent report entitled **A Special Look at New Jersey's Transportation System** highlights New Jersey DOT's efforts to restore historic bridges, protect New Jersey's scenic by-ways, document and preserve archaeological treasures, and revitalize communities through transportation related improvements. And in April 2001, business, civic, and environmental leaders who came together to form *"New Jersey Future,"* released a report entitled **Achieving Genuine Prosperity: 20 Ways to Move New Jersey Toward a More Prosperous Future,** which supports managed growth, open space conservation, and historic preservation.

These and many other activities underway make the time ripe for an expanded commitment to historic preservation in New Jersey.

A New 5-year Plan

Many public and private agencies and organizations are working to advance historic preservation in New Jersey. These include the New Jersey Historic Preservation Office in the Department of Environmental Protection, the New Jersey Historic Trust and the New Jersey Historical Commission in the Department of State, the New Jersey Department of Community Affairs and its Main Street New Jersey program, Preservation New Jersey, the state's lead preservation non-profit and many others.

New Jersey Partners for Preservation is the product of the combined input of the lead preservation agencies and organizations in the state, partner agencies and organizations who have helped develop the plan and the views of the hundreds of citizens who took the time to participate in the process. It includes four major sections:

What We Are Trying to Preserve

A Spotlight on Success

Realizing the Vision

How You Can Help

The plan represents a first step in what we hope will be a new era in preservation in New Jersey – an era that embraces the new vision for what preservation is and can become, an era characterized by a spirit of partnership and collaboration. We invite everyone who cares about the future of our state and its communities to do all they can to advance the goals contained in this plan and join us in making the new vision for historic preservation a reality.

Citizens who participated in the planning process said they value the historic landmarks, houses, main streets, neighborhoods, and farms that give New Jersey communities their distinctive character and identity. They value archaeological sites for what they teach about the past, and historic landscapes for their beauty and recreational and tourism potential. The following is a snapshot of New Jersey's wealth of historic and cultural resources, the legacy preservationists across the state are attempting to preserve.

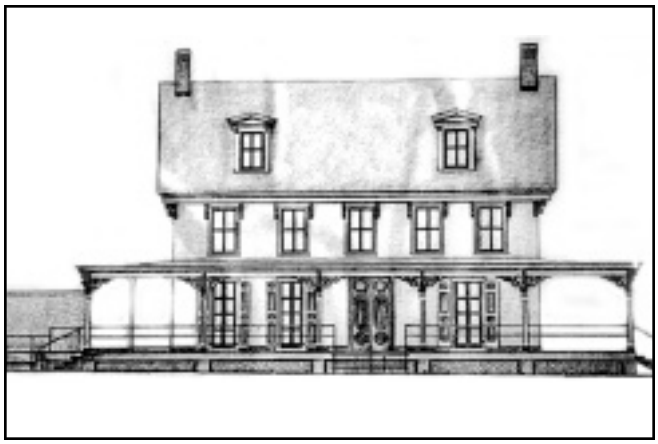
What We are Trying *To Preserve*

Historic Places

Houses. Historic houses in New Jersey reflect a wide range of styles and building materials from the earliest settlements to the modern day. They include early log houses in northern New Jersey, "pattern brick" houses in South Jersey, rowhouses in cities across the state, and many other distinctive architectural styles and periods. Some, like the Ford Mansion in Morristown, served as George Washington's headquarters during the winters of 1779 and 1780; Craftsman Farms, home of Gustav Stickley, a key figure in the American Arts and Crafts movement in the early 1900s; and the Botto House in Passaic County, site of labor union rallies during the Paterson Silk Strike of 1913 are associated with important people and events. All have valuable stories to tell about the times in which they were built and the lives of the people who lived there and they are integral parts of the communities we inhabit today.

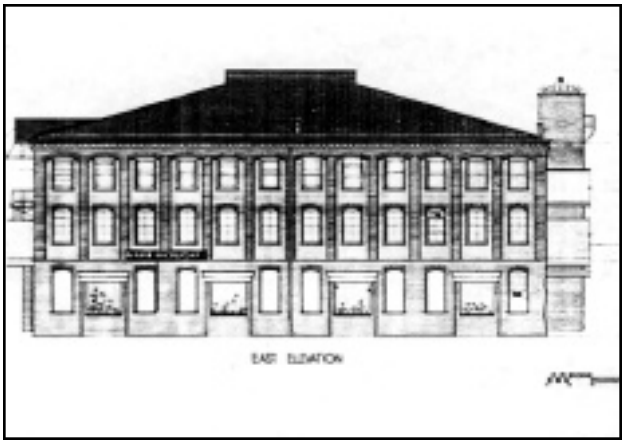
Neighborhoods and Communities. The historic neighborhoods and main streets of New Jersey's cities and towns reflect the diverse racial and ethnic groups who have migrated to live, work, and raise families in places like Trenton, Salem, Englewood, Bridgeton, Newark, and Gloucester City. Revitalizing historic urban neighborhoods are critical to New Jersey's efforts to achieve sustainable growth and simultaneously preserve open space. The variety of architectural detail, mixture of uses, and human scale they provide are a model for the design of new communities today. New Jersey is still home to many traditional villages and from the time of its first "utopian" community built near Red Bank in 1843, the state has played an important role in the building of model communities in this country. The State is known for the rich store of historic shore communities that line the coast. New Jersey's historic neighborhoods and towns are important not just for what they can teach us about the past, but for the contributions they can make to the attractiveness and livability of our communities as they grow and change.

Farms and Landscapes. From the time Native Americans worked the land to the present, farming has been an important part of the New Jersey economy and the state's agricultural heritage continues to play an essential role in the character of the New Jersey landscape. The Dutch barns of northern New Jersey, the fields and farmsteads of central and southern New Jersey, and important sites like Whitesbog Village where cranberry agriculture began in 1857, tell the story of generations of New Jersey residents who have farmed the land. In addition to its fields and farms, New Jersey has a wealth of other historic landscapes. From the Revolutionary War battlefields at Trenton, Princeton and Monmouth, to the historic parks, cemeteries, gardens and formal designed landscapes found across the state, New Jersey's historic landscapes comprise one of the most valued parts of our cultural legacy and contribute to its identity as the Garden State.



Paulsdale

Four Corners Historic District, Newark



Rogers Locomotive Works

Radburn

Industrial Sites. By the 1800s, New Jersey was at the forefront of the industrial revolution in the United States. Its strategic location between the cities of New York and Philadelphia led to the development of one of the nation's most advanced transportation systems. New Jersey's roads, steamboats, railroads and canals were built to carry manufactured goods and people to the large markets to the north and south. Historic roadways crisscross the state. The first American railroad, created in Hoboken in 1812, was soon expanded into a network of railways that had few equals. Paterson, founded as the nation's first industrial city in 1791, gives testimony to the kinds of major industrial districts that developed in most New Jersey cities. Sites like the Roebling complex in Trenton, New York Shipbuilding Company in Camden, the Edison Storage and Battery Company in West Orange, and the Rogers Locomotive building in Paterson help tell the story of New Jersey's role in the Industrial Revolution, while offering sites for new commercial, governmental and residential uses today. Other sites bear witness to New Jersey's role as the birthplace of the modern global chemical, electrical and communication industries.

Public Buildings. The New Jersey State House in Trenton; Boxwood Hall in Elizabeth; Dunham's Grist Mill, now the Hunterdon County Arts Center; and Ventnor City Hall, are examples of the many public buildings that represent important eras in the state's history. The Hudson County Courthouse in Jersey City and the early 19th century Greek Revival Courthouse in Sussex County are representative of the large number of historic courthouses located throughout the state. Brainerd School in Mount Holly, the Fairview Schoolhouse in Warren County, and Landis High School in Vineland, exemplify the state's variety of historic schools. Many historic public buildings still function as treasured landmarks and their preservation is an important part of the stewardship responsibility of the state and its localities.

Archaeological Sites. Some of New Jersey's most important history lies buried underground. As early as 11,000 years ago, Native Americans lived in New Jersey, and as their population expanded they increasingly occupied locations throughout the state, especially along New Jersey's rivers and streams. Native American communities, residences, and activity areas are important types of archaeological sites found in every county across the state. New Jersey's archaeological resources also include thousands of sites associated with historic communities, farmsteads, industrial properties and underwater maritime sites. However, the vast majority of New Jersey's archaeological sites are yet to be identified because they are rarely visible at the ground surface. These sites provide one of the best sources of information about the evolution of New Jersey's settlement patterns, economy and culture over time, a rich collection of underground stories waiting to be discovered.

20th Century Resources. At the start of a new century, it is important to identify and preserve resources that will tell the story of life in the last century. The 20th century was characterized by the arrival of new waves of immigrants, movement of people out of cities, increased dependence on the automobile, the introduction of air travel, and the arrival of mass entertainment. In 1928, the first residents moved into Radburn, New Jersey, the country's first suburb designed around the exploding popularity of the automobile. Movie theaters were built on main streets across the state, diners and drive-in restaurants dotted the landscape, resort hotels appeared along the coastline, and the first flights took off from Newark airport. These are but a few types of the historic resources emerging from New Jersey's more recent past. It is important to identify and interpret the best examples of this part of New Jersey's cultural heritage.

Stories from the Past

New Jersey has many important stories to preserve that tell about its people and places and the important roles they have played in the history of this state and this country. There are stories about prehistory, and important individuals and events in the social, political, economic, and educational history of the state. There are also a number of themes in New Jersey history about which rich stories can be told.

The Forging of a Nation. As one of the original thirteen colonies, New Jersey played an important role in the founding and development of this nation. From 1775 to 1783 New Jersey was at the center of critical battles and events in America's War for Independence, with Washington's army spending two long cold winters camped in New Jersey. New Jersey's delegation to the Philadelphia Convention in 1787 is credited with promoting a form of government with representation based on states rather than population, a concept that led to the design of the United States Senate. Numerous properties such as the Old Barracks in Trenton, Liberty Hall in Elizabeth and the Hancock House in Salem help recount the stories of our nation's founders. Some hundred years later, New Jersey was a border state during the Civil War, torn between the pull of the abolitionist north and the state's rights south, but it supported the Union war effort with money and troops and was an important link in the underground railroad that transported enslaved individuals to freedom.

Scientific and Cultural Revolutions. New Jersey has played significant roles in many aspects of our nation's scientific, social and cultural history. Thomas Edison, one of America's most important inventors, spent his most productive years in laboratories in West Orange. Pioneering work on communications inventions and the development of aviation took place in New Jersey. The late 19th century women's rights advocate Elizabeth Cady Stanton who, in partnership with Susan B. Anthony, is credited with laying the groundwork that secured women's right to vote, lived and worked for twenty years in her home in Tenafly. While Alice Paul, author of the Equal Rights Amendment, was born in Moorestown. During the 19th century, many communities along the New Jersey coast became popular tourist meccas, the first wave of what has become one of the most popular forms of recreation in this country—the shore vacation. Lucy the Elephant, built in 1881, presides over Margate as a fanciful reminder of that era.

Strength in Diversity. New Jersey has always been a melting pot of different cultures and peoples. The first residents were Native Americans who lived here for thousands of years before the first Europeans arrived. Dutch, Swedish, German, English, Scotch Irish, and other Europeans arrived in large numbers to settle in New Jersey in the 1700s and 1800s, often living amidst other cultures. African Americans have lived in New Jersey since the 1700s and migrated in large numbers in the years following the Civil War. The 19th and 20th centuries saw many new waves of immigration, from Italians, Irish, and other Europeans to Cubans, South and Central Americans, Asians, Indians and others. They came to New Jersey primarily to make a home and seek a better life. The stories of these different people and cultures give meaning to the historic buildings, sites, and communities spread over the New Jersey landscape. They can also provide inspiration to newly arrived residents from countries around the world as they look to create new lives for themselves today.

Old Barracks, Trenton

St. James AME, Newark

Edison National Historic Sites

The Barron Arts Center, Woodbridge

Our Quality of Life

New Jersey's historic places and stories are important to preserve for what they can teach us about the past and for the light they shed on the present and on ways to build a better future. Preservation and enhancement of existing communities are central to the concepts of sustainable development, environmental protection, and strong urban centers that are at the core of The New Jersey State Development and Redevelopment Plan. They are central to creating what the State Plan calls "places of enduring value" that offer an "exemplary quality of life" in communities across the state. The new vision for historic preservation is one where New Jersey's rich store of historic places, stories, and landscapes remains woven into the fabric of daily life in ways that contribute to these broader values and enhance the quality of life for New Jersey citizens for generations to come.

A SPOTLIGHT On Success

Recent Policy and Funding Successes

- **New Jersey State Development and Redevelopment Plan.** In March 2001, New Jersey adopted the revised New Jersey Development and Redevelopment State Plan. It provides a framework for planning and investment in New Jersey communities designed to create attractive, prosperous and livable cities and towns, while preserving New Jersey's rural landscape, farmlands and environmentally sensitive areas. It actively promotes the preservation of historic, cultural and scenic resources in its goals, strategies and statewide policies.

- **Garden State Preservation Trust Fund.** The Garden State Preservation Trust, created in 1999, provides $98 million a year dedicated to open space acquisition and historic preservation over the next ten years. It provides over $92 million per year to preserve open space, farmland and cultural landscapes through the Department of Environmental Protection's Green Acres Program and the Department of Agriculture's Farmland Preservation Program. It guarantees $6 million per year for a New Jersey Historic Preservation Trust Fund, administered by the New Jersey Historic Trust in the Department of State, to restore New Jersey's historic buildings.

- **The New Jersey Rehabilitation Sub-code.** In 1998, New Jersey adopted a new Rehabilitation Sub-code that makes renovation of existing buildings safer, cheaper, and easier. In its first two years of implementation, the total amount of money dedicated to renovation in New Jersey's 16 largest cities increased 60%—from $363.3 million in 1997 to $590 million in 1999. In 1999, Harvard University's Kennedy School of Government gave the new "Rehab Code" an award as one of the most innovative government programs of 1999. The code is being replicated in many states across the country.

- **Operating Support Grants for History Related Non-profits.** In 2000, New Jersey committed $4 million per year to provide general operating support for museums, historical societies, preservation organizations, historic sites, libraries, and similar organizations, to fund research and educational projects relating to New Jersey history. This funding, administered by the New Jersey Historical Commission, is a major step forward in strengthening New Jersey's history-related non-profit organizations and developing new research, publications, and programming about New Jersey history.

- **Federal Historic Preservation Investment Tax Credits.** The New Jersey Historic Preservation Office administers the federal historic

Peter Mott House, Lawnside

Evesham Township Historic Preservation Commission Procedural Guidelines

National Newark & Essex Banking Company Building

preservation Investment Tax Credit Program that provides tax credits for owners of income-producing buildings listed in the National Register of Historic Places or within National Register Districts. If the rehabilitation qualifies, owners can claim a tax credit of 20 percent of the total cost of the work. In 2000, 38 projects representing over $115 million in preservation investment were underway through this program in New Jersey.

- **TEA-21 Enhancement Funds.** The federal Transportation Equity Act for the 21st Century (TEA-21) makes millions of dollars available to New Jersey to fund transportation enhancement projects. These include acquisition of scenic easements and historic sites, historic highway programs, and rehabilitation of historic structures and buildings, as well as many other activities. TEA-21 enhancement funds are the largest source of federal funding available to support historic preservation activities in New Jersey today.

- **Certified Local Government Program.** The New Jersey Certified Local Government Program, operated by the New Jersey Historic Preservation Office, provides technical assistance and grants to local governments seeking to preserve their historic resources. CLG grant funds are available to the 33 local governments eligible to participate in the program.

- **Preservation/Transportation Partnerships.** The New Jersey Historic Preservation Office has established strong links with the New Jersey Department of Transportation and New Jersey Transit. These partnerships enable the transportation agencies to implement projects more efficiently, while minimizing impacts on historic resources. In 1999, the New Jersey Department of Environmental Protection and New Jersey DOT co-hosted a national conference on historic roads. Other initiatives underway include the New Jersey Historic Roadways Study, the New Jersey Historic Bridge Preservation and Management Plan, a Historic Railway Rights of Way evaluation and study, and context sensitive design training for agency staff.

Individual Success Stories From Around Our State

In addition to these important policy and funding successes, there are examples all across the state of historic preservation projects serving as catalysts for neighborhood and commercial revitalization and contributing to the overall quality of life in New Jersey communities.

National Newark and Essex Banking Company Building

Newark, Essex County

The Newark and Essex Banking Company Building was built in the early 1900s to house one of New Jersey's most influential companies. The building is located within the Four Corners Historic District in downtown Newark. The listing of the Four Corners District in the New Jersey and National Registers of Historic Places in 1999-2000 enabled the $44 million rehabilitation of this building to obtain an Historic Preservation Investment Tax Credit worth over $8 million. A pivotal building within the Four Corners District, the National Newark and Essex Banking Company Building now provides commercial space on the first and second floors and offices on the upper stories. This fully occupied building, roughly six blocks from the New Jersey Performing Arts Center, demonstrates a strong corporate commitment to the city of Newark and is a leading example of how historic preservation can play a key role in helping to revitalize New Jersey's major cities.

Hoboken Terminal

Hoboken, Hudson County

New Jersey Transit has made a multi-year commitment to restore the historic Hoboken Terminal. The current terminal and ferry complex was built in 1907 to

serve rail, ferry, streetcar, and subway passengers. By the early 1970s the terminal was suffering from years of inappropriate changes and neglect. Concerned about the future of the building, preservationists got it listed on the National Register of Historic Places in 1973. In the early 1990s the New Jersey Historic Trust awarded the first of a series of major grants to New Jersey Transit to aid in the restoration of the terminal. The newly restored waiting room is the centerpiece of this effort. Work has included restoring the Tiffany stained glass skylight, re-installing original chandeliers, repairing terrazzo floors, and replacing the newsstand, clock, and wooden benches. The waiting room is used by 30,000 passengers every day and is a major step forward in restoring the Hoboken Terminal to its former glory, while enabling it to serve the needs of its community in the 21st century.

Atlantic City Convention Hall
Atlantic City, Atlantic County

With the construction of a new convention center in Atlantic City, preservationists worried about the fate of the historic Atlantic City Convention Hall located on the city's famous boardwalk. Without new uses to sustain it, there was concern this magnificent building would become obsolete and fall to the wrecker's ball. Fortunately, the New Jersey Sports & Exposition Authority responded with plans to turn the landmark into a minor league hockey arena by inserting a new seating bowl, while preserving important historic features. An updated version of the original lighting system was showcased during a convention celebrating Thomas Edison's achievements. The project cost over $85 million to complete and a $14 million federal Historic Preservation Investment Tax Credit helped make it possible. This restored landmark is once again making major contributions to the city's economy and its sense of civic pride.

Hedge-Carpenter-Thompson Historic District
Salem City, Salem County

Listed in the New Jersey and National Registers of Historic Places in 2001, the Hedge-Carpenter-Thomson Historic District is a largely intact 19th and early 20th century working class neighborhood. The wide streets, back alleys and vernacular housing stock distinguish this area from its surroundings. Given the number of vacant and deteriorated buildings, there was a real danger these historic properties would be lost to demolition and neglect. But with the combined use of federal Historic Preservation Investment Tax Credits and Affordable Housing Tax Credits, approximately 150 houses are scheduled to be rehabilitated, while maintaining the essential historic character of the buildings. The creative partnership forged between Salem City and PennRose Properties, the private developer of the project, will result in the revitalization of an entire neighborhood.

St. James AME Church
Newark, Essex County

The congregation of the St. James AME Church has shown extraordinary stewardship in the preservation of their current church building. Originally known as the High Street Presbyterian Church, this building, located in one of Newark's most fashionable 19th century neighborhoods, was designed by prominent New Jersey architect John Welch in 1850. The nationally renowned architectural firm of Carrere & Hastings was responsible for a large addition in 1890, which included stained glass attributed to Louis Comfort Tiffany. Since World War II, this architectural gem has been the home of the St. James AME Church. The congregation has restored the church with the assistance of the largest loan ever provided by the New Jersey Historic Trust. The major financial investment by an African American congregation in restoring this building clearly demonstrates their commitment to the preservation of Newark's cultural heritage.

Academy Hanover Historic District
Trenton, Mercer County

The Academy-Hanover Historic District, a collection of some of Trenton's most prominent industrial, commercial and residential buildings dating from the late 19th century, was certified as historic by the City of Trenton in 1986. Subsequent private investment has resulted in substantial parts of the district being restored. The Wood Street Housing Project, brokered by Isles, Inc., a local non-profit organization, used historic preservation tax credits, Low Income Housing

Existing

Hedge-Carpenter Thompson Historic District, Salem

Proposed

Walt Whitman House

Hackett-Strang Farm

Tax Credits, a New Jersey Housing and Mortgage Finance Agency loan, National Trust for Historic Preservation's Inner City Ventures funding and funds from the City of Trenton to transform the buildings into attractive living space. This project has been the inspiration for a number of other renovation projects within the district, many of which have taken advantage of Historic Preservation Investment Tax Credits and other incentives available.

Walt Whitman House

Camden, Camden County

The Walt Whitman House is a National Historic Landmark and a New Jersey State Historic Site, administered by the New Jersey Division of Parks and Forestry. Internationally acclaimed poet Walt Whitman lived in this house from 1884 until his death in 1892. The small wood-frame row house sits between larger brick row houses in a working class neighborhood near the Camden waterfront. Many of Whitman's friends, who complained of the noise of the nearby railroad and the smells from factories across the Delaware River, thought he should move to a better neighborhood. But Whitman insisted on staying in the house he called his "shanty." He loved the close proximity to the Delaware River and his modest house is emblematic of the egalitarian spirit of his poetry. In 1998, the house underwent an award winning restoration with funds from the New Jersey Historic Trust's Preservation Bond Fund and other sources to return it to the way it looked when Whitman lived there. This restoration is just one of many exciting things happening on and around the Camden Waterfront. Mickle Boulevard has been made a gateway to the waterfront and its many attractions including the New Jersey State Aquarium and Children's Garden and the recently opened Battleship New Jersey. There are several vacant lots near the Whitman House on which the City of Camden plans to create a park dedicated to the poet. The restoration of the Whitman House demonstrates the state's commitment to restoring this valuable state-owned historic site as part of broader efforts by the City of Camden, the Camden Waterfront Marketing Bureau, and others to transform this part of the city into a major tourist destination.

Zane School

Borough of Collingswood

In 1999, Preservation New Jersey placed historic schools on their ten most endangered list, because so many historic schools had been closed and faced the double threats of demolition and decay. Zane ceased to be used as a school in the 1960s and began a slow process of deterioration until the Borough of Collingswood took possession in 1996 and received a CLG grant to do an adaptive reuse study. A partnership consisting of the Borough itself, the local historic preservation commission, Collingswood Horticultural Society, the Collingswood Business and Professional Association, and Kitchen & Associates, a local architectural firm, came together to rehabilitate the school. The first class interior and exterior restoration work made use of New Jersey's new Rehabilitation Sub-code to preserve the historic fabric while accommodating present day needs. The project has had a positive effect on the surrounding community, housing two new businesses which employ over 70 people and playing an active role in the revitalization of downtown Collingswood.

Hackett-Strang Farm

Mannington Township, Salem County

The Hackett-Strang Farm has been an important part of Salem County's agricultural economy and landscape since the late 1600s. The fact that one of the earliest mastodon discoveries in New Jersey took place on this farm is evidence of the paleontological significance of the site as well. Like much of southwestern New Jersey, Salem has been losing large amounts of farmland to new development and there was concern this important historic farm would be lost. But in 2000, New Jersey Farmland Preservation funds were used to purchase the 275 acre Hackett-Strang farm to ensure that the property would remain in agricultural use. Following the purchase, the farm was auctioned off to a private owner with a farmland preservation easement placed on the land. In response to concerns raised by Preservation Salem, Preservation New Jersey, the New Jersey Historic Preservation Office and the Historic Places/Open Spaces Ad Hoc Task Force about saving the 1860s farmhouse located on the property, a facade easement was placed on the house as well. This creative effort, which included a range of public and

private partners, contributed significantly to Salem County's Agricultural Development Program and preserved a cherished part of the rural landscape.

Collins and Pancost Hall

Merchantville, Camden County

Main Street Merchantville is part of Main Street New Jersey, a program designed to revitalize New Jersey's traditional downtowns and commercial areas through the preservation and reuse of historic buildings. The restoration and reuse of Collins and Pancost Hall is a centerpiece of the success of the Main Street Merchantville program. Collins and Pancost Hall has dominated the social and architectural landscape of Merchantville since its construction in 1893, when it housed a lumber yard/hardware store on the ground floor, a community theatre on the second floor, and the Masonic Lodge on the third floor. When the lumberyard and theater closed down in the 1970s, the building was used briefly for offices. It then sat vacant for a number of years until Main Street Merchantville succeeded in packaging a variety of incentives that led to the opening of a fine dining restaurant in the building. Today, Collins and Pancost Hall is once again a popular meeting place and serves as a catalyst for other downtown revitalization activities thanks to a strong partnership between Main Street Merchantville, Main Street New Jersey, local and state governments, and the local entrepreneurs and volunteers who worked to bring this community landmark back to life.

King's Highway Historic District

Lawrence & Princeton Townships, and Princeton Borough, Mercer County
South Brunswick Township, Middlesex County
Franklin Township, Somerset County

Using a grant from the New Jersey Historic Preservation Office's Certified Local Government Program, five municipalities partnered to nominate the King's Highway Historic District for listing on the New Jersey and National Registers of Historic Places. Originally an Indian Trail, this historic right-of-way evolved into the main colonial link between New York and Philadelphia. It was the scene of numerous Revolutionary War battles, part of the first transcontinental highway, and the first New Jersey highway to be mapped. Five municipalities and three counties collaborated on the nomination and meetings were held in each locality to receive public comments on the effort. In 2000, the District was listed on both the New Jersey and National Registers. This linear historic district extends from Route 27 and Raymond Road in South Brunswick and Franklin Township to the intersection of Route 206 and Franklin Corner Road in Lawrence Township and serves as a "spine" for several previously established historic districts. The King's Highway Historic District provides this rapidly growing region the opportunity to do additional regional planning for the corridor in cooperation with New Jersey Department of Transportation's scenic by-way program, the New Jersey Office of State Planning and other regional planning initiatives.

Operation Archaeology

Deserted Village of Feltville-Glenside Park
Berkeley Heights Township, Union County

Through Operation Archaeology, over 4000 children and their parents have gained insight into the history of the Deserted Village of Feltvillle-Glenside Park located in Union County's Watchung Reservation. Feltville was founded by Daniel Felt in 1845, part of the utopian and social reform movements found in many parts of this country during the 19th century. While originally a factory town known for the colorful marbleized paper it produced, in 1882 the village was transformed into a vibrant summer resort called Glenside. But Glenside's popularity was short-lived and in 1916 the village was abandoned and remained frozen in time for decades. Operation Archaeology has breathed new life into the Deserted Village by using it to introduce a whole new generation of young people to the mysteries and excitement of New Jersey history. It gives children the opportunity to grasp archaeological techniques and use social studies, science, mathematics, language arts, fine arts, and many other disciplines as they participate in a hands-on cultural history project. Located within one of Union County's most beautiful parks, this innovative program is administered by the Union County Office of Cultural & Living Heritage Affairs.

Collins & Pancost Hall

Operation Archaeology

Realizing *The Vision*

The vision we have set for historic preservation is a bold one. It calls for historic preservation to play a major role in physical design, economic health, and quality of life in New Jersey communities for generations to come. While New Jersey has many preservation successes to be proud of, much work remains to be done to realize our vision. The following set of goals and actions are designed to build on our successes and carry preservation planning, activities and funding in New Jersey to a new level. These goals and actions were developed with the help of all of the individuals and organizations that participated in the planning process. They are meant as a starting point for historic preservation activity and can serve as a stimulus for other creative initiatives that may emerge to advance the vision and goals contained in this plan.

New Jersey's historic houses, main streets, and neighborhoods are what give our state and its communities their special character. While we are coming to recognize the value of mixed use, pedestrian friendly environments when we design new communities, we often lose sight of the fact that these qualities have characterized our historic cities and towns for generations. The New Jersey State Development and Redevelopment Plan, approved in March, 2001, lays the groundwork for the state and its municipalities to work together to build preservation values into the growth and development of New Jersey's communities. The State Plan calls for the identification, protection, and enhancement of historic, cultural, and scenic resources in existing cities and towns and encourages new town centers that emulate the most attractive features of traditional New Jersey towns. Citizens told us New Jersey should make integrating preservation into local and regional planning and decision-making one of our highest priorities.

Goal 1

Make historic preservation an integral part of local and regional planning and decision-making to enhance the attractiveness and quality of life in New Jersey communities.

Riverton Yacht Club

The Zane School
1911

Actions:

1. *Increase the number of municipal governments that have historic preservation elements in their master plans and preservation ordinances to implement those plans.*

   A 1999 New Jersey Historic Preservation Office survey of the 566 municipalities in New Jersey found that only 166 had preservation ordinances. Today the vast majority of New Jersey's cities, towns and villages still lack preservation plans or ordinances, although many have adopted farmland and open space preservation programs. The Historic Preservation Office will work with Preservation New Jersey, the New Jersey State League of Municipalities, planning and design professionals, and other partners to increase preservation planning at the local level. They will encourage local governments to adopt preservation plans and ordinances and incorporate historic resource preservation into existing farmland and open space preservation programs, with a long term goal of having these plans and ordinances in place in 225 municipalities by the year 2007.

2. *Continue to develop and update municipal and county historic resource surveys, giving priority to areas under major threat and where local governments have a strong partnership interest.*

   Resource identification is a vital first step in developing local plans to protect and make productive use of the state's heritage resources. The growing number of properties listed on the New Jersey and National Registers of Historic Places helps to recognize and protect historic resources but a much more comprehensive approach to resource identification is needed. Recognizing this, the Historic Preservation Office is undertaking a county-wide architectural survey of Salem County as a Geographic Information System (GIS) pilot project. The Historic Preservation Office will seek funds to continue this initiative beyond the pilot stage and include archaeological as well as architectural resources. The goal is to complete one additional survey per year for the next five years. The Historic Preservation Office will also partner with New Jersey DOT and others who collect historic resource information with the long-term goal of creating a complete historic resource GIS for the state. Counties, municipalities, and others are encouraged to use this survey methodology to complete their own historic resource inventories. As this information is developed, it can be used by public and private decision-makers to make more informed land use decisions.

3. *Increase the number of localities that participate in the Certified Local Government Program and continue to strengthen the effectiveness of that program.*

   The New Jersey Certified Local Government (CLG) Program is part of a national program to encourage local governments to identify and preserve historic resources. To participate in the program and be eligible for grants, a community must already have or adopt an historic preservation ordinance that identifies and protects historic resources within their municipality. Once certified, communities are eligible to receive technical assistance and small matching grants through the New Jersey Historic Preservation Office. Municipalities that are not formally part of the CLG Program can take advantage of the guidance and training provided, but are not eligible for grants. In 2001, only 33 municipalities were participating in the Certified Local Government Program and not all were taking full advantage of it. The Historic Preservation Office, which administers the program, will continue its efforts to raise the level of involvement of current Certified Local Governments in New Jersey. It will also work to increase the number of Certified Local Governments to 50 by 2007, using outreach, workshops, and other kinds of technical assistance, in partnership with the New Jersey State League of Municipalities, Preservation New Jersey, planning and design professionals, and others.

4. *Promote regional planning activities that incorporate historic preservation into broad regional planning goals.*

   It is widely recognized that protection of natural, historic, and scenic resources cannot be accomplished fully by individual counties and municipalities working alone. The New Jersey Coastal Heritage Corridor, the newly created King's Highway Historic District and the proposed American Revolution Heritage Corridor are examples of collaborative efforts to identify, preserve and interpret some of New Jersey's rich store of region-

al heritage resources. There are regional initiatives underway outside the preservation arena that create opportunities for preservation as well. The New Jersey Department of Community Affairs' "Smart Growth" grants are creating opportunities for preservation to be integrated into broader regional planning activities and the New Jersey Department of Transportation's Scenic By-way Program is encouraging the development of management plans for scenic by-way corridors. The New Jersey Pinelands Commission works in cooperation with units of local, state and federal governments to administer the Pinelands Comprehensive Management Plan, a plan to guide the management of the natural and cultural resources located in the largest tract of open space found anywhere along the mid-Atlantic coast. The Historic Preservation Office will continue to work with the Office of State Planning, the New Jersey Department of Community Affairs, New Jersey DOT, Preservation New Jersey and others to promote regional planning activities that integrate heritage resource planning into broader regional planning activities, including requiring that every regional strategic plan supported by a "Smart Growth" grant include an historic preservation component.

5. *Develop changes in the Municipal Land Use Law to ensure that municipalities have the tools necessary to preserve historic resources as part of the overall planning and development process.*

Municipalities in New Jersey have a number of tools available to incorporate historic preservation into their local comprehensive plans and ordinances. But many citizens who participated in this planning process believe the Municipal Land Use Law should be amended to make historic resource protection a stronger part of local and regional planning activities. Preservation New Jersey will work with the New Jersey State League of Municipalities, New Jersey Planning Officials, individual municipalities and concerned citizens to identify changes needed to increase the effectiveness of the law by 2005.

Goal 2

Use historic preservation as a catalyst to strengthen New Jersey's state and local economies.

The decades after World War II brought dramatic changes to the populations and economies of New Jersey's cities and towns, as they did to communities across the country. Young people moved from rural to metropolitan areas to seek new kinds of employment. Older central cities lost people and businesses to the growing suburbs. Farmland and open space were converted to low-density, automobile dependent residential neighborhoods and employment centers, and housing and commercial space in central cities were left vacant. Information technology, business services, and travel and tourism activities reduced the importance of traditional manufacturing to New Jersey's local and state economies.

These changes have posed challenges for New Jersey's communities and their leaders, but the communities have responded, often finding a role for historic preservation in re-directing and revitalizing their economies. Creative partnerships to turn vacant mills and factories into housing, offices, and retail space have served as catalysts for the revitalization of urban neighborhoods. Many smaller towns have joined the Main Street New Jersey program, restoring buildings and recruiting new businesses to fill them. Business and government leaders and non-profit organizations are taking steps to capture their share of the growing heritage tourism

CRRNJ Terminal at Liberty State Park, Jersey City

Paterson Business District

market, restoring historic downtowns, neighborhoods, and sites for the enjoyment of residents and visitors alike. Citizens who participated in this planning process told us New Jersey needs to do all it can to continue to capitalize on the opportunities historic preservation offers to create jobs, generate tax revenues, and build a new generation of vital communities across the state.

Actions:

1. *Increase the number of communities participating in Main Street New Jersey to revitalize downtowns and urban neighborhood commercial areas.*

   Main Street New Jersey is a comprehensive revitalization program that promotes the preservation and economic redevelopment of historic downtowns and commercial districts. Located in the Department of Community Affairs, it provides technical assistance and training to help municipalities restore historic main streets and generate business activities and special events. Since the founding of the program in 1989, New Jersey Main Street communities have experienced over $190 million in physical reinvestment and a net gain of 3,000 jobs. Main Street New Jersey works in partnership with municipalities, other programs in the Department of Community Affairs, and the National Main Street Center at the National Trust for Historic Preservation, to maximize the effectiveness of this program. Main Street New Jersey will continue to build its partnership with the Department of Community Affairs Neighborhood Preservation Program and Preservation New Jersey to pursue creative ways to expand the program seeking direct funding for communities to support their Main Street programs. Cities and towns which are not formally part of the program can take advantage of the principles involved in the Main Street New Jersey approach as well.

2. *Build on the state's wealth of heritage tourism opportunities, working with a wide range of partners at the local, state, and national levels.*

   Tourism is the second largest industry in New Jersey and national data confirm that heritage tourists stay longer and spend more than other leisure travelers. Despite the economic value of tourism, and the state's wealth of heritage resources, a 1997 New Jersey Tourism Master Plan found that New Jersey has failed to capitalize on its heritage tourism potential. Since that plan was completed, the state and the National Park Service have begun work on a "Crossroads of the American Revolution National Heritage Area" in central New Jersey to celebrate the state's unique role in the War for Independence. The New Jersey Historic Preservation Office has launched a New Jersey Women's History Initiative with an eye to developing a statewide trail, and local governments are working to develop local and regional heritage attractions. But New Jersey has barely begun to scratch the surface of its heritage tourism possibilities. A 1999 survey conducted by the state of Pennsylvania found that 46% of all leisure travelers in Pennsylvania visited heritage sites, while only 10% of leisure travelers to New Jersey did so. Lead preservation organizations will form a task force with the Division of Travel and Tourism, local and regional tourism organizations, and others to design and promote a statewide heritage tourism initiative that includes grants and technical assistance for historic site development and funding for media promotion. The goal is to have 20% of all leisure travelers include heritage sites in their visits by the year 2007.

3. *Promote urban redevelopment approaches that respect and build on the historic character of existing buildings, neighborhoods, and commercial centers.*

   The **New Jersey State Development and Redevelopment Plan** calls for concentrating development in and around existing cities and towns. This is a worthy goal with the potential to revitalize economies and quality of life in older communities while preserving precious farmland and open space, but it must be approached with care. Redevelopment that is carried out on a project by project basis with no thought given to the impact it will have on existing buildings and neighborhoods can end up destroying the character and identity of a community. A more comprehensive urban revitalization approach that makes use of investments in existing buildings and infrastructure can help stabilize surrounding neighborhoods and commercial areas and preserve character, while adding jobs and new economic vitality to a community. New Jersey's Department of Community Affairs' Brownfields

Redevelopment Task Force is working with local governments to identify, analyze, and redevelop old industrial sites. The Department of Community Affairs' Mayor's Institute on City Design and New Jersey Department of Transportation's new focus on context sensitive design for transportation projects are two efforts underway to promote creative design solutions that respect existing fabric in New Jersey's cities. The Historic Preservation Office and Preservation New Jersey will work with the Brownfields Redevelopment Task Force, the Office of State Planning, the Commerce and Economic Development Commission, the Department of Environmental Protection, and municipal governments to promote urban redevelopment policies and programs that incorporate historic preservation.

4. *Increase awareness and use of the state' award-winning Rehabilitation Sub-code.*

When modern building codes are applied to rehabilitation of existing buildings, the standards are often too costly to allow these projects to proceed. New Jersey's new Rehabilitation Sub-code, developed by the Department of Community Affairs, enables building rehabilitation to be safer and less costly, while maintaining the original design of the building. The Department of Community Affairs has been providing some training on the new sub-code, however, many businesses, developers, architects, engineers and code officials in New Jersey are not fully aware of the potential the Rehab Sub-code creates for affordable rehabilitation of historic buildings. The Department of Community Affairs and the Historic Preservation Office and will continue to work with a wide range of public and private partners to provide training through professional continuing education and other activities to increase awareness and use of this valuable new tool. Special emphasis will be placed on having all local code officials receive training in the new Sub-code by 2007.

5. *Sustain efforts to make historic preservation regulatory review processes as efficient as possible at the local and state levels to allow projects to move forward in a timely manner without sacrificing the integrity of preservation review processes.*

Municipalities that have adopted historic preservation ordinances review projects at a local level that may affect locally protected historic properties or districts. The New Jersey Historic Preservation Office administers both federal and state programs designed to minimize impacts of development projects on properties on the National and New Jersey Historic Registers. It also provides advice and comment on other permit requests within the Department of Environmental Protection as they relate to potential impacts on historic and cultural resources. Since the adoption of **Preserving Historic New Jersey: An Action Agenda** in 1994, the Historic Preservation Office has undertaken a number of activities designed to make its regulatory review processes as efficient and accessible as possible. They have published architectural survey and report guidelines, revised the archaeological report guidelines, instituted monthly meetings to address issues of eligibility for listing on the National Register, and notified local governments of preservation concerns within their community. They have embarked on a Geographic Information System to facilitate tracking and predictability of regulatory review and incorporated regulatory requirements into their web page. The Historic Preservation Office is committed to sustaining its efforts to make regulatory reviews as efficient as possible and is working with local governments and other state agencies to see that review activities are carried out in ways that support economic development opportunities, while preserving valuable historic resources.

Applied to buildings such as this in the locally designated Academy Hanover Historic District in Trenton, the New Jersey Rehab Subcode provides flexibility in the rehabilitation of historic buildings.

NJ Historic Preservation Conference at Shadowlawn

Goal 3

Expand understanding and appreciation of history and historic preservation among New Jersey citizens, elected officials, students, and organizations across the state.

Preservation is part of a broad ethic of appreciation for our rich natural, architectural, archaeological, and cultural legacies. It is about recognizing the charm of historic towns and neighborhoods, the beauty of the open countryside, and the value of historic schools where generations of New Jersey children have been educated. A major goal of the preservation community is to broaden understanding and appreciation of the personal, economic, and community benefits of historic preservation among citizens, elected officials, and organizations in New Jersey.

New Jersey is changing rapidly. The 2000 census showed that the New Jersey Hispanic population grew from 9.6% in 1990 to 13.3% in 2000, now matching the size of New Jersey's African American population. Asians made up 3.5% of the population in 1990 and 5% in 2000. While New Jersey's preservation organizations have been working hard to get the message out, these demographic changes make it essential for the preservation community to recruit a larger and more diverse constituency to support preservation programs in the future. The New Jersey landscape is also being transformed. The state has lost more than half the farmland it had in 1950 and thousands of acres of open land are developed each year.

Actions:

1. *Increase the visibility of historic preservation by high lighting success stories, attracting media attention to preservation issues, and increasing involvement in preservation related activities.*

   Since 1995, Preservation New Jersey's "10 Most Endangered Sites in New Jersey" program has brought attention to some of the most valuable and threatened historic sites in the state. It has also been a catalyst for activities to preserve a number of these sites. New Jersey Preservation Week ceremonies, including annual preservation awards given by Preservation New Jersey and the New Jersey Historic Preservation Office, help raise awareness about historic preservation, as do these organization's quarterly newsletters. The work of the New Jersey Historic Preservation Office, Preservation New Jersey, the New Jersey Historic Trust, Main Street New Jersey, county cultural and heritage commissions, and other preservation organizations all help focus attention on preservation. But more needs to be done. Preservation organizations at the state and local levels will work to increase all types of media coverage of preservation successes—buildings saved, neighborhoods revitalized, grants awarded, tax credit projects approved, and new historic sites or trails open to the public. State and local non-profit organizations will work to increase membership, reach out to new constituencies and build partnerships with other organizations interested in resource conservation and community development. The long-term goal is an informed constituency that understands the ways preservation can enhance the physical, social and cultural fabric of our communities.

2. *Promote expansion of interpretive activities at publicly and privately operated historic sites to tell a fuller story of New Jersey's rich and complex history.*

   Until quite recently, the preservation and interpretation of historic sites ignored many parts of our history and left many stories untold. Now preservationists in New Jersey and across the country are taking steps to expand preservation activities to include greater attention to stories about all the people, sites, and events that have contributed to making New Jersey and this country what they are today. The National Park Service has

developed a program to interpret the contributions of women, African Americans, Native Americans, and others. It is including slavery, segregation, displacement of native peoples, and other painful stories in the interpretive programs at National Parks. New Jersey has also taken steps to tell a fuller story of New Jersey history with the identification of underground railroad sites and the proposed Women's History Trail. The New Jersey Historical Commission has published reports on New Jersey Folklife, Immigration and Ethnicity in New Jersey History, and a New Jersey Ethnic History Series. But more research is needed to identify unacknowledged resources and uncover lost stories, and new interpretive materials need to be developed. State level history and preservation organizations will reach out to statewide agencies and organizations representing different racial and ethnic groups and work with history scholars, archaeologists, local historians and teachers to select research topics and develop the full story of New Jersey history. Efforts will be made to get these fuller stories translated into interpretive activities at publicly and privately owned historic sites.

3. *Continue to build a statewide preservation non-profit network to strengthen advocacy and outreach across the state.*

Preservation advocacy helps people understand the values and benefits of preservation and promotes the adoption and implementation of preservation policies, plans, and ordinances. Advocacy is critical to saving threatened sites and increasing funding and financial incentives to support preservation activities. In the summer of 2000, Preservation New Jersey launched an electronic newsletter called PNJnet designed to inform and mobilize a statewide preservation network that can provide prompt and sustained advocacy on key preservation issues. Preservation New Jersey will reach out to other interests and organizations—environmental organizations, community development corporations, affordable housing advocates, and ethnic and cultural organizations—to broaden the network and create coalitions on issues of mutual concern. The New Jersey Historic Trust, the Advocates for New Jersey History, and Preservation New Jersey will continue to advocate for preservation policies and funding at the state level. Advocates for NJ History will continue efforts to mobilize support for goals set out in The New Jersey History Plan.

4. *Provide conferences, workshops and training materials to help municipal officials, non-profits and local citizens carry out local preservation responsibilities.*

Comments and questionnaires received from citizens during the planning process indicated that county and municipal officials were the most important groups to target with preservation outreach and training activities. On-site historic preservation commission training and publications that target key topics would be the most helpful kinds of technical assistance. The New Jersey Historic Preservation Office already provides a series of workshops around the state on local historic preservation issues through the Certified Local Government Program and participation in the New Jersey League of Municipalities annual conference. They also produce technical bulletins, hold an annual statewide preservation conference, and provide technical assistance on National and State Historic Register listing, applying for federal preservation tax credits, and a host of other topics. Preservation New Jersey has developed a "Preservation Tool Kit" that contains answers to some of the most frequently asked questions. The New Jersey Historic Trust provides technical assistance on historic site rehabilitation as part of administering their grant and loan programs. While continuing to develop existing training and technical assistance materials and events, state level preservation organizations will attempt to expand these offerings with an emphasis on training and technical assistance directed at local officials.

Historic Preservation Tax Incentive Workshop in Newark

Battleship New Jersey

5. *Seek to have an historic preservation component included in the core curriculum standards and assessments mandated by the New Jersey Department of Education, and provide historic preservation curriculum materials for use by teachers and students.*

New Jersey's Department of Education sets standards for curriculum content in grades K-12. There is a proposal to revise the social studies standards with separate standards for New Jersey history, American history, and world history as well as a standard for social studies skills, including historical critical thinking. Language that says by the end of fourth grade students should appreciate the importance of historic preservation, including the value of primary documents, historic buildings, and archaeological sites is included as one of the progress indicators. The proposed revised standards will be under review by the Department of Education over the coming year. Preservation New Jersey will work with others to coordinate advocacy efforts to support adoption of the new standard, including the specific language addressing historic preservation.

6. *Nurture the development of future preservation professionals.*

In 1998, Drew University established a Certificate in Historic Preservation Program, inspired by their experience restoring Mead Hall, a centerpiece of the Drew campus, after it was ravaged by fire. This was the first program of its kind in New Jersey and it provides a comprehensive introduction to the field of historic preservation. Since June 1999, twenty-four students have been awarded certificates and over 300 people have taken at least one course in historic preservation. In addition to the Drew University program, Preservation New Jersey provides informal mentoring to individuals with an interest in preservation related professions. Preservation New Jersey will work with Drew University and others to develop additional ways to mentor and encourage future preservation professionals.

7. *Strengthen communication and cooperation among state-level history and preservation agencies and organizations to maximize effectiveness.*

Achieving the goals set forth in this plan will require collaboration within the preservation community and partnerships with individuals and organizations outside the preservation community. There is considerable collaboration already through the Advocates for New Jersey History and other joint activities, but accomplishing the goals and actions set out in this plan will require more. Leadership of the key preservation organizations will meet on a regular basis to maximize information sharing, divide responsibilities based on the strengths and capabilities of each organization, and collaborate on efforts to advance the goals of the plan. They will also continue to reach out to organizations outside the preservation community to pursue common objectives.

Goal 4

Become a national leader in stewardship of publicly owned historic and cultural resources.

Many schools, museums, courthouses and other publicly owned historic buildings are treasured landmarks in productive use across the state, but many are not. According to the January 2001 Garden State Preservation Trust Stewardship Report, New Jersey has invested $2 billion in state funds and millions more in local tax dollars and private donations for land and historic preservation. The report goes on to say that despite the fact that these resources are valued at many times their original cost and generate significant tourism revenues, years of neglect have left many public facilities and historic resources in states of disrepair. The Stewardship Report addresses primarily sites owned by

the Department of Environmental Protection. Other state agencies like the Treasury Department are responsible for sites as well.

In questionnaires and public meetings, citizens who participated in this planning process urged the state to lead by example by identifying and preserving its large inventory of historic resources and encouraging local governments to do the same. With the New Jersey Historic Preservation Bond Program and the Garden State Historic Trust, the state has taken strong steps forward in the restoration of historic sites owned by local governments and non-profit organizations. It is time for a commitment to be made to address the needs of all publicly owned historic and cultural resources before these resources and the opportunities they represent for enriching our lives and our economy are lost.

Actions:

1. *Develop an inventory of all state owned historic properties and strategies for the preservation and productive use of these properties.*

   New Jersey state agencies own hundreds of historic properties, but no comprehensive inventory of state owned historic sites exists. In addition, there are few preservation plans for the buildings and complexes that have already been identified. A state-wide inventory will establish priorities for the stabilization, restoration and use of these properties, and develop policies for de-accessioning properties when appropriate. Preservation New Jersey will work with the New Jersey Building Authority and other state agencies to encourage state offices to stay in or relocate to state owned historic property whenever possible. The goal is to develop an integrated list of all state-owned historic properties by 2007, with a plan in place and funding sources identified for the stabilization, restoration, and use of as many of these properties as possible.

2. *Identify and protect publicly owned historic properties at the local level to keep them in productive use.*

   Every year, New Jersey's counties and municipalities invest millions of dollars in the restoration and maintenance of historic courthouses, libraries and schools. From 1990-1997, the New Jersey Historic Preservation Bond Program awarded $52 million in grants to help preserve and restore historic properties owned by municipal and county governments and non-profit organizations. The Garden State Preservation Trust, established in 1999, provides the New Jersey Historic Trust with $6 million a year over 10 years to continue this work. Despite the investments to date, the need far exceeds the funds available and some state programs like the New Jersey Educational Facilities Act, which will invest an estimated $12 billion dollars in school construction and renovation, actually discourage investment in restoring historic public buildings. The Historic Preservation Office will continue to work with local governments to identify historic buildings in public ownership and get them listed on the New Jersey and National Registers of Historic Places. Preservation New Jersey will work with The New Jersey Historic Trust and others to promote state and local policies and funding that support the restoration and use of locally-owned historic public buildings.

3. *Stabilize and restore buildings on the New Jersey side of Ellis Island to complete the preservation and use of one of our nation's most important historic sites.*

   Ellis Island served as the gateway for over 12 million immigrants entering this country in the late 19th and early 20th centuries, many of whom made New Jersey their first home. Over 40% of Americans today have family members who entered this country through Ellis Island and it serves as one of the most tangible reminders that we are a nation of immigrants, built on the visions, dreams and hard work of our very diverse population. The Ellis Island main building was restored and opened to the public in 1990 as the Ellis Island Immigration Museum. Most of the buildings on the south side of the island in New Jersey were part of Ellis Island's large hospital complex, where sick immigrants

Ellis Island's Hospital

Monmouth Battlefied Re-enactors

were taken for treatment and many important medical discoveries were made. Congress, the National Park Service, and the State of New Jersey have committed over $8.6 million to stabilize the southside buildings and halt their decay. The National Park Service, which owns the buildings, is developing a comprehensive re-use plan. The newly formed non-profit Save Ellis Island! Inc. is committed to working with the National Park Service, Congress, the State of New Jersey, the State of New York, and private citizens to raise the funds necessary to rehabilitate these buildings. The long-term goal is the full restoration and re-use of this portion of an irreplaceable national landmark as part of the broader effort to restore all historically important state owned properties.

4. *Develop public-private partnership models to show how historic properties acquired through the State' open space acquisition programs can be preserved, used or sold with permanent protections in place.*

The state of New Jersey, local governments, and non-profit organizations will be acquiring thousands of acres of New Jersey farmland and open space over the next ten years under the Garden State Green Acres Preservation and Garden State Farmland Preservation Trust Programs. Many of the tracts of land will have historic buildings and farmsteads located on them. It will take a concerted effort on the part of New Jersey's public and private preservation and conservation agencies and organizations to ensure that preservation of these historic buildings is part of over-all planning for and management of these sites. Creative models of public-private ownership and management need to be explored for both small and larger sites. Lead preservation organizations will work with the Department of Environmental Protection's Green Acres Program and the State Agriculture Development Committee, local governments, local land trusts, and others to develop responsible stewardship strategies for these properties.

Goal 5

Provide the financial resources and incentives necessary to advance historic preservation in New Jersey.

Accomplishing the goals set forth in this plan will require creative use of existing funding and incentives, additional public and private investment, and new financial incentives at the federal, state and local levels. Several state and federal programs exist to provide funding for historic preservation. There are also federal tax credits to support rehabilitation of eligible historic commercial properties. Local governments in New Jersey have the power to grant property tax abatements to encourage historic rehabilitation, although few have taken advantage of this. But even with better utilization of existing programs and funding, New Jersey will not be able to meet the challenge of preserving its historic resources unless new funding and incentives are provided. The preservation community is committed to creating a legislative committee to work with elected officials at the state and local levels to secure additional funding and financial incentives for historic preservation to complement those that already exist.

Actions:

1. *Expand all funding and use of economic incentives available in New Jersey to support historic preservation.*

There are a number of sources of funding for preservation activities in New Jersey including the $6 million a

year from The Garden State Historic Preservation Trust Fund and the $4 million a year available in operating support for local historic sites, historical societies and preservation organizations. The New Jersey Historic Trust has revolving loan and emergency grant and loan funds. The Department of Community Affairs' Special Improvement District, New Jersey Neighborhood Preservation Programs and "Smart Growth" grants, TEA-21 transportation enhancement funds, and other federal and state grant programs are potential sources of preservation funding. Financial incentives available to encourage preservation activities include the federal Historic Preservation Investment Tax Credit program for rehabilitating income producing historic properties, and the New Jersey Housing and Mortgage Finance Agency's below market rate financing for housing rehabilitation that gives extra points to projects that include historic preservation. The New Jersey Historic Trust has an easement program that provides tax benefits for placing conservation easements on historic properties. The state's lead preservation organizations will use outreach, conferences, technical bulletins, and workshops to acquaint private developers, local governments and non-profit organizations across the state with the full range of funding sources and incentives available to encourage broader use of these programs.

2. *Develop state-level financial incentives to promote the rehabilitation of privately owned commercial and residential historic properties.*

When asked what we need most to do a better job of protecting historic resources in New Jersey, citizens said financial incentives to encourage preservation of privately owned historic properties should be a top priority. A 2001 survey by the National Trust for Historic Preservation found that fifteen states have adopted state level preservation tax incentives. In most cases, these include rehabilitation tax credits available to homeowners of historic properties who are not eligible for the federal tax credits. Approximately 80% of the designated historic properties in New Jersey are privately owned, but New Jersey has no state level grant programs to assist private owners of historic properties with rehabilitation costs, and has no state-level preservation tax incentives. The lead preservation organizations in the state are committed to working with the rest of the preservation community to develop a state tax credit and other state-level financial incentives to encourage private investment in historic properties with a goal of having some incentives of this type in place by 2005.

3. *Encourage more local governments to adopt financial incentives to encourage preservation and rehabilitation of historic properties.*

According to the National Trust's 2001 Survey of state and local tax incentives, over 30 states allow some type of local property tax incentives for rehabilitating commercial or residential property or both. New Jersey allows municipalities to defer property tax increases attributable to rehabilitation on homes at least 20 years old for up to five years. A few counties and municipalities have taken advantage of this, but most have not. In 2001, 19 counties and 120 towns had adopted some form of local funding for open space preservation and a number of these include historic preservation as an allowable use for these funds. Under the New Jersey redevelopment statutes, localities are able to adopt tax abatements and other economic incentives for areas declared as "Areas in Need of Rehabilitation." The State Historic Preservation Office, through its Certified Local Government program, Preservation New Jersey through its advocacy efforts, and non-profit local preservation organizations will encourage local governments to adopt property tax abatement programs for rehabilitated historic properties and to initiate or expand historic preservation components of their open space funding programs.

4. *Allocate additional resources to develop a statewide inventory of historic resources that is integrated into the larger state Geographic Information System.*

Identifying historic resources is the essential first step in preserving, interpreting and using these resources. Throughout this planning process, citizens said New Jersey needs to do a better job of this. Properties must be placed on the New Jersey and National

Fairmount Apartments, Jersey City

Englewood

Englewood's Main Street Program applies multiple historic preservation goals: making historic preservation an integral part of local planning (Goal 1); using historic preservation to strengthen the local economy (Goal 2); expanding the appreciation of historic resources (Goal 3); and providing financial resources and incentives (Goal 5).

Registers of Historic Places for them to be eligible for preservation grants, preservation tax incentives, and the rehabilitation sub-code. Having historic resources inventoried and mapped provides critical information for private developers as they make their investment decisions. The New Jersey Historic Preservation Office is using one-time federal funds to conduct the pilot survey in Salem County. Some counties and municipalities have been able to conduct partial inventories using local funds, but New Jersey does not specifically allocate any funds to inventory historic resources at the county or municipal level. Preservation advocacy organizations will seek state funding to conduct one county survey per year, with preference given to localities that provide a local match.

5. *Expand support for preservation planning and technical assistance services at the local level.*

The Historic Preservation Office and Preservation New Jersey provide technical assistance to local governments and non-profits, but the resources to provide these services is limited. The New Jersey Historic Trust's Historic Sites Management grants provide some funding for preservation project planning at the local level, but they require enactment of an appropriation bill, which is unnecessarily cumbersome for small projects. The Main Street New Jersey program has funds to work with only a limited number of communities. The preservation community will work to secure additional General Fund support for preservation planning and technical assistance at the local level and to achieve the goal of getting preservation truly integrated into local planning and decision-making.

6. *Identify dedicated sources of revenue to support the stabilization, restoration, interpretation and re-use of state owned historic properties.*

Historic buildings owned by the state are not eligible for Garden State Historic Trust funds. In the past, all funds for capital improvements of State owned buildings have been tied to intermittent bond issues or appropriations from the State's General Fund. The 2001 Garden State Preservation Trust Stewardship Report estimates current capital needs for public lands and facilities owned by the Department of Environmental Protection at over $400 million dollars. The Stewardship Report calls for the state to dedicate $25 million a year for at least 10 years to repair and enhance the most valuable natural, historic, and cultural resources owned by the Department of Environmental Protection. The New Jersey Historic Trust is seeking $1 million to establish an "Endangered Properties Fund" to provide funding and technical assistance for the protection, stabilization, and reuse of endangered properties, particularly those on tracts acquired through the Garden State Historic Preservation Trust. This plan endorses these proposals and the preservation community will support efforts by the Garden State Preservation Trust, the New Jersey Historic Trust and others to secure commitments to support the stabilization, restoration, interpretation, and re-use of all state owned historic properties.

7. *Identify a stable source of funding to support enhanced interpretation at privately owned historic sites.*

Efforts to improve and expand interpretation at historic sites to tell a more complete story of New Jersey History and strengthen heritage tourism attractions will require additional funding. The preservation community will advocate for increased support for interpretive activities at historic sites owned by non-profit organizations through the expansion of the Operating Support Grants for non-profit history-related organizations administered by the New Jersey Historical Commission or other avenues.

8. *Develop a legislative agenda on a biennial basis to advance the resource development and other portions of this plan that require legislative action.*

It will require legislative action and appropriations to implement many portions of this plan. The lead preservation organizations will work together every two years to put together specific legislative priorities and will work to mobilize the preservation constituency to actively support this legislative agenda.

How YOU CAN *Help*

The following are just a few ideas about how individuals, businesses, non-profit organizations, and county and municipal governments can help implement this plan. Please turn to the directory of preservation organizations found in the next section to find out who to contact about particular areas of interest or concern.

Individuals

- Learn more about the history of your community; research the history of your home
- Buy historic homes and visit historic sites
- Patronize businesses in historic downtowns
- Join historical societies and preservation organizations; volunteer to work on a historic preservation project
- Advocate for additional funding for preservation at the state and local levels
- Serve on local boards and commissions and support preservation
- Run for elected office

Businesses

- Rehabilitate historic properties
- Keep or locate your business in an historic building
- Support special improvement districts and facade improvement programs that benefit historic preservation
- Take advantage of federal preservation tax credits
- Participate in a local Main Street program

Non-profit Organizations

- Acquire and restore historic buildings
- Educate the public about the values of preservation
- Develop heritage tourism attractions
- Advocate for preservation policies and funding

County and Municipal Governments

- Promote the New Jersey State Plan
- Conduct historic and archaeological resource surveys
- Adopt historic preservation plans, ordinances, and tax incentives
- Incorporate preservation into county and municipal open space and farmland preservation programs
- Support mixed uses, reductions in minimum parking requirements, and other zoning changes that encourage historic preservation

Everyone

- Contact one or more of the organizations identified in the New Jersey Historic Preservation Community on the following pages to become involved

CHALFONTE HOTEL ANNUAL VOLUNTEER WORK WEEKEND

The New Jersey HISTORIC PRESERVATION *Community*

Substantial strides have been made for historic preservation in New Jersey since the state program was established in the Historic Sites Section within the Division of Parks & Forestry in the newly created Department of Environmental Protection in 1970.

The number of organizations and professionals with an interest in historic preservation is now quite extensive. The following directory of major preservation related organizations is provided to facilitate the exchange of information or services among preservation advocates.

Advisory Council on Historic Preservation:

The Advisory Council on Historic Preservation is an independent Federal agency that has the legal responsibility to balance historic preservation concerns with Federal project requirements

The goal of the National Historic Preservation Act (NHPA), which established the Council in 1966, is to have Federal agencies as responsible stewards of our Nation's resources when their actions affect historic properties. As directed by NHPA, the Council: advocates full consideration of historic values in Federal decision-making; reviews Federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies; and recommends administrative and legislative improvements for protecting our Nation's heritage with due recognition of other national needs and priorities.

The Advisory Council has oversight in each SHPO's efforts to assure compliance with Section 106 of the NHPA requiring that Federal agencies identify and assess the effects of their actions on historic resources, as established in the implementing regulations, Protection of Historic Properties (36 CFR Part 800).

The Advisory Council on Historic Preservation
1100 Pennsylvania Avenue, NW
Suite 809
Old Post Office Building
Washington, D.C. 20004
(202) 606-8503
www.achp.gov

Advocates for New Jersey History:

A public-interest organization that advances the preservation, teaching, and dissemination of New Jersey History. As a membership organization, it functions as a consortium of history professionals and advocates.

Advocates for New Jersey History
David A. Cowell, President
29 Brookside Avenue
Caldwell, NJ 07006

American Institute of Architects:

National professional organization of architects promoting the understanding and practice of architecture through advocacy, education, and service.

The New Jersey Chapter has a historic preservation committee.

New Jersey Society of Architects
196 W. State Street
Trenton, NJ 08608
(609) 393-5690
FAX: (609) 393-9891
www.aia-nj.org

American Planning Association:

The national professional organization for planners.

American Planning Association
122 S. Michigan Avenue
Suite 1600
Chicago, IL 60603-6107
(312) 431-9100
FAX: (312) 431-9985

The NJ Chapter of the APA promotes sound planning practices as a process essential to improving the quality of life in NJ through education and advocational methods. Their website is:

www.njapa.org

American Society for Civil Engineers (ASCE)

Founded in 1852, ASCE represents over 100,000 members of the civil engineering profession worldwide. It is America's oldest national engineering society. The History and Heritage program of the ASCE was established in 1964 and focuses on preserving and recognizing significant works of engineering in the United States.

Committee on History and Heritage of
American Civil Engineering
American Society of Civil Engineers
1015 15th Street NW, Suite 600
Washington, DC 20005
Email at: cehistory@asce.org
http://www.asce.org/history/hp_main.html

American Society of Landscape Architects:

The American Society of Landscape Architects is the national professional organization of landscape architects who promote the art and science of analysis, planning, design, management, preservation and rehabilitation of the land. The scope of the profession includes site planning, garden design, environmental restoration, town or urban planning, park and recreation planning, regional planning, and historic preservation.

American Society of Landscape Architects
636 Eye Street, NW
Washington, D.C. 20001-3736
(202) 898-2444
FAX: (202) 898-1185
www.asla.org

Archaeological Society of New Jersey:

Encourages the study and further understanding of prehistoric and historic archaeology of the State. Through active chapters, conferences, and a bulletin, the Archaeology Society supports the conservation of archaeological sites and artifacts and encourages their professional investigation and interpretation.

Archaeological Society of New Jersey
c/o Department of History and Anthropology
Monmouth University
West Long Branch, NJ 07764-1898

Association of New Jersey Environmental Commissions (ANJEC):

The Association of New Jersey Environmental Commissions (ANJEC) is a private, non-profit membership organization serving municipal and county officials and the citizens of New Jersey. ANJEC was formed in 1969 to coordinate and assist the work of municipal environmental commissions and citizens. The combined knowledge and actions of the hundreds of New Jersey commissions promote the conservative use of the state's natural resources. Many commissions are also active in historic preservation activities.

Association of New Jersey Environmental Commissions
300 Mendham Road Route 24, Box 157
Mendham, NJ 07945
(973) 539-7547
FAX: (973) 539-7713
www.anjec.org

Certified Local Governments:

Local governments with historic preservation programs that meet prescribed standards, making them eligible for special enhanced participation in national preservation programs, grants-in-aid, and technical assistance from the state historic preservation offices to assist in carrying out preservation activities at the local level. The NJ Historic Preservation Office administers the CLG program and provides a directory of CLG's on the web site at:

www.state.nj.us/dep/hpo

County Cultural and Heritage Commissions:

County cultural and heritage commissions are responsible for the development of county programs to promote public interest in local and county history, in the arts and in the cultural values, and traditions of the community, state, and nation.

The specific functions of the county cultural and heritage commissions in New Jersey vary widely, but most serve as county-level resource centers which can respond to preservation inquiries and help to determine appropriate contacts and procedures on the county and local level. For the address of a particular County Cultural and Heritage Commission contact the:

Association of County
Cultural & Heritage Commissions
c/o Susan Coen
Union County Office of Cultural & Heritage Affairs
633 Pearl St.
Elizabeth, NJ 07202
908-558-2550
http://www.nps.gov/neje/home.htm

Green Acres Program:

Since 1961 Green Acres has acquired or assisted in the acquisition and preservation of considerable open space across the state. They have been instrumental in the preservation of many historical properties.

The Green Acres Program provides grants and low interest (2%) loans to municipal and county governments to acquire open space and develop outdoor recreation facilities. Green Acres also provides matching grants to nonprofit organizations to acquire land for public recreation and conservation purposes.

The Green Acres Program comprises four program areas: State Park and Open Space Acquisition, Local Governments and Nonprofit Funding, Stewardship and Legal Services, and Planning and Technical Assistance.

The Green Acres Program
501 East State Street
Trenton, New Jersey 08625-0412
609-984-0500
http://www.state.nj.us/dep/greenacres/index.html

Historic Preservation Office:

Located within the Department of Environmental Protection, Division of Parks & Forestry, the Historic Preservation Office (HPO) is committed to enhancing the quality of life for the people of New Jersey through the preservation and appreciation of New Jersey's collective past. The HPO administers State and Federal Historic Preservation Programs for New Jersey and offers technical assistance and guidance to individuals, organizations, and government agencies in the identification, evaluation, and protection of historic and archaeological resources. This is accomplished through conferences, consultations, training workshops, the Historic Preservation Planning Bulletin, and various publications.

Importantly, the HPO reviews public projects in order to avoid or mitigate adverse effects to historic resources in accordance with state and federal laws.

Further, the HPO is responsible for developing and guiding this document entitled the New Jersey Historic Preservation Plan. Comprehensive planning provides all levels of government and New Jersey's professional and advocational interests with a method to systematically evaluate, protect and preserve historic resources.

Historic Preservation Office
P.O. Box 404
Trenton, NJ 08625-0404
(609) 292-2023
FAX: (609) 984-0578
www.state.nj.us/dep/hpo

League of Historical Societies of New Jersey:

This is an organization representing nearly 250 local historical societies in New Jersey. The League conducts regular meetings, publishes a newsletter and focuses on promoting public support for state and local history. It has a historic preservation committee.

Although it is the largest membership organization of its type in the state, there are likely another 500 additional historical societies in NJ that do not belong to the League. Many of New Jersey's local historical societies

are stewards of historic properties, often as administrators of house museums or general history museums. For information contact:

League of Historical Societies of New Jersey
P.O. Box 909
Madison, NJ 07940
(732) 946-4921
http://www.scils.rutgers.edu/~macan/leaguelist.html

Main Street New Jersey Program:

Main Street New Jersey (MSNJ) is a comprehensive revitalization program that promotes the historic and economic redevelopment of traditional business districts in New Jersey. The Program was established in 1989 to encourage and support the revitalization of downtowns throughout the state. Every two years the New Jersey Department of Community Affairs accepts applications and designates selected communities to join the program. These communities receive valuable technical support and training to assist in restoring their Main Streets as centers of community and economic activity. MSNJ Communities have brought significant numbers of new businesses and jobs to their respective downtowns. In addition, facade improvements and building rehabilitation projects have upgraded the image of Main Street. Main Street New Jersey builds on the Main Street Approach™ that was developed by the National Trust's National Main Street Center in 1980 to assist downtown revitalization efforts nationwide.

Main Street New Jersey Program
New Jersey Department of community Affairs
Division of Housing and Community Resources
P.O. Box 806
Trenton, NJ 08625-0806
(609) 633-9769
FAX: (609) 292-9798
www.state.nj.us/dca/dhcr/msnj.htm

Municipal Historic Preservation Commissions:

Out of a total of 566 municipalities in NJ, over 160 have made a substantial commitment to local historic preservation through the creation of a local historic preservation commission. These communities are among NJ's strongest preservation partners. The Historic Preservation Office has a publication entitled New Jersey Historic Preservation Commissions Directory.

www.state.nj.us/dep/hpo

National Alliance of Preservation Commissions:

This is an alliance of over 2,000 local preservation commissions that provides information regarding historic preservation law, local ordinances, design review, and local preservation planning; maintains a speakers bureau; and publishes the periodic "Alliance Review". For information, contact:

National Alliance of Preservation Commissions
P.O. Box 1605
Athens, GA 30603
(706) 542-4731
FAX: (706) 583-0320
www.arches.uga.edu/~napc/

National Conference of State Historic Preservation Officers:

Organization of state historic preservation officers that provides a professional network and newsletter, and organizes an annual meeting of members. For information, contact the National Conference at:

National Conference of
State Historic Preservation Officers
Suite 342-Hall Of The States
444 North Capital Street, N.W.
Washington, D.C. 20001-1512
(202) 624-5465
FAX: (202) 624-5419
www.sso.org/ncshpo

National Park Service U.S. Department of the Interior:

As the principal federal agency responsible for historic preservation laws and activities, the National Park Service maintains the National Register of Historic Places, administers the certification program for federal tax incentives, and provides guidance and direction to each state in a unique federal/state partnership.

National Park Service
1849 C Street, NW
Washington, D.C. 20240
(202) 343-9596
www.nps.gov

National Trust for Historic Preservation:

The National Trust for Historic Preservation is the only national private, non-profit organization chartered by Congress with the responsibility for encouraging public participation in the preservation of sites, buildings and objects significant in American history and culture.

National Trust for Historic Preservation
1785 Massachusetts Avenue. N.W.
Washington, D.C. 20036
(202) 588-6000
FAX: (202) 588-6038
www.nationaltrust.org
or
Northeast Regional Office
National Trust for Historic Preservation
Seven Faneuil Hall Marketplace
Boston, MA 02109
(617) 523-0885
FAX: (617) 523-1199

New Jersey Coastal Heritage Trail Route:

The New Jersey Coastal Heritage Trail Route links significant natural and cultural resources on the Jersey Shore and Raritan and Delaware Bays by means of a vehicular touring route. This partnership project between the National Park Service, the State of New Jersey and many non-profits and public organizations seeks to heighten public awareness of New Jersey's outstanding coastal heritage.

The Trail seeks to protect the natural, cultural, and scenic resources of the New Jersey coastline through interpretation, education, and research, create public advocacy for resource protection through expanded awareness of the coast's significance, ensure that no sites or resources are threatened or adversely affected because of designation as part of the Trail; and plan Trail routes and visitor facilities to minimize impacts on local communities and their natural and cultural settings. Local endorsement of site participation is an important element of resource protection because it encourages community support and awareness.

The New Jersey Coastal Heritage Trail (NJCHT) was established in 1988 "to provide for public appreciation, education, understanding, and enjoyment" of significant natural and cultural sites associated with the coastal area of the State of New Jersey. (Public Law 100-515) It encompasses the area east of the Garden State Parkway from the Raritan Bay south to Cape May and the area north and west of Cape May south of Route 49 to the vicinity of Deepwater. For further information, contact:

New Jersey Coastal Heritage Trail
National Park Service
389 Fortescue Road
PO Box 568
Newport, NJ 08345-0568
(856) 447-0103
http://www.nps.gov/neje/home.htm

The New Jersey Conservation Foundation:

The New Jersey Conservation Foundation is a statewide non-profit membership organization advocating appropriate land use. The Foundation acquires real estate using a revolving land fund, and is an interim property owner. Acquisition can be by a market value purchase, outright donation, or by combination through a less-than market or bargain sale. Easements have been advocated and accepted for the past 15 years. These include conservation, natural areas, agricultural, scenic, and historic easements in various combinations. Most easements have been donated to the Foundation, and are viewed as deductible charitable contributions by the donors for charitable purposes.

Although historic preservation is not the organization's main concern, significant historic structures are often located on properties proposed for easement protection wherein the historical nature of the improvement is acknowledged and provisions to insure its protection are

included in the easement. The Conservation Foundation has directly participated in protecting several National Register properties as well as several of local, regional or statewide importance. The group currently holds historic facade easements on several properties. In addition to open space preservation, the Foundation's emphasis is focused on agricultural retention and innovative development concepts. The Foundation is also an information resource for current easement regulations, government programs, tax aspects, land use planning, marketing strategies, and general open space real estate related inquiries of both a public and private nature.

New Jersey Conservation Foundation
Bamboo Brook
170 Longview Road
Far Hills, NJ 07931
(908) 234-1225
FAX: (908) 234-1189
www.njconservation.org

New Jersey Farmland Preservation Program:

The New Jersey Farmland Preservation Program seeks to preserve farms across the state. Recognizing farmland preservation as an important investment in our economy, our farming heritage and the overall quality of life for each and every New Jerseyan, the New Jersey Farmland Preservation Program provides valuable incentives for landowners to enable them to them meet their financial needs and also continue to farm their land and preserve New Jersey's agricultural heritage.

The New Jersey Farmland Preservation Program is administered by the State Agriculture Development Committee (SADC), which coordinates with County Agriculture Development Boards, municipal governments, nonprofit organizations, and landowners in the development of plans to preserve farmland through donation of development easements, or sales agreements.

New Jersey Farmland Preservation Program
John Fitch Plaza
P.O. Box 330
Trenton, NJ 08625-0330
609-984-2504
www.state.nj.us/agriculture/sadc/farmpreserve.htm

The New Jersey Historic Sites Council:

The Historic Sites Council is a gubernatorially appointed body created to advise the Commissioner of the Department of Environmental Protection. In accordance with the New Jersey Register of Historic Places Act of 1970, the Council reviews proposed "encroachments" at an open public meeting, and makes a recommendation to the Commissioner for final action. At the meeting, the applicant is given an opportunity to present the application and interested members of the public are provided with an opportunity to comment on the project. After receiving the applicant's and public comments, the Council makes a formal recommendation to the Commissioner. In considering the application, the Historic Sites Council evaluates whether the undertaking is in conformance with the above-referenced criteria and standards, the public benefit of the proposed undertaking, potential prudent and feasible alternatives, and the measures taken to avoid, minimize, or mitigate the encroachment. The Historic Preservation Office acts as staff to the Historic Sites Council.

New Jersey Historic Sites Council
c/o Historic Preservation Office
P.O. Box 404 Trenton, N.J. 08625
(609) 292-2023
www.state.nj.us/dep/hpo

The New Jersey Historical Commission:

The New Jersey Historical Commission was created by law in 1967 to advance public knowledge and preservation of the history of New Jersey through research, public programs, publications, and assistance to other agencies.

Since 1969, the Commission has established a wide-ranging series of scholarly and popular programs: scholarly resource materials; symposia, workshops, and other public programs; and publications for scholars, students, and the public. It also assists other agencies with information, consultation and grants-in-aid, and co-sponsorship programs. In addition to publications, programs, observances, and other scholarly projects, the Commission furthers the study of New Jersey history through grants to professional and amateur historians,

historical organizations and educators. The Commission offers consultation, advice, cooperation, co-sponsorship, and other assistance to historians and teachers.

New Jersey Historical Commission
P.O. Box 305
Trenton, NJ 08625-0305
(609) 292-6062
FAX: (609) 633-8168
www.newjerseyhistory.org

New Jersey Historical Society:

The New Jersey Historical Society is the oldest statewide historical organization in New Jersey. The Society's founding principles - collecting, preserving, and disseminating New Jersey history - have been carried out since its formation in 1845. The Society offers citizens a unique opportunity to learn about New Jersey through its valuable collections and programs. The New Jersey Historic Society has a reference library, a museum, an education program, and numerous publications, including a quarterly journal.

New Jersey Historical Society
52 Park Place
Newark, NJ 07102
(973) 596-8500
(unofficial web page)
www.rootsweb.com/~njessex/towns/newark/njhsgc.htm

The New Jersey Historic Trust:

Established in 1967, the New Jersey Historic Trust is the only nonprofit historic preservation organization in New Jersey created by state law. The Trust is governed by a fifteen member board of trustees and provides support and protection for historic New Jersey resources through several programs (funding assistance is limited to public agencies or non profit organizations). The Garden State Historic Preservation Trust Fund, signed into law in 1999, provides a stable source of funding for historic preservation projects for the next decade; an Emergency Grant & Loan Fund provides limited moneys for critically needed work on endangered historic resources; low interests rate through the Revolving Loan Fund; the Preservation Easement Program ensures the preservation of privately held historic properties through the use of deed restrictions; and accepts donation of real estate through *New Jersey Legacies*, a joint venture with the National Trust.

New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625-0457
(609) 984-0473
FAX: (609) 984-7590
www.njht.org

New Jersey Pinelands Commission:

Established in 1979, the New Jersey Pinelands Commission is responsible for the protection and management of the Pinelands, including historical and archaeological resources. The Pinelands Cultural Resource Management Plan for Historic Period Sites provides guidance to local municipalities in carrying out archaeological, cultural, historic preservation provisions of the Pinelands Comprehensive Management Plan.

Pinelands Commission
PO Box 7
15 Springfield Road
New Lisbon, New Jersey 08064
Voice: 609-894-7300
Fax: 609-894-7330
http://www.state.nj.us/pinelands/

The New Jersey State Review Board for Historic Sites (SRB):

Each state historic preservation program is required by the National Historic Preservation Act, as amended, to maintain a state review board. Designated by the State Historic Preservation Officer (SHPO), the review board must consist of at least five people, the majority of whom are to be professionals in preservation-related disciplines. The fields of history, archaeology (prehistoric and historic), architectural history, and architecture are professionally represented on the New Jersey State Review Board (SRB). Other professional disciplines include folklore, cultural anthropology, curation, conser-

vation and landscape architecture. In the broadest sense, the SRB serves as advocate for historic preservation in New Jersey. As committed preservationists, they provide a focal point for furthering preservation activity that fully utilizes New Jersey's special historic resources. Review boards were established to provide expert judgments about the historical, architectural, and archaeological significance of resources in their states.

Specific duties of review boards are outlined in Federal Regulations (36 CFR, Part 61) which state that the review boards must meet at least three times a year and:

1. Review and approve documentation on each National Register of Historic Places nomination prior to its submission to the National Register.
2. Participate in the review of appeals to National Register nominations and provide written opinions on the significance of the properties.
3. Review completed state historic preservation plans prior to submission to the Department of the Interior.
4. Provide general advice and professional recommendations to the SHPO in conducting the comprehensive statewide survey, preparing the state historic preservation plan, and carrying out the other duties and responsibilities of the State Historic Preservation Office.

New Jersey State Review Board
c/o Historic Preservation Office
P.O. Box 404
Trenton, NJ 08625
(609) 292-2023
www.state.nj.us/dep/hpo

Preservation Action:

Founded in 1974, Preservation Action advocates federal legislation to further the impact of historic preservation at the local, state, and national levels by elevating historic preservation to a national priority through legislative actions; monitoring federal agency actions that affect the preservation of the nation's historic and cultural resources; participating directly in policy development; and creating an environment for others to succeed with their preservation initiatives.

Preservation Action
1350 Connecticut Avenue, NW
Suite 401
Washington, DC, 20036
(202) 659-0915.
FAX: (202) 659-0189
www.preservationaction.org

Preservation Alliance of Greater Philadelphia:

Although Pennsylvania based, this organization promotes preservation throughout the Delaware Valley and holds facade easements on several New Jersey historic properties. Their address is:

Preservation Alliance of Greater Philadelphia
1616 Walnut Street, Suite 210
Philadelphia, PA 19103
(215) 546-1146
FAX: (215) 546-1180
www.preservationalliance.com

Preservation New Jersey:

PNJ is a statewide non-profit member-supported organization concerned with preserving New Jersey's historic resources through advocacy and education. PNJ serves a key role in the preservation network in the state by providing information for local organizations and interested individuals. PNJ produces *Preservation Perspectiva* bi-monthly newsletter and conducts tours, and conferences aimed at educating the public about the importance of historic preservation.

Preservation New Jersey
30 S. Warren Street
Trenton, NJ 08608-2002
(609) 392-6409
FAX: (609) 392-6418
www.preservationnj.org

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National Park Service
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National Trust for Historic Preservation

[Forum Focus] January, February 2001.

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The New Jersey Historic Preservation Office provided all photos and illustrations, unless otherwise indicated.

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Cover	Overall Plan and Property Detail for Llewellyn Park, West Orange.
ii	Wood Street Housing Project, Trenton. Newark & Essex Banking Company Building, Newark. Photo courtesy of Cogswell Realty and Preservation New Jersey.
vii	Ben Shahn mural depicting the planning of Jersey Homesteads, Roosevelt 1930's.
viii	James Rose House & Garden, Ridgewood. Rose is considered the founder In American landscape architecture. Photo from Rose's Creative Gardens, 1958, taken by Lonnie Wasco. Courtesy James Rose Memorial Foundation.
ix	Trenton Cigar Factory. Rehabilitated in the 1980's, this is one of the most distinctive and popular apartment complexes in the city. Grassy Sound, Cape May County. One of New Jersey's most unusual and fragile maritime villages.
x	Atlantic City Convention Hall, historic postcard and interior view of the newly restored auditorium space.
1	Certified Local Government Workshop in Burlington. Mayor Herman Costello in the center.
2	Speak Out Public Meeting at Newton, one of four regional meetings held by NJHPO and PNJ to solicit comments about historic preservation.
3	One of several New Jersey Historic Preservation Plan Advisors Meetings.
4	Stony Brook Bridge, King's Highway Historic District. Stony Brook Bridge photo courtesy of New Jersey Department of Transportation. Bridge Marker photo courtesy of Preservation New Jersey.
5	Paulsdale, Mt. Laurel. Home of Alice Paul. Four Corners Historic District, Newark.

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6	Architectural drawing of Rogers Locomotive Works, Paterson. 1928 plan for Radburn, Fairlawn Township, as envisioned by Clarence Stein & Henry Wright. Although only a portion was realized, Radburn still became a model for 20th century planned communities.
7	Old Barracks, Trenton. St James AME Church, Newark.
8	Edison National Historic Site, West Orange. Photo of the main building and guardhouse. From the Library of Congress' American Memory Historical Collection, Jet Lowe, HAER photographer, 1986. The Barron Library ca. 1880. Currently the Barron Arts Center, this building is a particularly important component of Woodbridge's architectural and historical patrimony, as well as a source for fine art exhibitions.
9	Peter Mott House, Lawnside. New Jersey Historic Trust grant presentation and dedication of work accomplished. Photos provided by the New Jersey Historic Trust and the Lawnside Historical Society.
10	Cover illustration of "Evesham Township Historic Preservation Commission Procedural Guidelines". Interior public space of the National Newark & Essex Banking Company. Building, a major historic preservation tax incentives project.
11	Hedge-Carpenter Historic District, Salem. View of the current condition and the architects rending of its future appearance. Photo and rendering courtesy of Noble Preservation Services, Inc/Pennrose Properties, Inc/Kitchen & Associates Architectural Services.
12	Walt Whitman House, Camden. Hackett-Strang Farm, Salem County.
13	Collins & Pancost Hall, Merchantville. Restored storefront and historic view of building. Photos courtesy of Paul Stridick, Main Street New Jersey and Merchantville Historical Society.
14	Operation Archeology. Deserted Village of Feltville, Union County showing students at work. Photo courtesy the Union County Division of Cultural & Historic Affairs.
15	Riverton Yacht Club. Photo courtesy Riverton Yacht Club.
16	Zane School, Collingswood. Historic 1911 photo, courtesy of Kitchen Associates; now offices.

Page	Photo Identification
17	CRRNJ Terminal at Liberty State Park, Jersey City. Photo provided courtesy of the Division of Parks and Forestry.
18	Downtown Commercial Historic District of Paterson. Historic and contemporary view of the corner of Main & Ellison.
19	Applied to buildings such as this in the locally designated Academy Hanover Historic District in Trenton, the New Jersey Rehab Subcode provides flexibility in the rehabilitation of historic buildings.
20	New Jersey Historic Preservation Conference 2000 at Shadowlawn, Monmouth County.
21	Historic Preservation Tax Incentives Workshop in Newark, October, 2001.
22	Battleship New Jersey. Historic view of USS New Jersey firing weapons.
23	Deteriorated state of the Ellis Island hospital.
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25	Fairmount Apartments, a multiple unit historic preservation tax incentives project in Jersey City. Photo courtesy of Noble Preservation Services.
26	Englewood Downtown. Photos courtesy of Peter Beronio, Englewood Main Street
27	Chalfonte Work Weekend, a long-standing annual tradition in Cape May.

Appendix A

Historic Preservation Legislation

Federal Preservation Legislation

National Historic Preservation Act of 1966 (P.L. 89-665, as amended; 16 U.S.C. 470, et. seq.)

The pivotal preservation legislation with respect to current cultural resource protection is the National Historic Preservation Act(NHPA) of 1966, which establishes a broad policy of historic preservation, including the active encouragement of state and local efforts. The act came about as the result of the federal government's acknowledgment of the inadequacies of the nations' pre-1966 preservation program in the face of such conditions as increasing highway sprawl and growth of the urban megalopolis. The legislation serves to define historic preservation as "the protection, rehabilitation, and construction of districts, sites, buildings, structures and objects significant in American history, engineering, architecture, archaeology or culture." Key components of the NHPA are:

National Register of Historic Places

The NHPA directed the Secretary of the Interior to expand and maintain a National Register of Historic Places which includes cultural resources of state and local as well as national significance in order to ensure future generations an opportunity to appreciate and enjoy the nation's heritage. The National Register criteria are as follows: The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting materials, workmanship, feeling, association, and:

1. that are associated with events that have made a significant contribution to the broad patterns of our history; or
2. that are associated with the lives of persons significant in our past; or
3. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. that have yielded or may be likely to yield information important in prehistory or history.

State Historic Preservation Office

The NHPA also established in each state and territory a State Historic Preservation Office which functions as a liaison agency between the federal and state governments with respect to both general preservation programs and project-specific cultural resource review and planning coordination. State Historic Preservation Office staff and preservation plan requirements are stipulated in National Park Service Regulations 36 CFR 61. Currently, the National Park Service requires that each State Historic Preservation Office consist of professionals from the disciplines of history, archaeology, and architectural history. In New Jersey, the State Historic Preservation Office implements all federal and state preservation programs, including the National and New Jersey Registers of Historic Places, and the New Jersey Historic Sites Inventory. The Commissioner of New Jersey's Department of Environmental Protection serves as the State Historic Preservation Officer while the Division of Parks and Forestry's Historic Preservation Office functions as the staff for administering federal and state preservation activities. The NHPA further established a matching grant-in-aid program to the states with respect to the identification, preservation and rehabilitation of historic resources listed on the National Register of Historic Places. New Jersey utilizes some portion of their funds allocated by regranting money for preservation planning projects.

Section 106: Federal Agencies

Section 106 of the National Historic Preservation Act instructs every federal agency having direct or indirect jurisdiction over a proposed federally funded, licensed or permitted undertaking to take into account the effect of the undertaking on any property listed on or eligible for the National Register of Historic Places and to afford the Advisory Council on Historic Preservation an opportunity to comment with regard to such an undertaking.

In turn, the Advisory Council has outlined the procedural process to be undertaken by federal agencies in order to satisfy Section 106. Together, Section 106 and Advisory Council Regulations (36 CFR 800) establish a mechanism for professional evaluation and public involvement during the active planning phase of all federally funded, assisted, licensed, or permitted undertakings for the review of the impact of such undertakings on cultural resources listed on or eligible for the National Register of Historic Places.

National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190; 42 U.S.C. 4321)

NEPA declares a national policy "to encourage production and enjoyable harmony between man and his environment... and to enrich the understanding of the ecological systems and natural resources important to the Nation." The National Environmental Policy Act mandates the systematic and controlled assessment of both natural and cultural resources in federal project planning.

The legislation is generally recognized by its principal requirement that federal agencies prepare a detailed Environmental Impact Statement for major federal actions significantly affecting the quality of the human environment. Assessment of a project's effect upon archaeological resources is also to be included. Council on Environmental Quality Guidelines 40 CFR 1500, Regulations for implementing the Procedural Provisions of the National Environmental Policy Act, stipulate that agencies should to the fullest extent possible integrate environmental impact analyses and related surveys and studies with the National Historic Preservation Act of 1966 and other environmental review laws and regulations. Conversely, for those projects which fall below the Environmental Impact Statement threshold requirements, federal agencies must nonetheless satisfy the Section 106 provisions of the National Historic Preservation Act of 1966.

Archaeological and Historic Preservation Act of 1974 (P.L. 93-291; 16 U.S.C. 431-433)

This legislation serves to amend the original Reservoir Salvage Act so that federal action for the identification and preservation of significant archaeological data will be undertaken with respect to any alteration of the terrain resulting from any federal construction project or federally licensed undertaking. Federal agencies must demonstrate previous good faith efforts to satisfy the National Historic Preservation Act of 1966 and Advisory Council Guidelines 36 CFR 800, prior to initiation of Archaeological and Historic Preservation Act data recovery inquiries. The act also directs federal agencies to notify the Secretary of the Interior when their activities may cause irreparable loss or destruction of significant scientific, prehistoric, historic, or archaeological data. The act further authorizes the federal agency or the Secretary of the Interior to expeditiously undertake procedures for the identification, recovery and preservation of threatened significant data. Although funding authorized by the Reservoir Salvage Act has rarely, if ever, been utilized in the Northeast, supplemental monies provided by the Archaeological and Historic Preservation Act of 1974 have been utilized to conduct appropriate data recovery programs.

Section 101 (a)(4) of the legislation gives the Secretary of the Interior discretionary authority to withhold from public disclosure the specific location of archaeological resources listed on the National Register when it is determined that "the disclosure of specific information would create a risk of destruction or harm to such sites or objects." In keeping with the spirit of the amendment, federal agencies should carefully evaluate all potential deleterious effects, e.g., vandalism, which might accrue as a result of the publication of archaeological site locational data.

Archaeological Resources Protection Act of 1979 (P.L. 96-95; 16 U.S.C. 470 aa-mm)

The purpose of the act is "to secure for the present and future benefit of the American people, the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals having collections of archaeological resources and data." Basically, the act serves to strengthen, update, and supersede the Antiquities Act of 1906, and establishes a permit and review process for the scientific excavation of archaeological resources on federal and Indian lands, as well as providing a full range of enforcement penalties in order to inhibit non-sanctioned excavation, vandalism, and relic collecting. Further, the commercial marketing of unsanctioned archaeological materials is explicitly prohibited.

Tax Reform Act of 1986 (P.L. 99-514)

Since 1976, the Internal Revenue Code has contained tax incentives to encourage the rehabilitation of income producing historic structures. Although the Tax Reform Act of 1986 made substantial changes to the Internal Revenue Code, the following tax incentives for historic properties were retained.

- a 20% tax credit (reduced from 25%) for the substantial rehabilitation of historic buildings for commercial, industrial and rental residential purposes, and a 10% tax credit for the substantial rehabilitation for non-residential purposes of buildings built before 1936.
- income and estate tax deductions for charitable contributions of historic property.

The Abandoned Shipwreck Act of 1987 (P.L. 100-298; 43 U.S.C. 2101-2106

This law transfers to states title to abandoned shipwrecks that are on or eligible for the National Register of Historic Places or in protected coral formations (except wrecks on Federal or Indian lands). It also requires the Secretary of Interior to prepare guidelines to help states and federal agencies manage shipwrecks within their jurisdiction. New Jersey, however, has not yet passed a shipwreck management act.

The Native American Graves Protection and Repatriation Act (P.L. 101-601)

This law requires Federal agencies and museums to inventory human remains and associated funerary objects and to provide culturally affiliated tribes with the inventory of collections. The Act requires repatriation, on request, to the culturally affiliated tribes and establishes a grant program within the Department of the Interior to assist tribes and Native Hawaiian organizations in repatriation and to assist museums in preparing the inventories and collections summaries. It also makes it illegal to sell or purchase Native American human remains.

Department of Transportation Act of 1966 - Section 4(f)

Section 4(f) is one of our strongest federal historic preservation laws, prohibiting federal approval or funding of any transportation project that requires the "use" of any historic site, public park, recreation area, or wildlife refuge, unless (1) there is "no feasible and prudent alternative to the project," and (2) the project includes "all possible planning to minimize harm to the project." The term "use" includes not only the direct physical taking of land, but also indirect efforts that would "substantially impair" the value of protected sites. Section 4(f) applies to all federal transportation agencies, including the Federal Highway Administration (FHWA), the Federal Transit Administration, the Federal Aviation Administration (FAA), and the Coast Guard.

New Jersey Preservation Legislation

New Jersey Register of Historic Places

The New Jersey Register of Historic Places is the official list of New Jersey's historic and archaeological resources. Created by the New Jersey Register of Historic Places Act of 1970 (Laws of 1970, Chapter 268: N.J.S.A.13.113-15.128), the New Jersey Register is patterned after the National Register of Historic Places. Both Registers share the same criteria for eligibility, nomination and review process. Unlike the National Register law, however, the New Jersey Register law accords a degree of protection from state, county or municipal undertakings to New Jersey Register properties. The state, county or municipality is responsible for determining whether any of their projects will affect New Jersey Register listed properties and, if so, to provide project information and effect upon such properties to the New Jersey Historic Preservation Office for review and project authorization. There are two major differences between the Registers:

- private owner objection does not prevent NJ Register designation and;
- only properties actually listed are afforded protection under the state law.

An exceptional law when enacted, the New Jersey Register of Historic Places law is still nearly unique. About 30 states currently have State Register laws affording protection against state agency undertakings, but only a handful extend the protection to include county and municipal undertakings.

For more information refer to the website:

www.state.nj.us/dep/hpo

The Garden State Preservation Act

The Garden State Preservation Act (Chapter 152, Laws of 1999) was enacted to enable New Jersey to preserve 1 million acres over the next ten years. This legislation established, for the first time in history, a stable source of funding for preservation efforts and the statutory framework necessary for its implementation. The GSPA provides a stable source of funding to acquire and preserve open space, farmland and historic sites around the state and dedicates $98 million annually for ten years dedicated to preservation efforts and authorizes the issuance of up to $1 billion in revenue bonds.

The Garden State Preservation Trust (GSPT) is a nine member board created to receive and approve projects submitted by the Department of Environmental Protection (Green Acres) and the State Agriculture Development Committee (Farmland Preservation) and the New Jersey Historic Trust.

Following are specific provisions of the legislation:

Historic Preservation Trust Fund

$6 million annually for ten years to fund historic preservation projects including matching grant awards.

Garden State Green Acres Preservation

DEP will continue its current duties and responsibilities for the Green Acres State Acquisition and Local and Nonprofit programs, with a focus on highly populated counties.

Garden State Farmland Preservation Trust Program

The State Agriculture Development Committee (SADC) will continue its responsibilities for the Farmland Preservation Program seeking to preserve farmland through grants to local government units to pay up to 80 percent of costs of acquisition and development easements or fee simple titles, and full cost of acquisition by the state of development easements or fee simple titles.

Refer to the Garden State Preservation Trust web site for more information:
http://www.state.nj.us/dep/greenacres/preservation.htm

Refer to the New Jersey Historic Trust, Green Acres, and Farmland Preservation as identified in the preceding New Jersey Historic Preservation Community section for further information regarding historic preservation activities of their respective programs.

Land Use Regulation and Coastal Zone Management

Protection, preservation and management of New Jersey's wetlands and coastal zone are the responsibility of the Land Use Regulation Program (LUR), Department of Environmental Protection (DEP). LUR reviews permit applications in accordance with the Federal Coastal Zone Management Act to assure compliance with the Waterfront Development Permit Program (N.J.S.A 12:5-3) and the Coastal Area Facility Review Act of 1973 (CAFRA, N.J.S.A. 13.19-1 et seq.). In addition, LUR reviews project impacts to lands containing wetlands in accordance with the Federal Clean Water Act of 1977 to ensure compliance with the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.). Collectively these acts are intended to preserve environmentally sensitive lands and guide development along New Jersey's valuable coastal zone, and in and adjacent to inland wetlands. Consideration of the historic built environment is incorporated in the review and compliance process.

DEP's Office of Coastal Planning directs long-range planning and development for the coastal zone to ensure compliance with the federally approved Coastal Zone Management Program (CZMP). In order to update the plan, the Office is involved in establishing goals for coastal management priorities and in proposing strategies to better integrate aspects and goals of the CZMP, including outreach and technical assistance, policy and planning, regulatory, and research.

For more information concerning these programs and permit procedures, contact:

Land Use Regulation Program
Department of Environmental Protection
P.O. Box 439
Trenton, New Jersey 08625-0439
(609) 633-2289

Office of Coastal Planning
Department of Environmental Protection
P.O. Box 418
Trenton, New Jersey 08625-0418
(609) 292-2662

Executive Order 215

Signed by Governor Thomas H. Kean; effective September 11, 1989.

Executive Order 215 directs all department agencies and authorities of the State to prepare and submit an environmental assessment or environmental impact statement to the Department of Environmental Protection (it includes projects directly initiated by the State as well as projects in which the State is granting at least 20 percent financial assistance). The provisions of this order do not apply to maintenance or repair; facility or equipment replacement in kind; renovations or rehabilitation of existing buildings; expansion or additions (less than 25 percent); projects subject to review under Coastal Area Facility Review Act or the Municipal Wastewater Treatment Financing Program; projects which require an EIS or are classified as categorical exclusions under the National Environmental Policy Act; and private projects involving State loans or tax exempt financing. The Guidelines for the preparation of an Environmental Impact Statement/Environmental Assessment specifically require a discussion of the historic, archaeological and architectural aspects of the area and how the project could affect significant historic, archaeological or cultural resources (N.J.A.C. 7:7E-3.36).

New Jersey Pinelands Protection Act of 1979 (N.J.S.A. 13:18A-1 et seq)

The New Jersey Pinelands Commission is responsible for the protection and management of the Pinelands Area. The regulations and standards apply to all development in the Pinelands area and are designed to promote orderly development of the Pinelands so as to preserve and protect the significant and unique natural, ecological, agricultural, archaeological, historic, scenic, cultural and recreational resources of the Pinelands.

The New Jersey Pinelands Comprehensive Management Plan allows the Pinelands Commission to designate historic districts and historic, archaeological or cultural resources in furtherance of the following public purposes:

(a) To effect and accomplish the protection, enhancement, perpetuation and use of improvements and areas of special historic and archaeological interest or value which represent or reflect significant elements of the Pinelands' cultural, social, economic, political and architectural history and prehistory;

(b) To safeguard the Pinelands' prehistoric, historic, and cultural heritage as embodied and reflected in such improvements and areas;

(c) To stabilize and improve property values in such areas;

(d) To prevent neglect and vandalism of historic, archaeological and cultural sites;

(e) To foster pride in the beauty and noble accomplishments of the past; and

(f) To preserve opportunities for traditional life styles related to and compatible with the ecological values of the Pinelands.

For municipalities and counties within the Pinelands area, in order to be certified under the provisions of Article 3 of this Plan, a municipal master plan or land use ordinance must provide a program for the protection of historic, archaeological and cultural resources. Properties within the Pinelands which are listed in the New Jersey Register of Historic Places are automatically afforded a measure of protection.

The Pinelands Management Plan requires that a cultural resource survey shall accompany all applications for major development. Where archaeological or historic resources are present, a developer shall take all reasonable steps to preserve or record the resources.

The Pinelands Cultural Resource Management Plan for Historic Period Sites (CRMP) has been developed in order to provide guidance to local officials in carrying out the provisions of the CMP relating to the preservation of historic resources (NJ.A.C. 7:50-6.151 et seq.). The Pinelands Commission also has available a model historic ordinance, technical preservation pamphlets and other information including **A Survey of Potential Historic Districts in the Pinelands (1993)**, which can aid municipalities and individuals in their efforts to protect our shared heritage. For further information, contact the:

New Jersey Pinelands Commission
P.O Box 7
New Lisbon, NJ 08064
(609) 894-9342
http://www.state.nj.us/pinelands/

Municipal Historic Preservation

Nationally, municipal historic preservation programs began in the 1920s and 1930s with local ordinances which provided for the designation and protection of historic districts in New Orleans, Charleston, and Savannah. Today there are many municipalities in the United States with historic preservation ordinances; in New Jersey there are some 166 municipalities having

some type of local historic preservation ordinance. The historic preservation ordinance has become a standard planning tool for the management of a community's historic resources, much in the way that other resources are protected by law.

Typically, historic preservation ordinances deal with the designation and protection of significant individual properties ("landmarks") and/or historic areas ("districts"). Such ordinances generally define specific boundaries, establish a review process for public and private actions affecting the designated sites, and set up a review board or a commission to oversee compliance. A relationship is therefore created between the land use decision-making process and the preservation of historic buildings and districts. The degree of authority granted to review boards or commissions varies; they may act simply as advisory boards, reviewing and making recommendations on applications for building permits for proposed alterations, or the legislation may enable them to stay, grant, or deny demolition, alteration, and new construction.

Municipal Land Use Law

Local preservation ordinances can be tailored to the particular needs and desires of a municipality, but they all must include sufficient policy, regulation, and procedure in accordance with state Municipal Land Use Law. New Jersey's historic preservation enabling legislation (Laws of 1985, Chapter 516, amended, 1991) empowers municipalities to adopt and to enforce historic preservation ordinances, and sets guidelines for what those ordinances should include. Historic preservation regulation must be through the zoning ordinance, as part of a municipality's overall system of land use regulation. The law also requires that historic resources be identified in the municipal master plan. In New Jersey a local governing body may create a Historic Preservation Commission or utilize the Planning Board in regulating historic resources. Historic Preservation excerpts of the NJMLUL can be found at the website listed below. Further information on historic preservation ordinances including sample ordinances, can be obtained from a knowledgeable land use lawyer or historic preservation planner, or from:

The Historic Preservation Office
Department of Environmental Protection
P.O. Box 404
Trenton, NJ 08625
(609) 292-2023
www.state.nj.us/dep/hpo

Appendix B

Historic Preservation Related Excerpts from the New Jersey State Development & Redevelopment Plan: Way to Grow

The New Jersey State Development and Redevelopment Plan , ie the State Plan, was revised and adopted on March 1, 2001.

The following are direct historic preservation related excerpts as cited in the State Plan. However, many other goals and policies referenced in the State Plan are also applicable to historic preservation activities in New Jersey

For the complete version of the State Plan or an Executive Summary, please visit the web site at http://www.state.nj.us/osp/plan2/main.htm.

The State Plan crosses political, ethnic and socioeconomic barriers to unite the citizens of New Jersey under a common goal: to ensure a positive future for all of us, a future bright with dynamic economic opportunities, maximized human potential enhanced environmental, historical and cultural resources and revitalized cities and towns.

Statewide Goals, Strategies and Policies

General Plan Strategy: Achieve all the State Planning Goals by coordinating public and private actions to guide future growth into compact, ecologically designed forms of development and redevelopment and to protect the Environs, consistent with the Statewide Policies and the State Plan Policy Map.

Statewide Goals

The State Plan responds directly to legislative mandates of the State Planning Act. These mandates are presented below as State Planning Goals. Strategies for each Goal set forth the general approach taken by the State Plan to achieve the Goal, and provide the policy context for the Plan. The General Plan Strategy sets forth the pattern of development necessary to achieve all the Goals. Each Goal has a Vision describing what conditions would be in 2020 with the goal achieved. The Visions are written in the present tense but refer to conditions as they could be in the future. Each Goal also gives Background on the area covered by the goal and a list of Related Plans that should be used to achieve the Goal.

The State Planning Act contains three key provisions that mandate the approaches the Plan must use in achieving State Planning Goals. The Plan must: encourage development, redevelopment and economic growth in locations that are well situated with respect to present or anticipated public services or facilities and to discourage development where it may impair or destroy natural resources or environmental qualities.

reduce sprawl promote development and redevelopment in a manner consistent with sound planning and where infrastructure can be provided at private expense or with reasonable expenditures of public funds. (N.J.S.A. 52:18A-196, et seq.)

Present and anticipated public services and facilities are located in the state's urban and suburban areas and in the many smaller towns and villages existing throughout the rural areas of the state. These services are usually established in a central place and are extended outward. Sprawl occurs when growth is not logically related to existing and planned public services and facilities. Sound planning would encourage patterns of development that are less expensive than sprawl patterns because they can be served more efficiently with infrastructure. A plan that adheres to these three mandates, therefore, should have a general strategy that promotes compact patterns of development adequately served by infrastructure.

Goal #1: Revitalize the State's Cities and Towns

Goal #2: Conserve the State's Natural Resources and Systems

Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey

Goal #4: Protect the Environment, Prevent and Clean Up Pollution

Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

Goal #6: Provide Adequate Housing at a Reasonable Cost

***Goal #7**: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

Historic Preservation

Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value

Strategy

Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.

Vision of New Jersey in the Year 2020

In the Year 2020, residents, workers and visitors alike recognize the central role that New Jersey's history, arts, architecture, culture, recreational opportunities and scenic beauty plays in our quality of life, and also its significant impact on our economic prosperity and environmental quality.

Historic Preservation

In 2020, historic sites and districts are given special recognition in their communities and are integrated into local zoning and development strategies. Seeking to maximize the unique character of their communities, nearly all municipalities in New Jersey have enacted ordinances recognizing the value of local history and providing limited protection of historic resources. In addition, these communities have conducted surveys to identify and map the location of sites, landmarks and districts as part of the master plan process. Utilizing the state's building code that enables economically viable rehabilitation of historic properties, builders and developers embrace the ideals of conserving resources by revitalizing existing neighborhoods. Creative use of building codes now encourages the retention of the historic fabric of our communities. Development projects around the state provide for archaeological investigations and on-site public observation, enhancing the understanding of our past and increasing the awareness of the current cultural diversity of the state.

Background

The topographic features of New Jersey's geologic past, along with its many historic and cultural landmarks, including urban skylines, provide a scenic and cultural diversity that enhances the quality of New Jersey life. The vistas provided by these natural and historic features also contribute to the state's economic health by attracting many visitors each year.

New Jersey was one of the first regions in the United States to be fully settled. Consequently, many of the older structures in the state serve as outstanding examples of styles of architecture, design, and craftsmanship-valuable historical resources. Beginning in 1985, the Municipal Land Use Law specifically enabled municipalities to include a master plan element to address historic preservation, as well as local ordinances to implement this part of the master plan. Many municipalities have established historic preservation commissions and historic preservation ordinances since then, though some were already moving in that direction on their own. A number of municipalities even employ full-time preservation professionals. Although there has been substantial growth in the number of municipalities that have historic preservation elements in their master plans, or historic preservation ordinances, most do not.

In order to better protect and preserve our historic resources, it is vital to catalog and inventory what resources exist, why it is important and how to best utilize its historic value. One way to do this is to list the resource with the state and national registers of historic places. Doing this protects it from government action or intervention on any level. Several state programs, including Farmland Preservation, Green Acres, the New

Jersey Pinelands Protection Act and Coastal Area Facility Review Act regulations, and all federal programs now require careful attention to historical significance. But more still needs to be done to integrate historic preservation with infrastructure and economic development activities.

Related Plans

Other plans, programs and reports related to preserving and enhancing areas with historic, cultural, scenic, open space and recreational value include:

New Jersey Common Ground: 1994-1999 New Jersey Open Space and Outdoor Recreation Plan (New Jersey Department of Environmental Protection, Green Acres Bureau of Recreation and Open Space Planning, 1995).

Final Report: Summary of Findings (Governor's Council on New Jersey Outdoors, February 1998).

New Jersey Trails Plan (New Jersey Department of Environmental Protection, Division of Parks and Forestry, Office of Natural Lands Management, 1996).

New Jersey Historic Preservation Plan (New Jersey Department of Environmental Protection, Division of Parks and Forestry, Historic Preservation Office, 1997

Arts Plan for New Jersey: Towards a Thriving New Jersey, A Statewide Plan for the Arts (1997). Assesses the state of New Jersey's arts community.

County Park, Recreational and Open Space Plans (various). Pursuant to N.J.S.A. 40:12.16, these plans are required by counties desiring to expend funds from a county open space preservation trust fund to acquire land. Currently 19 counties have such funds.

Statewide Policies

These Statewide Policies are designed to improve both the planning and the coordination of public policy among all levels of government through flexible application. The Statewide Policies address 19 substantive areas. These policies provide guidance for municipal, county, regional and state planning initiatives. Using

the State Plan Policy Map as guidance, these policies are applied to each Planning Area, Center and Environ in a unique and appropriate manner to achieve the goals of the State Planning Act.

Statewide Policy Categories

1. Equity
2. Comprehensive Planning
3. Public Investment Priorities
4. Infrastructure Investments
5. Economic Development
6. Urban Revitalization
7. Housing
8. Transportation
9. * Historic, Cultural and Scenic Resources
10. Air Resources
11. Water Resources
12. Open Lands and Natural Systems
13. Energy Resources
14. Waste Management, Recycling and Brownfields
15. Agriculture
16. Coastal Resources
17. Planning Regions Established by Statute
18. Special Resource Areas
19. Design

Historic, Cultural and Scenic Resources

Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values.

Policy 1 Identification and Inclusion

Coordinate the identification of historic areas, historic sites, landscapes, archaeological sites and scenic corridors for inclusion in state and national registers and in county and municipal planning documents.

Policy 2 Municipal Plans

Include historic surveys and scenic corridors in local master plans.

Policy 3 Preservation Guidelines

Ensure uniformity in guidelines used by all levels of government for the preservation and rehabilitation of historic buildings.

Policy 4 Historic Resources and Development Regulations

Protect the character of historic sites, landscapes, structures and areas through comprehensive planning, flexible application of zoning ordinances, construction codes and other development regulations.

Policy 5 Archaeological Resources

Investigate, protect and document archaeological resources identified prior to disturbance of the site. Encourage voluntary, expedited documentation of archaeological finds that might not otherwise be investigated, especially in private construction sites.

Policy 6 Historic Resources and Infrastructure

Locate and design public and private capital improvements to protect historic resources and their settings from the immediate and cumulative effects of construction and maintenance of these improvements.

Policy 7 Historic Structure Re-use and Affordable Housing

Promote adaptive reuse of historic structures to provide affordable housing, where appropriate, in ways that respect architectural and historic integrity.

Policy 8 "Main Street" Programs

Promote "Main Street" and other programs to aid in protecting historic sites and structures during revitalization of traditional downtown areas.

Policy 9 Identification and Delineation of Scenic and Historic Corridors

Participate in the coordination of state, regional and local government identification and delineation of scenic and historic corridors throughout New Jersey, and take the necessary steps to protect them.

Policy 10 Greenways, Scenic and Historic Corridors

Establish within a regional greenway system publicly accessible portions of scenic and historic corridors to provide passive and active recreational and cultural opportunities.

Policy 11 Development Patterns and Design to Support Scenic and Historic Values

Manage development and redevelopment to maintain, complement and enhance scenic and historic values within identified and delineated scenic and historic corridors.

Policy 12 Protection and Preservation of Scenic and Historic Corridors

Protect scenic and historic corridors by appropriate means and preserve them by using easement purchase, density transfers, fee simple purchase and other innovative and effective mechanisms.

Policy 13 Museums

Support museums, libraries, interpretive centers, archives and other public buildings as repositories of past culture and showcases for contemporary culture, and locate them in Centers, where appropriate, as interconnected components of community-based learning networks.

Policy 14 Civic Design and Public Art

Encourage high-quality design of all public buildings and landscapes, and promote the use of art in all public buildings and spaces.

Policy 15 Economic Development

Use historic preservation as a tool to promote economic development.

Appendix C

Speak Out! Survey Results

In developing this document, the Historic Preservation Office and Preservation New Jersey recently distributed statewide a survey regarding historic preservation in New Jersey, which resulted in the following responses:

The Preservation of New Jersey's historic resources is important for the following reasons: (Top 3 Responses)

Sixty percent of respondents felt that preservation was important because it "provides a sense of place," while 48% indicated that it "improves quality of life. The ability of preservation to "provide learning opportunities" and "strengthen communities" were tied as the third choice by 44% of respondents.

Which of the following best describes the most pressing challenges to historic preservation in New Jersey: (Top 3 Responses)

"Demolition or neglect of historic structures" was the top choice with76% of respondents, and "lack of economic incentive to stimulate private preservation" was chosen by 61%. Forty-eight percent indicated the "lack of general public information/education" as a pressing challenge.

What do we need most in order to do a better job of protecting historic resources in New Jersey: (Top 3 Responses)

A better job of protecting historic resources would involve "incorporating preservation in all planning efforts" according to 64% of respondents, and 57% of respondents choose "creation of private incentives." Fifty-two percent of respondents chose "Creation of local historic preservation master plans and ordinances."

Which of the following kinds of financial incentives do you think would be most effective in preserving our most valuable historic resources: (Top Response)

Fifty-one percent of respondents choose "create private incentives" as the most effective incentive for encouraging preservation.

Eighty-eight percent of respondents "think that historic resources should be preserved as part of the state's open space and farmland preservation initiative."

Ninety percent of respondents indicated that "historic resources should also be protected as part of local and/or county initiatives for open space and farmland preservation."

Of the choices given below, which are best able to protect historic resources?: (Top 2 Responses)

"State government" was chosen by the majority of respondents (51%) while 42% indicated "non profit groups" as best able to protect historic resources.

Which of the following groups should receive more educational materials and better access to preservation information: (Top 2 Responses)

"County and municipal officials" were the top choice at 74%, with the general public following as second with 62% or respondents.

Which best describes your own community?

Suburban residents made up 61% of respondents, 24% were from rural areas, and 13% from urban areas.

The most pressing challenge to historic preservation in my community is:

While the responses were relatively evenly distributed, "residential development" was chosen by a slight majority of respondents (25%)

Fifty-six percent of respondents indicated that "preservation was a consideration in their local planning and zoning decisions."

The historic resources in my community that are the most important to preserve are: (Top 3 Responses)

Homes, mains streets/downtown, and neighborhoods were the top three responses at 60%, 52% and 33% respectively.

Sixty-eight percent or respondents indicated that they "live in a house that is at least 50 years old."

What type of technical assistance would you find most beneficial? (Top 3 Responses)

"Historic preservation commission training" was the number one choice at 58%. "Publications/reference materials "and general "training workshops" were tied as the second response at 51%, while "old house fairs" was chosen by 29% or respondents.

State of New Jersey Department
of Environmental Protection
Division of Parks and Forestry

Historic Preservation Office

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