

Tools and Techniques - Preservation by Other Means

Local Preservation **without** a Historic Preservation (HP) Ordinance OR Building & Sustaining a Movement **before / until** You Have One

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"OK, I'm now going to read out loud every single slide to you, word for word, until you all wish you'd just die."

Slide handouts will be emailed to those that provide their contact info to Dorothy Guzzo after this session.

Fact:

Listing on the State and National Register of Historic Places does not limit what private property owners can do with or to their historic buildings, including demolition.

Fallacy:

The only way to preserve these historic places to adopt and enforce a local HP ordinance to CONTROL private property owners.

Fact:

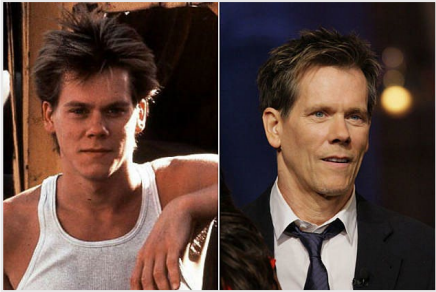
Listing on the State and National Register of Historic Places does not limit what private property owners can do with or to their historic buildings, including demolition.

Truth #1:

The only way to CONTROL private property owners is to adopt and enforce a local HP.

Truth #2:

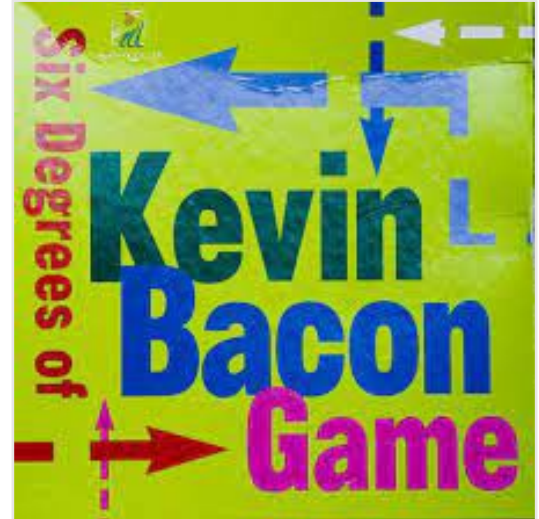
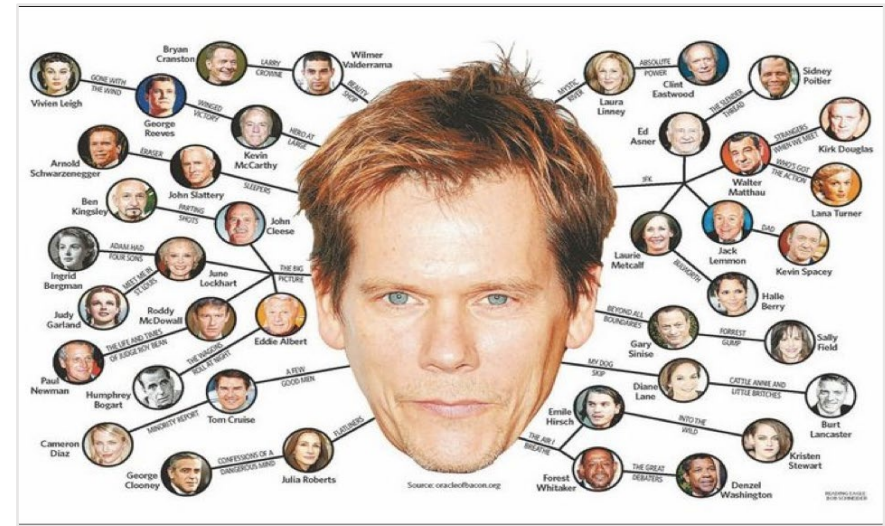
There are many ways to preserve these historic places, without a local HP ordinance.










0: Kevin Bacon



1: Edmund Bacon
Kevin's Father &
Phila. Planner
1910 - 2005



Edmund Bacon's Impact on Historic Preservation in Philadelphia & Southern New Jersey

-  Society Hill (Preservation through Urban Renewal)
-  Liberty Place (Gentlemen's Agreements)
-  2: Edward Teitelman (Camden Preservationist)
-  2: William Brookover (Haddonfield Preservationist)
-  **2: Ed Fox (Preservationist & Planner)**
-  2: Dozens of Other Preservationists
-  Love Park (Skateboarder Preservation)



 **3: YOU**

SOCIETY HILL Lessons: Preservation by CONTROL

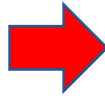
Fallacy:

The only way to preserve these historic places to adopt and enforce a local HP ordinance to CONTROL private property owners.

Truth #3:

Success(?) at what cost: Demolition, Relocation, and Gentrification.

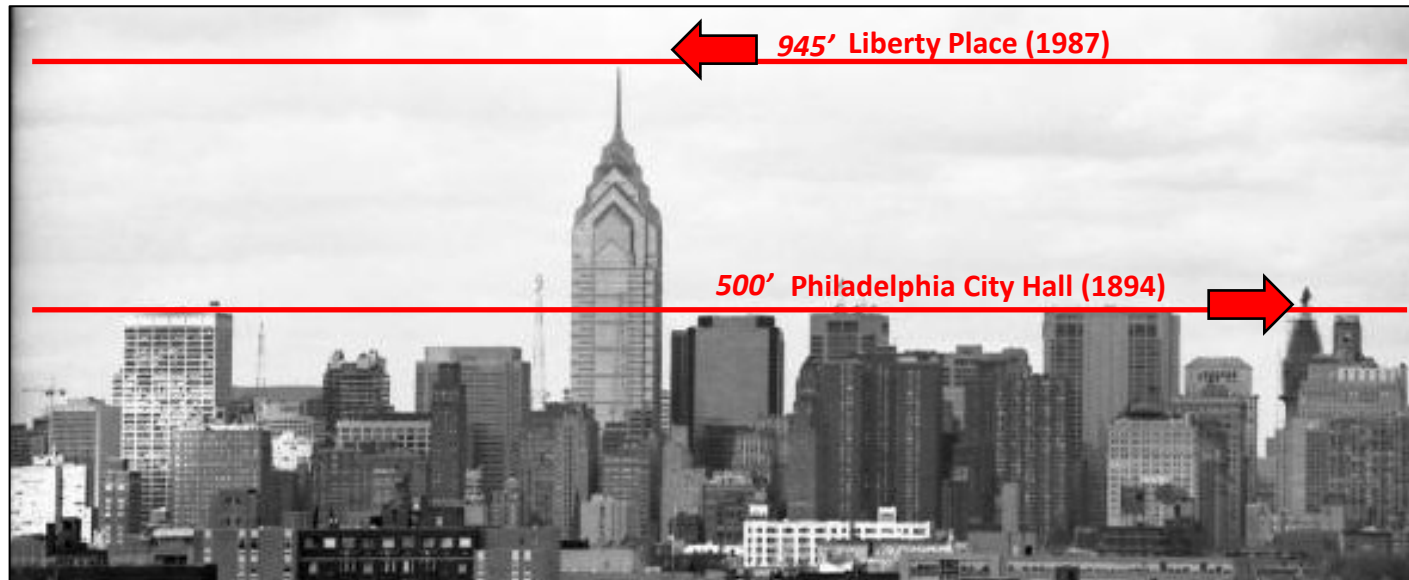
We had to destroy Ben Tre [Vietnam] in order to save it. Maj. Booris, US 9th Infantry Div., 1968.



LIBERTY PLACE Lessons: Preservation by CONTROL

Fallacy:

We don't need a height limit because there is a Gentlemen's Agreement that no building should be taller than the soles of William Penn's statue atop City Hall. The only question is, "Are you a gentleman, sir?" Edmund Bacon, 1984.



Truth #4:

(Dead, old, W.A.S.P., male) Peer pressure only goes so far.

A.C.I.D. CATALYST THEORY

Advice – Help property owners to learn about, appreciate and decide to preserve buildings and places.

Control – Force (regulate) property owners with an HP Ordinance to preserve buildings and places.

Incentivize – Encourage / make it worth the effort for property owners to preserve buildings and places.

Do-it-Yourself – When all else fails, DIY.

PS: Same strategy to get your kids to take out the trash.

Control – Force (regulate) property owners with an HP Ordinance to preserve buildings and places.

A NJ municipality may only regulate the exterior architectural (aesthetic) character of privately-owned building and places within:

1. **HP Districts** adopted by Ordinance, or
2. **Designated Redevelopment & Rehabilitation Areas** with a Redevelopment Plan adopted by Ordinance.

A NJ municipality may only adopt an HP Ordinance AFTER its Planning Boards amend its Master Plan to include an **HP Plan Element**.

HP Ordinances establish HP Commissions composed of appointed members with:

1. **General** advisory, informational, and educational responsibilities and
2. **Specific** regulatory powers per adopted design criteria, guidelines, and procedures.

Control – Force (regulate) property owners with an HP Ordinance to preserve buildings and places.

HP Commission responsibilities (N.J.S.A. 40:55D-109)

1. **General advisory, informational, and educational responsibilities:**
 - a. Prepare HP surveys,
 - b. Make HP planning policy recommendations,
 - c. Provide HP advice about the Capital Improvement Plan (CIP), and
 - d. Promote HP education.

2. **Specific regulatory powers per adopted design criteria, guidelines, and procedures**
 - a. Provide HP advice on Planning & Zoning Board development applications, and
 - b. Provide HP advice on Other Municipal permits.

Suggested HP PLAN ELEMENT features:

Executive Summary of document's purpose, contents, findings, & recommendations

1. Introduction to **HP's basic terms, values, & benefits**
2. Municipal review of local and regional **historic & architectural contexts**
3. Municipal **inventory**: descriptions, maps, & photographs of surveyed buildings and sites
4. Explanation of **significance evaluation criteria** for surveyed buildings and sites
5. Explanation of existing **integrity conditions** of surveyed buildings and sites
6. Review of existing HP **successes & threats**
7. Review Municipal policies, plans, & regulations **impacts on** historic buildings & places
8. Statement of Municipal HP **goal & objectives**
9. Evaluation of Municipality's policy choices for **treatment of** historic buildings & places
10. Municipal **action plan** identifying priorities, resource needs, and responsible parties

Contact **Sustainable Jersey** (<https://www.sustainablejersey.com/>) for more information

Advise – Help people to learn about, appreciate, and decide to preserve buildings and places.

1. **History & significance** of local buildings & places
What are their stories?
2. **Architecture & design** of local buildings & places
What did look like then & how do they look now?
3. **Locations & integrity / physical conditions** of these buildings & places
What threatens their survival?
4. **HP benefits & opportunities** for the future
Why should historic buildings & places be preserved?
5. **Available treatment alternatives** for these buildings & places
How can we compatibly use them to ensure their survival?
What can residents, businesses, institutions, & property owners do?
Where can we find more information & technical, financial, & organizational support?



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Truth #5:

IF change is constant, then HP must recognize that change happens. We must **anticipate / recognize potential THREATS** and find **new OPPORTUNITIES** for historic buildings and places. **Without purpose, the forgotten do not survive.**

CHANGES in Population, Market Forces, Land Use, & Technology

Future Disposable Income & Lifestyle Choices

Household Size & Housing Expectations

Employment Trends & Retail / Service Needs

Institutional Shifts, e.g., Schools, Places of Worship, Landmarks, etc.

Potential HP THREATS

Poor Property Maintenance – Seniors & Lower Income Households

Remuddled Rehabs - Artificial Siding & Windows / Loss of Character

Knock Downs for More Intensive Uses & Bigger Buildings

Demolition by Neglect, Fires, & Natural Disasters

Incentivize – Encourage / make it worth the effort for property owners to preserve buildings and places.

Economic Incentives

1. Municipal & County Green Acres / HP Matching Grants
2. Municipal “Area in Need of Rehabilitation” Property Tax Exceptions and Abatements
3. NJ Rehabilitation Code
4. Main Street NJ funding programs
5. NJ Historic Trust funding programs
6. NJ Historic Property Reinvestment Program
7. Federal Investment Tax Credits (ITCs)
8. Façade Easement purchases

Social Incentives

1. Commemorative ID plaques & signs for historic buildings, sites, and districts
2. Rehab awards & recognitions
3. Personal pride, social interaction, & neighborhood & business networking

Areas in Need of Rehabilitation: Delineation Criteria

Under **NJ's Local Redevelopment & Housing Law** (LRHL, NJSA 40:12A), a municipality may designate all or portions of itself this category to promote overall community development when:

1. A significant portion of structures are deteriorated / substandard;
2. > 50% of housing stock is at least 50 years old;
3. Patterns of vacancy, abandonment, or underutilization;
4. Persistent property tax arrearages;
5. Environmental contamination; or
6. > 50% of utility infrastructure is at least 50 years old and in poor repair.

Allows property tax incentives that could be conditioned on compliance with local design guidelines, the Secretary's Standards, or both.

Eminent domain is PROHIBITED in Areas in Need of Rehabilitation.

Areas in Need of Rehabilitation: Financial Incentives

Short Term (5-Year) Tax Exemptions and Abatements for:

1. Improvements to existing housing;
2. Construction of new housing;
3. Conversion of non-residential buildings, including hotels and motels, to multiple dwellings; and
4. Improvement or expansion of commercial or industrial structures.

Exemptions: All or partial discounts on property taxes for added value after rehabilitation. Available for commercial, industrial, and residential uses. Specific limits by housing type.

Abatements: Property tax reductions for residential uses for the portion of the assessed property value before rehabilitation. Specific limits by housing type.

Social Incentives

1. Commemorative ID plaques & signs
2. Rehab awards & recognitions
3. Personal pride & social interaction
4. Neighborhood & business networking
5. Tours, festivals & special events



Thank you to our sponsor:



Do-it-Yourself – When all else fails, DIY.

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Truth #7:

HP is about PEOPLE not buildings.

Most people want to be good neighbors, be part of the community, & do the right thing if not too complicated, burdensome, & expensive

Some people see HP ordinances as just that & will oppose your best intentions

Successful HP must reach out & find ways to change those attitudes by demonstrating that HP builds community not enemies

Neighbors should help neighbors, not punish them.

Sometimes, the proof of goodwill is in the painting.



Do-it-Yourself – When all else fails, DIY.



Keep the Faith in HP

- Community change is a long-term process
- Invest in long-term strategies that involve growing local support, building networks, and training future leaders

- Other folks may have varied & different experiences, values, needs, & priorities that should be respected, too.
- Assume good intentions / avoid conspiracy & paranoia
- Try not to take it / make it personal

- Stay hopeful & positive
- Celebrate and learn from successes
- Accept and learn from losses
- Sustainable HP requires self-care

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Truth #7:

The only way to preserve historic buildings and places is to ADAPT HP strategies to serve the current and future needs of the people that come with them.

Questions / Thoughts?



Edmund Bacon, age 92
Love Park Preservationist:
Learning to ADAPT, with a
safety helmet.