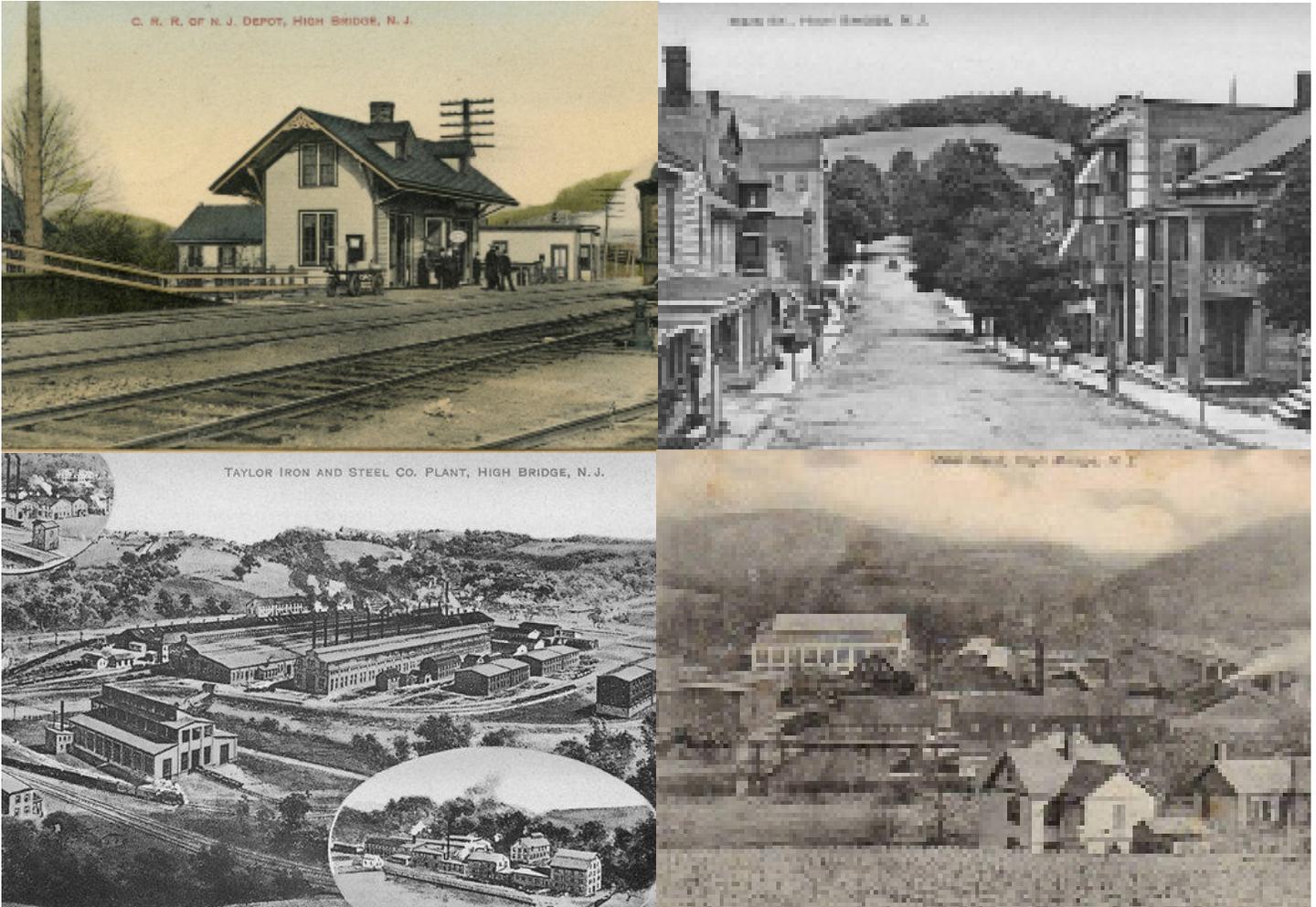


# THE BOROUGH OF HIGH BRIDGE



## HISTORIC PRESERVATION MASTER PLAN ELEMENT

27 NOVEMBER 2017

ADOPTED ON DECEMBER 18, 2017

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## Acknowledgements

The Borough of High Bridge would like to thank the New Jersey Highlands Council for the grant that made this Historic Preservation Element of the Master Plan possible. HMR Architects and Maser Consulting would like to thank High Bridge and especially the members of the Sub-Committee Pablo Delgado, Patricia Frey, Lynn Hughes, Steve Strange and Chris Zappa for their knowledge, input and hard work throughout the planning process.

## I. EXECUTIVE SUMMARY



*Photo 1: The High Bridge Train Station*

The Borough of High Bridge has a rich and important history. Beginning in 1742 with the Union Furnace and active iron mining through the evolution of Taylor Iron and Steel as local resource to international company, High Bridge evolved into a commercial center with the establishment of the New Jersey Central Railroad in 1851. With its intact Victorian main street and residential neighborhoods complemented by its industrial heritage, buildings, sites and archaeological resources, High Bridge will benefit from a comprehensive historic preservation strategy.

The Borough of High Bridge has more than 300 historic resources that contribute to its architectural, historic, cultural and archaeological significance. From these, four historic districts are proposed. Identifying and nominating these districts to the National and New Jersey Register of Historic Places is the primary suggestion of this document. These proposed districts will be the foundation of the Borough's preservation policy. The benefits of listing are identified in Chapter VII.

The Borough of High Bridge owns many individually eligible resources, all of which are located within the proposed Industrial Historic District. This plan makes prioritized suggestions for future steps that should be taken with each resource. These resources can be the focus of High Bridge's nascent heritage tourism industry. These recommendations coupled with proposals for local action will bolster the economic vitality of High Bridge through sustainable revitalization.

## II. INTRODUCTION

### A. Project Information

This Historic Preservation Plan Element of the Borough of High Bridge Master Plan is prepared pursuant to N.J.S.A. 40: 55D-28b (10) for the purposes of “(a) indicating the location and significance of historic sites and historic districts; (b) identifying the standards used to assess worthiness for historic site or district identification; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.” High Bridge’s historic sites include buildings, structures, and archaeological sites. Districts include commercial, residential, and industrial areas. While many resources have been previously identified (in 1979, 1980, 2002 and 2006 among others), this plan adds additional information and new resources to the historic sites inventory.

This Historic Preservation Plan Element is being funded through a grant from the New Jersey Highlands Council. In addition to identifying historic sites and districts, this plan makes historic preservation policy suggestions that will help advance two of the goals of the 2011 Sustainable Economic Development Plan: to accommodate economic growth in a sustainable manner, taking careful advantage of the unique historic and natural resources within High Bridge and to diversify High Bridge’s economy by utilizing existing assets to transform the Borough into a destination for cultural/heritage tourism and outdoor recreation. Maser Consulting P.A. and HMR Architects worked with a Sub-Committee made up of members from the Planning Board, Cultural and Heritage Committee and Economic Development Committee to develop this element of the Borough’s Master Plan.



*Photo 2: Directory of businesses*

### B. Relevant Terms

#### **Certificate of Eligibility (COE)**

A resource that has been identified as eligible for inclusion on the New Jersey Register of Historic Places. It isn’t yet listed but seen as having the qualities necessary for listing.

#### **Character Defining Features**

Surviving architectural features from a resource’s period of significance that convey a sense and feeling of history.

**Contributing**

Resources that contribute and add value to the district that were built during the period of significance and retain integrity of architectural features from this time period.

**Criteria for Listing on the National Register of Historic Places**

When evaluated within its historic context, a property or district must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

**Integrity**

Integrity is the ability of a property to convey its significance. Historic properties either retain integrity (that is, convey their significance) or they do not. There are seven aspects or qualities that, in various combinations, are recognized as defining integrity. They are location, setting, design, materials, workmanship, feeling and association.

**Historic**

Historic resources are those buildings, sites, structures, objects, and districts that are (typically) at least 50 years old, meet the National Register criteria for significance and retain integrity of design, feeling or association. Historic resources are generally considered either "above ground" (buildings, structures and objects) or "below ground" (archaeological sites.) A resource may be considered significant at the local, state, and national levels.

**Key**

Key contributing buildings are considered significant in their own right, meaning they may be individually eligible for listing on the National or New Jersey Registers of Historic Places.

**National Register of Historic Places**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation.

**New Jersey Register of Historic Places**

The New Jersey Register of Historic Places is the official list of New Jersey's historic places worthy of preservation.

**Non-contributing**

Resources that were built after the period of significance ends or have been too heavily altered and therefore no longer have architectural integrity from their time period.

**Period of Significance**

A historic resource's period of significance may be defined as the years in which it achieved its historic importance and the time span during which that significance was maintained. The period of significance usually begins with the construction of the earliest resource or industry and continues until a change of ownership, use or appearance significantly alters or detracts from the historic importance.

## Significance

Significance within historic preservation is defined as having an important association with an event or person, or important architectural characteristics within the contexts of architecture, history and culture. Historical significance usually has to do with a link between a resource and a particular historical event or series of events while architectural significance lies in the importance of form, plan, space, structure, and style of a property.

## Section 106

The National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470f (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. This process is commonly referred to as "Section 106" review.

## SHPO Opinion of Eligibility

If during the Section 106 process, a resource is identified as potentially eligible for listing on the National Register, it is given a SHPO Opinion of Eligibility. This SHPO Opinion protects the resource in future federal undertakings.

## C. Historic Preservation

Historic preservation plays a vital role in communities across New Jersey, providing a multitude of benefits for its residents. Historic preservation activities confer benefits that enhance the quality of life of a community including:

- **Aesthetics and education.** Historic buildings have been described as "primary documents" for the study and appreciation of history, architecture, art, and culture, and help preserve an area's unique identity and sense of place.
- **Quality of life.** High Bridge's historic building stock, Main Street and residential streetscapes are irreplaceable assets that contribute to the quality of life that residents enjoy.
- **Environmental sustainability.** Rehabilitation of historic buildings capitalizes on the "embodied energy" of existing structures, and avoids the more environmentally costly route of demolishing a building, putting the waste in a landfill and constructing a new building.
- **Revitalization and stabilization.** Historic preservation contributes to the revitalization of older communities and structures, can improve housing stock and stabilize neighborhoods, and has been used to great effect to increase economic activity to areas.
- **Heritage Tourism.** Historic preservation safeguards unique assets that can be significant tourism draws.



*Photo 3: An early building at the end of Main Street associated with the Cregar family, one of the founders of High Bridge*

- **Economic Benefits.** Historic preservation efforts can have significant positive impacts throughout the state on property values, Main Street revitalization, tourism activity, job creation, and tax revenue generation.

### III. HISTORIC AND ARCHITECTURAL CONTEXT

#### A. A Brief History of High Bridge



*Photo 4: The arches are the original foundation of the railroad bridge that gave High Bridge its name*

In 1742, William Allen and his partner, Joseph Turner, leased a large parcel of land from the West Jersey Society along the South Branch of the Raritan River and the mineral rights, woodlots and an existing forge for the production of iron. They selected a site along Spruce Run in Union Township (two miles west of future High Bridge) and established the Union Furnace. In 1752, they purchased an additional 10,849-acre tract that includes present day High Bridge and the Union Iron Works. A complicated system of mills, furnaces and forges, resulted.

In 1760, Robert Taylor became the bookkeeper for Allen and Turner. With the death of

Colonel Hackett, in 1766, Taylor was made the new manager of the Ironworks. During the American Revolution, the Iron Works was seized by the British government but after a court battle with the Allen and Turner heirs, Taylor purchased 366 acres of the Union Works in 1803. It is unclear how active this Iron Works was. Some say that the lack of fuel for the furnaces in the form of trees which had all been cut, as well as the lack of transportation routes made the Iron Works defunct while others believe that the Works continued to operate, albeit on a small scale.<sup>1</sup>

In 1851, the Central Jersey Railroad Company of New Jersey built a 1,300-foot long, 112-foot high bridge with wood deck trusses and iron braces on 8 granite piers across the South Branch of the Raritan River. While this notorious bridge resulted in the name of the town, High Bridge, it also didn't last long; the bridge was used for only 8 years when its maintenance grew too costly. Over the next 6 years, the bridge was dismantled and its supports were encased in an earthen embankment, leaving a double arched culvert that covers Arch Street and the river today.

Following the opening of the railroad connection to High Bridge, Lewis H. Taylor, the grandson of the former Union Iron Works manager and partial owner Robert Taylor, resumed operations (or possibly expanded on the existing working Iron Works) of the Iron Works located in East High Bridge. The railroad connected the Iron Works with the larger world both for fuel--coal from Pennsylvania—and for the distribution of their finished products, resulting in a time of

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<sup>1</sup> James P. Snell, *History of Hunterdon and Somerset Counties, New Jersey* (Philadelphia: Everts & Peck, 1881), 525-526; Charles S. Boyer, *Early Forges & Furnaces in New Jersey* (Philadelphia: University of Pennsylvania, 1931), 233-240; William Honachefsky, *High Bridge* (Charleston: Arcadia Publishing, 2016), 7-8.

growth for the company but also for High Bridge, as a town arose around the new railroad station added in 1856. By 1873, the Taylor Iron Company Railroad connected to the Central Railroad and High Bridge and the Taylor Iron Works were booming. In 1891, Taylor Iron Works was reorganized as the Taylor Iron and Steel Company (TISCO) and in 1892, TISCO acquired the American rights to the manufacture of a manganese steel alloy invented in England. This product was especially strong and was used in the manufacture of railroad switches and artillery shells, resulting in great expansion of business. In 1912, with the purchase of the William Wharton Company of Philadelphia, the company became the Taylor-Wharton Iron and Steel Company. In 1913, they continued to expand with the purchase of the Tioga Iron and Steel Company of Philadelphia; in this period, they purchased several other companies, constructed a second plant in Easton, Pennsylvania in 1914 and expanded their High Bridge plant. This expansion lasted through World War I but ceased at the end of World War II. Taylor-Wharton Iron and Steel Company was sold to the Harrisburg Steel Company in 1954 who closed the High Bridge Plant in 1970, ending the 230-year iron and steel making history of High Bridge.<sup>2</sup>



*Photo 5: An early 18th century vernacular stone house on Silverthorne Road*

## **B. Development Patterns and High Bridge Architecture**

When iron mining and production was established in the mid-18<sup>th</sup> century in what became High Bridge, Hunterdon County was agrarian with large isolated farms. Early surviving buildings are farmhouses and some barns. These are followed by ironworkers' houses. These scattered late-18<sup>th</sup>, early 19<sup>th</sup> century stone houses are vernacular, usually one-and-a-half story with 3 bays and a center entrance. Examples of these earliest buildings can be found on Mine and Silverthorne Roads.

With the railroad in 1851, came a construction boom, with mid-19<sup>th</sup> century commercial and residential buildings radiating off Main Street, anchored by the train station. These are 2-story, often with a gable front in romantic Victorian styles like Italianate and Gothic Revival. They are mostly frame but some brick resources were constructed. As Taylor Ironworks grew through the 19<sup>th</sup> century, more housing was built for both workers and management. East and West Main Streets and Center and Mill Streets have many mid-19<sup>th</sup> century workers' housing. They are mostly 2-story frame with three bays and a center hall. Depending on their location and geography, they often have a raised entrance with full upper porch. Double houses were also built in these areas. The western end of Church Street, with its mix of 2-story, frame houses in asymmetrical romantic Victorian styles like Gothic Revival and Italianate were likely management housing. The 1870 Carpenter Gothic High Bridge Reform Church is indicative of this settlement pattern and was built for a congregation made up of High Bridge's most

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<sup>2</sup> Honachefsky, 9-15

influential citizens who likely lived in the immediate area. With this growth, High Bridge Township was established in 1871 from parts of what are now Clinton and Lebanon Townships.

Growth exploded in the last quarter of the 19<sup>th</sup> century, especially after 1892 when Taylor Iron and Steel Company started manufacturing steel alloy. This growth is marked by the establishment of High Bridge Borough in 1898, a smaller geographic area from its larger township predecessor. The Borough's boundaries have remained the same since 1898.<sup>3</sup> By the late 1890s, Church Street had grown to the east as had Taylor and Thomas Streets running north off Church. The Queen Anne style was added to the other romantic styles. Like the rest

of High Bridge, these houses were mostly 2-story and frame. Growth continued into the 20<sup>th</sup> century. On streets like Seal and the far eastern end of Church Street, Foursquares and the Bungalow Style were added to the Victorian architectural styles. These continued to be mostly frame and 2-story with the bungalows mostly one-and-a-half stories. The High Bridge Middle School, built in 1906, and the surrounding houses including those on New and Prospect Streets are indicative of this early 20<sup>th</sup> century growth. Growth tapered following WWI and by WWII, High Bridge was largely built out. Taylor Wharton Iron and Steel Company was sold in 1954 and growth largely stopped until later 20<sup>th</sup> century developments began to be constructed on the outskirts of the Borough.



*Photo 6: The 1906 High Bridge Middle School is emblematic of the growth of the residential area south of Church Street*

### **C. The Significance of the Borough of High Bridge**

Significance within historic preservation is defined as having an important association with an event or person, or important architectural characteristics within the contexts of architecture, history and culture. Historical significance usually has to do with a link between a resource and a particular historical event or series of events while architectural significance lies in the importance of form, plan, space, structure, and style of a property.

High Bridge is significant for its historic association with the 18<sup>th</sup> century iron industry both mining of ore and processing of the ore in furnaces. The Union Forge was an early forge in the area. This evolved into the Taylor Iron Works which through several incarnations became the Taylor Wharton Iron and Steel Company. This industry and the Taylor Company and family played an important role in the history of High Bridge. In 1954, Taylor Wharton Iron and Steel Company was liquidated and the company disbanded.

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<sup>3</sup> <http://highbridge.org/about-high-bridge/history-of-high-bridge/>

High Bridge is also significant as a commercial and residential center of Hunterdon County. With the establishment of the railroad in 1851, High Bridge became a center of commerce on Main Street and residences followed. High Bridge Borough was formed in 1898 and the town continued to grow through the mid-20<sup>th</sup> century. High Bridge is architecturally significant as the surviving architecture tells this story.

#### **D. The Period of Significance for the Borough of High Bridge**



*Photo 7: 22 Church Street is an excellent example of the Italianate style*

A historic resource's period of significance may be defined as the years in which it achieved its historic importance and the time span during which that significance was maintained. The period of significance usually begins with the construction of the earliest resource or industry and continues until a change of ownership, use or appearance significantly alters or detracts from the historic importance. For High Bridge, the period of significance begins in 1742 with the establishment of Union Furnace and ends in 1954 with the demise and liquidation of Taylor Wharton Iron and Steel Company.

#### **E. Integrity**

Integrity is the ability of a property to convey its significance. Historic properties or districts either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, there are seven aspects or qualities that, in various combinations, are recognized as defining integrity.

To retain historic integrity a property or district will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. While the evaluation of integrity is sometimes a subjective judgment, it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

The seven aspects or qualities that define integrity are:

##### **Location**

Location is the place where the historic property was constructed or the place where the historic event took place. The relationship between the property and its location is often important to

understanding why the property was created or why something happened. A property is considered to have integrity of location if it remains in its original location.

### **Design**

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. A property is considered to have integrity of design if it retains these important elements.

### **Setting**

Setting is the physical environment of a historic property that illustrates the character of the place. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. Integrity of setting remains when the surroundings have not been subjected to radical change.

### **Materials**

Materials are the physical elements combined in a particular pattern or configuration during a period in the past. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Integrity of materials determines whether or not an authentic historic resource still exists.

### **Workmanship**

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components.

### **Feeling**

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. It results from the presence of physical features that, taken together, convey the property's historic character. Although it is itself intangible, feeling is dependent upon the resource's significant physical characteristics that convey its historic qualities.

### **Association**

Association is the direct link between a property and the event or person for which the property is significant. Integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association.



*Photo 8: 37 Main Street was built between 1896 and 1901*

## **F. The Integrity of the Borough of High Bridge**

For the most part, the Borough of High Bridge retains all seven aspects of integrity, especially in the residential areas and the commercial section. The location remains the same. The setting remains with its sidewalks, curbs and stone retaining walls. While there are replacement materials like asphalt roofs, aluminum siding and vinyl windows, the overwhelming feeling is original as most of the commercial and residential buildings retain their scale, massing, form

and fenestration. The workmanship survives in Victorian detailing like cornice returns, brackets and porches. Very importantly, High Bridge retains its small town feel and its association with mining and the steel industry also are intact.

Where the Taylor Iron and Steel Company was centered, however, has been altered and no longer retains its integrity of setting and feeling. Where this industrial area used to be noisy, dirty and frenetic, it is now mostly open space with individual resources set on large grassy expanses. This does not detract from the significance of these resources as they retain the other five aspects of integrity.

Currently, the biggest known threat to the historic integrity of High Bridge is along Main Street where development has recently begun with the construction of two new buildings. While the design of these two resources are generally successful—they maintain the historic vocabulary of wood and stone, their setbacks are in keeping with the historic lines, they vary architecturally and are mixed-use with commercial on the ground floor and residential above—they have bigger footprints and are taller than the majority of the buildings on the street. The mix of small, 2 and 3 story residential-scale buildings with taller and larger commercial buildings built over many decades with a variety of architectural styles, features and planes creates a varied streetscape that establishes the historic character of Main Street. All efforts should be made to continue this blend and not allow for homogeneity—of scale, of size, of time period or of architectural detail—to dominate Main Street.

The old borough hall at 71 Main Street is not currently occupied. The Borough is selling the building and while there will be no outright protection for it, the Borough is establishing provisions that if the building can't be reused, something of its historic character is retained. The Borough Council will have say in the future building's architecture and will ask that either the façade itself be preserved or, at a minimum, the scale and detailing of the historic building be replicated. Generally, this is not considered sound preservation policy. The historic building fabric has value beyond its façade, scale and massing. Its replication will not have equivalent value. The loss of this iconic building would mean the loss of a historic, Second Empire building that is in good condition and could be rehabilitated. However, the Borough

feels that demanding its rehabilitation would be cost-prohibitive for a developer. Rather they prefer to promote the re-occupation of this site over historic preservation considerations.

## **G. The National and New Jersey Registers of Historic Places**

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources. The New Jersey Register of Historic Places is the official list of New Jersey's historic places worthy of preservation.

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation - A, B, C, or D. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. The Criteria for Evaluation are:

### **Criterion A: Event**

Properties or districts can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

To be considered for listing under Criterion A, a property or district must be associated with one or more important events. Criterion A recognizes properties or districts associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of town in trade and commerce.

### **Criterion B: Person**

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context.

### **Criterion C: Design/Construction**

Properties and districts may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (a district).

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork.

## Criterion D: Information Potential

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.



*Photo 9: St. Joseph's Catholic Church on Main Street*

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archaeological site (or a district comprised of archaeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

### **H. Eligibility for Listing on the New Jersey and National Registers**

In order to be eligible for listing on the National Register, a resource or district must be significant under at least one of the above Criterion, it must be old enough to be considered historic (generally at least 50 years old) and it must look much the way it did in the past, meaning it must possess integrity of location, design, setting, materials, workmanship, feeling and association.<sup>4</sup>

### **I. Previously Identified High Bridge Resources**

There are numerous previously identified historic resources within the Borough of High Bridge. These have all been recognized on the state level; the Borough itself has not surveyed or identified any resources as historic. The Borough has generated no cultural resource survey forms so none have been included in this report.

There is only one resource listed on the New Jersey and National Registers of Historic Places. The others have opinions of eligibility from the State Historic Preservation Office (SHPO). This means they have been determined eligible for inclusion on the Registers but haven't yet been listed. These designations generally occur in one of two ways. First is through the Section 106 process. The National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470f (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. This process is commonly referred to as "Section 106" review. The SHPO consults with federal agencies in identifying historic properties and avoiding or minimizing any potential adverse effects from federally funded, licensed, or permitted projects in New Jersey. If during

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<sup>4</sup> <https://www.nps.gov/nr/publications/bulletins/nrb15/INDEX.htm>

the Section 106 process, a resource is identified as potentially eligible for the National Register, it is given a SHPO Opinion of Eligibility. This SHPO Opinion protects the resource in future federal undertakings.

The other designation, a Certificate of Eligibility (COE), is a designation of eligibility to the New Jersey Register of Historic Places. These are typically given when a group is seeking grant funding in which listing on the Registers is required. The COE confirms to the grant reviewers that the resource in question is eligible for listing on the State Register and qualifies for funding. In some cases, resources have both eligibility opinions—they are deemed eligible for the National Register through a SHPO Opinion and the New Jersey State Register through a COE.

The only listed resource is the 1870 High Bridge Reformed Church. Located on Church Street and County Route 513, it was listed on the New Jersey Register of Historic Places on August 14, 1980 and the National Register on November 21, 1980. Designed by New York architect George B. Post, it is significant under Criterion C as, “one of the finest examples of Carpenter Gothic style of architecture in New Jersey.” It is also significant under Criterion A for the effect the members of the congregation had on the development of High Bridge. The church’s founding committee was made up of High Bridge’s most influential citizens including Lewis H. Taylor, William S. Seals, Joseph Elton, Andrew Cregar, Jr. and Johnson Hummer.<sup>5</sup>

The other previously identified resources that have recognition of eligibility include:

- Central Railroad of New Jersey Main Line Corridor Historic District which has a SHPO Opinion (7/19/1991). This historic district extends through 29 municipalities and 5 counties and was the main line of CRRNJ.
- The Roadbed of the High Bridge Division of the Central Railroad of New Jersey (CRRNJ) (now the Columbia Trail) has a SHPO Opinion (1/5/1990) under Criterion A and C as part of the Central Railroad of New Jersey. The Roadbed of the High Bridge Division is an abandoned right-of-way of a branch line of the CRRNJ that connected High Bridge to Rockaway via Califon, Middle Valley, Long Valley, Port Oram and Dover.
- High Bridge (located on Arch Street, it is now known as the Arches) has both a SHPO Opinion (2/3/1999) and a COE (2/11/1999). This is eligible under Criterion A for its impact on the growth of High Bridge.
- High Bridge Historic District has a SHPO Opinion (12/4/2006). This is the commercial and residential core of High Bridge and is significant for both its historic value (Criterion A) and its architecture (Criterion C).
- Lake Solitude Dam and Lake Solitude has both a SHPO Opinion (9/8/2004) and a COE (11/3/2004). This dam is the last remaining example of a buttress dam in New Jersey and is significant for Criteria A, B, C and D: in association with broad patterns of our past; as representation of a type/method of construction; associates with the work of a well-known engineer; and for its ability to provide (construction or other) information important in history.
- Solitude House has a COE (10/31/2003) and is significant for its role in the American Revolution as well as for its association with five generations of the Taylor family.

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<sup>5</sup> Barbara Repka, High Bridge Reformed Church National Register Nomination (3/5/1979), 8-1.

- Taylor Iron and Steel Company Office Building has a COE (10/29/2008) and is significant for its long history as the center of Taylor Iron Works.
- Taylor Wharton Iron and Steel Company Historic District has a SHPO Opinion (7/28/2014) and is significant under Criteria A, B, C and D. It is significant under Criteria A for its association with the development and evolution of the steel industry in the U.S. It is significant under Criterion B for its association with Robert and Knox Taylor. It is significant under for Criterion C as a significant and distinguishable entity. It is significant under Criterion D for information that it may yield about hydropower systems.
- Willoughby Brook Bridge has a SHPO Opinion (2/3/1999) and a COE (2/11/1999). It is one of a dozen stone arch bridges built by the CRRNJ in 1852 and is significant due to its association with the original construction of the Raritan Valley Line.



Photo 10: The Stick Style 6 Taylor Street

## IV. INVENTORY

### A. Repositories Consulted

The High Bridge Cultural and Heritage Committee graciously provided HMR Architects with its full archives which is very extensive. This archive included general High Bridge history books like William Honachefsky Jr.'s *High Bridge: Postcard History* (2016) and James P. Snell's *History of Hunterdon and Somerset Counties* (1881). It also included walking tours developed by the committee which included resource

information and history. Most importantly, this archive included all of the previously identified resources, their history and documentation, all surveys and resulting correspondence from the NJ HPO. These records were invaluable and greatly eased the pursuit of historical information.

The rest of the information was found through online searches, especially the Hunterdon County Historical Society and the Hunterdon County Cultural and Heritage Commission.

### B. Previous Studies

There are a number of previous surveys of High Bridge that have been conducted over the years. Some individual resource surveys exist. For example, there is one for the Cregar House and the J.H. Walker House. These are undated but likely were completed in the late 1970s as part of the New Jersey Historic Preservation Office's project to survey all the historic resources within each county throughout the state. In 1979, "Sites of Historic Interest" was published as part of the Hunterdon County Master Plan. The entire county was surveyed. Around 200 resources were documented in High Bridge. Organized by street, the survey includes the street number, a short description of the building with a general date attached with the lot and block numbers.

In addition to these surveys, High Bridge has been reviewed for historic resources in accordance with Section 106 as described previously. In 2002, the proposed introduction of cellular antenna on a water tower caused the East Bridge area of High Bridge to be surveyed. In 2006, resources impacted by another proposed cellular tower were surveyed individually but most of High Bridge was described generally as being a possible historic district. All of the previously identified resources were listed in the Section I of the previous chapter.

All of these surveys, but especially the 1979 Sites of Historic Interest, were used as the basis for the current inventory.

### **C. Inventory Process**

Using the 1979 “Sites of Historic Interest” as a foundation as well as input from the Sub-Committee, the Borough of High Bridge was surveyed over the summer of 2017. Margaret Newman completed the majority while Lauren Johnson surveyed the East High Bridge section. Walking each street, each building was photographed, briefly described and given a date of construction based on historic maps and architectural style.

Within the inventory, each building surveyed was determined contributing, non-contributing or key. The building’s that are listed as contributing are considered historic, meaning they contribute and add value to the district. They were built during the period of significance and retain integrity of architectural features from this time period. Through these “character defining features,” the contributing resources convey a sense and feeling of history.

The non-contributing buildings are those that were built after the period of significance ends or have been too heavily altered and therefore no longer convey their sense of history. They no longer have architectural integrity from their time period.

The key contributing buildings are considered significant in their own right, meaning they may be individually eligible for listing on the National or New Jersey Registers of Historic Places.

Using the information established through research and survey, the team determined that several potential historic districts exist within the Borough of High Bridge.

Of the 309 resources that are included in the inventory which follows, 213 are considered contributing, 90 are identified as non-contributing and 6 are listed as key. The inventory which follows is colored coded; this will be explained in the next chapter

### **D. Inventory Spreadsheets**

<b><u>District Key:</u></b>	
	Main Street Commercial Historic District (MSCHD)
	High Bridge Residential Historic District (HBRHD)
	East High Bridge Historic District (EHBHD)
	Taylor Wharton Historic District (TWHD)
	C - Contributing
	NC- Non-Contributing

Street #	Street	Block	Lot	Date	Description	C/NC	District
	Railroad Station	200	12	1910	One story, stucco station with deep eaves below steep roof with terra cotta decorations. No longer in use	C	MSCHD
2	Main Street	29.01	6	pre-1873	A two story, three bay, frame, front gable vernacular, possibly 1850's structure with a slate roof that has elements of the Gothic Revival.	C	MSCHD
4-6	Main Street	29.01	5	pre-1873	These two houses are joined together and are now a restaurant. According to 1979 survey, one is older and dates from the late 1840's (likely the northern). The other from the late 1850's to the early 1860's. The southern retains its attic window enframing and one cornice return. Besides massing, all other historic features have been altered.	C	MSCHD
5	Main Street	29.02	1	pre-1873, 1873-1890	Two houses joined together. Northern house pre-1873. Frame but now resided, replacement sash, heavily altered	C	MSCHD
7	Main Street	19.04	94	mid-20th c.	One-story, pyramidal roof commercial building	C	MSCHD
8	Main Street	29.01	4	pre-1873	A two story, plus attic, five bay, frame, early-to-mid 1850's with two-story porch and columns. Retains early and sidelights, re-sided	C	MSCHD
11-21	Main Street	19.03	93	ca. 1896	A three story, Queen Anne brick structure with stores on the ground floor and bay windows. The gable end has a simple shingle pattern. There are rusticated lintels, original quoins, and some glass muntin patterns. The distinctive feature is the bay of the house which has a turret and pyramidal roof.	C	MSCHD
20	Main Street	29.01	3	2016	New mixed use building	NC	MSCHD
24	Main Street	29.01	2.01	1873-1890	Two-story, front gable, brick, decorative shingles in upper gable end supported by white brick cornice returns. Altered first floor and porch	C	MSCHD
26	Main Street	25	4.01	pre-1873	Two-story, five bay, vernacular building. Prominent wrap around porch. Heavily altered	C	MSCHD
25-27	Main Street	19.03	92	pre-1873	Mid-nineteenth century, vernacular house parallel to street with later 19th century addition to the south. Altered but retains cornice returns and nice door enframing with sidelights and transom	C	MSCHD
33-35	Main Street	19.03	91	1910-1921	Three-story, brick commercial building with white brick clad façade, small center cross gable, bracketed cornice, upper story bay windows. The ground floor has been altered	C	MSCHD
37	Main Street	19.03	90	1896-1901	A two story, four bay, brick clad frame building with wide bracketed band course over the store front and matching cornice topping a pressed-metal frieze with floral swag motif.	C	MSCHD
38-42	Main Street	8	7		Recently constructed, mixed-used building	NC	MSCHD
43	Main Street	19.03	88	1890-1896	Two-story gable front with modern store front and vinyl siding.	C	MSCHD
45	Main Street	19.03	87	post-1921	A 1920's or 30s, Art Deco bank building retaining all terra cotta details, in particular the main entry doorway. The polychromatic effect is retained as is the interplay of planes and geometric patterns.	C	MSCHD
46	Main Street	8	5	pre-1873	Two-story frame commercial building with flat roof. Heavily altered with vinyl siding and changed fenestration	C	MSCHD
50	Main Street	8	4	late 20th c.	One-story, brick, utility building	C	MSCHD
54	Main Street	8	3	pre-1873 with later additions	Heavily altered two-story frame with original cornice returns and siding in upper gable end but rest is clad in faux stone and with changed fenestration. Flat-roofed addition to north and mid-20th century one-story brick industrial building to the south.	C	MSCHD
59	Main Street	19.03	83	1898	ST. JOSPEH'S CATHOLIC CHURCH and adjacent parish house: The parish house is L-shaped, Queen Anne influenced with two-story bay windows. Now clad with modern siding. The church is a frame, 1898, Gothic Revival structure with simple window details, belfry and pinnacles, clad and altered.	C	MSCHD
60	Main Street	8	2	pre-1873	A two story, five bay, frame, vernacular structure with center cross gable with oculus, simple proportions, massing and a band course. The front porch has been enclosed and the chimney rebuilt. There is a nice picket fence that runs across the lot.	C	MSCHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
62	Main Street	8	1	pre-1873	Italianate-influenced, front gable, two-story, frame with surviving cornice returns. Altered with vinyl siding and changed fenestration.	NC	MSCHD
66	Main Street	9	4	pre-1873	A two story, three bay, frame, mid-1800's structure with a bull's eye window in the upper gable end. This building is now clad and has lost historic detailing that was there in 1979.	C	MSCHD
65-67	Main Street	19.02	82	pre-1873	A two story, brick, late 1850's to early 1860's asymmetrical, Italiannate structure with segmentally arched windows retaining the original cast-iron lintels and double brackets supporting the cornice and porch cornice. One set of double doors are original and the porch and ground floor remain substantially intact. The bluestone sidewalk remains in front of 67.	C	MSCHD
70-72	Main Street	9	3	mid-19th c., 1890-1896	Two, two-story, front gable frame Victorian, vernacular houses with porches. The window enframements are simple but crisp. The original storefront remains on 72 and 70 has original turned columns and later but historic Craftsman influenced entrance door and sidelights. The northern side was constructed between 1890-1896	C	MSCHD
71	Main Street	19.02	81	1873-1890	FORMER HIGH BRIDGE BOROUGH HALL. A two-story, three-bay, frame, building with an addition to the left side (added 1890-1896 but modified after 1921) and crowned by the concave, mansard roof punctuated by three segmentally arched dormers. All windows are segmentally arched except for the double window over the main entry. the ground floor of the additon has been altered and the main door has been replaced.	C	MSCHD
73	Main Street	19.02	80	1845	Italianate-influenced, front gable, two-story, frame with surviving cornice returns, 2/2 wood sash and paired arched windows in upper gable end with "1845" written in tympanum above. Front porch has been filled in and extended for incompatible first floor addition.	C	MSCHD
74	Main Street	9	2	mid-19th c.	Italianate-influenced, front gable, two-story, frame with surviving cornice returns. Altered with vinyl siding, changed fenestration and remodeled porch.	C	MSCHD
76	Main Street	9	1	mid-19th c.	L-shaped, frame, Italianate-influenced, front gable, two-story with surviving cornice returns and oculus in upper gable end. Porch has been altered and enclosed at southern end.	C	MSCHD
77	Main Street	19.02	79	pre-1873	A two story, frame, asymmetrical, possibly mid-1860's, Neo-Italiannate structure with original lintels, enframements and details including a bay window, porch replaced.	C	MSCHD
78	Main Street	7	5	mid-19th c.	A two story, frame, asymmetrical, Gothic Revival structure with fascia board, cornice returns and details of the 1840's to 1850's. The porch has been altered, it has been re-clad and has enclosures.	C	MSCHD
4	Church Street	7	1	pre-1873	A two-story, L-shaped, frame, Gothic Revival influenced structure w/ decorative bargeboard, bay window, window hoods and arch paneled double doors topped by a transom; porch altered.	C	HBRHD
5	Church Street	10	1	mid-19th c.	A two story structure with elements showing the transitional period between Greek Revival and Italiannate: Greek Revival attic windows and Italiannate double entry doors, wrap around porch and pedimented roof line. 6/6 windows and 6/9 sash on the ground floor. Some aluminum siding.	C	HBRHD
6-8	Church Street	7	2	1890-1901	Two-story, four bay, gable front twin with low sloping roof. Replacement materials including aluminum siding and replacement sash.	C	HBRHD
10	Church Street	7	3	1890-1902	Two-story, L-shaped, front gable, frame with wrap around porch	C	HBRHD
14-16	Church Street	4.06	1	pre-1873	Gable front, two-story with original enframements and likely later porch, although the handrail has been altered; well-detailed and intact.	C	HBRHD
18-20	Church Street	4.06	2	1896-1901	Gable front, two-story with scallop shingles in the upper gable end with ornamentation. Full porch with bracketed columns.	C	HBRHD
22	Church Street	4.06	3	pre-1873	Two-story, L-shaped, Italianate, frame with original details and ornaments including bracketed cornice, window hoods, bay window and porch ornaments. It has original doors.	C	HBRHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
	High Bridge Reformed Church	11	7	1870	Carpenter Gothic, one-story, board and batten, with side tower and dramatic steep gable roof with exposed rafters and slate in alternating courses of straight and scalloped shingles with five triangular dormers	Key	HBRHD
23	Church Street	11	6	1870	Similar to 22 Church Street, this has its original porch and clapboard.	C	HBRHD
24	Church Street	4.06	4	1873-1890	Two-story, L-shaped plan, frame with cornice returns and arched window in upper gable end. The porch has been removed.	C	HBRHD
26	Church Street	4.06	5	1873	Two-story, L-shaped Italiannate with wood hoods and scallop shingles in the upper gable end. Plaque reads ca. 1873. Altered porch.	C	HBRHD
27	Church Street	11	5	pre-1896	5-bay, center hall, frame, Colonial Revival influences with porch	C	HBRHD
28	Church Street	4.06	6	pre-1896	Two-story, T-plan with removed porch and added portico, arched windows in upper gable end, cornice returns. Addition.	C	HBRHD
29	Church Street	12	13	pre-1896	A two story, three bay, frame, front gable, Queen Anne with conceptual sunbursts, on the gable end and patterned shingles above a detail course. The porch has been enclosed	C	HBRHD
30	Church Street	4.03	1	pre-1890	A two story, three bay, frame, Second Empire structure with a concave, mansard roof and simple dormers, simple details. The small entry portico is probably a change	C	HBRHD
31	Church Street	12	12	1896-1901	Queen Anne, two-story, gable front, with decorative shingles and column detail at full porch	C	HBRHD
33	Church Street	12	11	1896-1901	A frame, Queen Anne structure which is the best example on this street.	C	HBRHD
34	Church Street	4.03	2		Two-story, three-bay, frame, Italiannate with window hoods and paired arched window, center second floor	C	HBRHD
35	Church Street	12	10	1896-1901	Two-story Queen Anne; porch altered	C	HBRHD
36	Church Street	4.03	3		L-shaped, two-story, frame, simple, Italiannate with cornice returns, arched window in upper gable end and window hoods. Replaced porch	C	HBRHD
37	Church Street	12	9	1901-1910	Queen Anne similar to 35 Church street with wrap around porch; this has a more conservative design	C	HBRHD
39	Church Street	12	8	1896-1901	Queen Anne with porch along Thomas, colored glass in windows. Reclad.	C	HBRHD
	High Bridge United Methodist Church	4.03	3	1873	Italianate rectilinear with front entry bell tower	C	HBRHD
42	Church Street	4.02	1	mid-19th c.	A two story, three bay, frame, vernacular structure with original windows. The porch and shutters have been replaced	C	HBRHD
43	Church Street	13	11	1910-1921	Two story, frame structure with various features of the shingle, prairie and Neo-Classical styles. The shingle style is seen in the porch railing, dormers, foundation walls and wrap-around porch. The prairie style is seen in the general massing, deep eaves, low profile and projecting beams. The windows and door enframements are Neo-Classical	C	HBRHD
44	Church Street	4.02	2	1896-1901	Queen Anne similar in design and of the same general period as 29, 31, and 33 Church Street.	C	HBRHD
46	Church Street	4.02	3	1901-1910	An unusual 1890's structure with an interesting massing and use of shapes including turret. It has been aluminum sided	C	HBRHD
47	Church Street	13	10	pre-1896	A simple, two story, frame, vernacular with a Classical Revival door enframement.	C	HBRHD
48-50	Church Street	4.02	4	1896-1901	A two story, plus full attic, four bay, large duplex with a scalloped and patterned gable end. A two sided wrap around porch has simple, Queen Anne details. The most interesting detail on the house is a wood carving in the roof pediment.	C	HBRHD
51	Church Street	13	9	after 1921	A simple, one story plus attic, stucco, Craftsman. It has intersecting roof ridges and a porch.	C	HBRHD
52	Church Street	4.02	5	1901-1910	A simple, Queen Anne with upper gable end decorative shingles. Some alterations	C	HBRHD
53	Church Street	13	8	1896-1901	A two story, frame, large and rambling and has details characteristic of the Queen Anne and Neo-Classical style as seen in the door enframements and gable ends.	C	HBRHD
54-56	Church Street	4.02	6	1896-1901	A simple, vernacular, duplex. Similar to 6-8 Church but taller	C	HBRHD
55	Church Street	13	7	pre-1910	Queen Anne with rounded bay, open porch, simple details. Altered	C	HBRHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
58	Church Street	4.02	8		Similar to the 55 Church Street	C	HBRHD
61	Church Street	14	6	ca. 1900	Similar to the 55 Church Street	C	HBRHD
63	Church Street	14	5	ca. 1900	A turn-of-the-century, shingle structure which is almost completely original except for some asbestos shingles, shutters, flowerboxes and the enclosure of the wrap-around porch which is otherwise original	C	HBRHD
67	Church Street	14	4	ca. 1900	A two story, frame, turn-of-the-century, shingle structure with an extensive use of shingles. The roof lines are of a gable and gambrel design. This also has a wrap around porch, although is has not been enclosed	C	HBRHD
69	Church Street	14	3	ca. 1900	A contemporary of 63 and 67 Church Street, turn of the century has more Neo-Classical influences as seen in the symmetrical porch with a pair of two story columns and second floor balcony. White pilasters and enframements frame the brown shingles.	C	HBRHD
83	Church Street	14	1,2	pre-1921	A one-story, plus attic Craftsman influenced house with deep porch with rusticated stone column bases and a center dormer	C	HBRHD
84	Church Street	4.01	1	pre-1921	A simple, frame, shingle Craftsman influenced structure with a pitched roof and a deep porch carried on double columns. Clad in shingles.	C	HBRHD
9	Fairview Avenue	10	5	late 20th c.	Ranch	NC	HBRHD
11	Fairview Avenue	10	4	late 20th c.	Two-story ranch	NC	HBRHD
13	Fairview Avenue	10	3	late 20th c.	Ranch	NC	HBRHD
15	Fairview Avenue	19	64	pre-1910	Queen Anne with hipped and gable roof, wrap around porch, paired columns with stone bases, different window shapes including lunette	C	HBRHD
14-16	Fairview Avenue	11	8	pre-1901	3 story vernacular, front gable with full cornice return, original two-family dwelling with side porches, added small entrance portico	C	HBRHD
18-20	Fairview Avenue	11	9	after 1921	3 story hipped roof Craftsman inspired two-family home, deep eaves, hipped dormer, small entrance porches	C	HBRHD
81	Main Street	19	74	1896-1901	A two story, frame, turn of the century, Queen Anne structure with bay window and turned porch columns. Matches 83 but has lost detailing	C	HBRHD
83	Main Street	19	73	1896-1901	A two story, frame, turn of the century, Queen Anne structure with bay window and virtually all of its original details. Matches 81	C	HBRHD
87	Main Street	19	72	1896-1901	A two story, three bay, frame Queen Anne structure with altered porch and second story balcony.	C	HBRHD
91	Main Street	19	71	late 19th c.	A two-story, frame with cross gable behind second story addition (enclosed porch?). Heavily altered	NC	HBRHD
93	Main Street	19	70	late 19th c.	A two story, frame, asymmetrical, Queen Anne structure with scalloped shingles at the gable end which is carried on decorative brackets and features a multi-colored glass window in the attic. It has a wrap-around porch.	C	HBRHD
95	Main Street	19	69	?	If this is an older house, it has been altered and looks new	NC	HBRHD
98	Main Street	10	2	purportedly from the 18th c.	Two-story frame building with full stone foundation through first floor with two-story porch with simple square columns. Oriented north south, perpendicular to street	C	HBRHD
99	Main Street	19	67	1962	One-story, concrete block light industrial building	NC	HBRHD
41	Mine Road	15	16	late 20th c.	Modern ranch	NC	HBRHD
45	Mine Road	15	16.01	late 20th c.	Modern ranch	NC	HBRHD
47	Mine Road	15	15	late 19th c.	Vernacular, three bay with full porch but highly altered and big addition	NC	HBRHD
53	Mine Road	15	14	late 19th c.	Queen Anne with rounded wrap around porch, decorative spindlework in upper gable end with lunette and scallop shingle over full cornice return	C	HBRHD
56	Mine Road	4	5	pre-1873	Vernacular, three bay with full porch, original windows and transom. Simple original window surrounds	C	HBRHD
9	Mountain Avenue	4	2	Mid-20th c.	Colonial Revival	NC	HBRHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
11	Mountain Avenue	4	3	Mid-20th c.	Vernacular	NC	HBRHD
12	Mountain Avenue	14	11	Mid-20th c.	Ranch	NC	HBRHD
19	Mountain Avenue	4	4	Mid-20th c.	Colonial Revival	NC	HBRHD
2	New Street	5	1	pre-1910	L-shaped Queen Anne with steeply pitched roof minimal detailing slate roof. Asbestos siding and porch has been enclosed	C	HBRHD
5--7	New Street	4.04	54	late 19th c.	Two, two story brick, late 19th c. structures with interesting, segmentally arched lintels, corbelled brick cornice band and stylistic brackets. Each has two doors with original light panels. The porch is a simple, pedimented structure.	C	HBRHD
6	New Street	5	2	after 1921	Dutch Colonial Revival	C	HBRHD
8	New Street	5	3	after 1921	Dutch Colonial Revival	C	HBRHD
9--11	New Street	4.04	53.01	late 19th c.	Two, two story brick, late 19th c. structures with interesting, segmentally arched lintels, corbelled brick cornice band and stylistic brackets. Each has two doors with original light panels. The porch is a simple, pedimented structure.	C	HBRHD
15	New Street	4.04	52	after 1921	Craftsman vernacular with large dormer, exposed rafter tail and deep porch	C	HBRHD
17	New Street	4.04	51	late 20th c.	One story ranch	NC	HBRHD
19	New Street	4.04	50	after 1921	Dutch Colonial Revival	C	HBRHD
3	Prospect Street	6	6	after 1921	Bungalow displaying characteristic proportions and use of stone and wood in a low profile design. There are tripartite windows and random rubble walls and piers.	C	HBRHD
5	Prospect Street	6	5	pre 1921	Bungalow displaying characteristic proportions and use of stone and wood in a low profile design. There are tripartite windows and random rubble walls and piers.	C	HBRHD
7	Prospect Street	6	4	after 1921	Queen Anne with front gable with decorative shingles, full porch with original detailing, original windows and surrounds	C	HBRHD
11	Prospect Street	6	3	pre 1921	Similar to 3 and 5 Prospect Street.	C	HBRHD
1	Seal Street	4	1	pre-1901	Queen Anne influenced, gable front, decorative barge board, nice spindlework in upper gable end with original window, turned porch columns, asbestos siding	C	HBRHD
2	Seal Street	13	1	pre-1901	Queen Anne influenced, gable front, decorative barge board, nice spindlework in upper gable end (matches 1 Seal Street) with scalloped shingles in upper gable end above full cornice return. Altered porch and fenestration. Replacement sash	C	HBRHD
4	Seal Street	13	2	after 1921	Craftsman, shingled with stone column bases at porch, deep eaves with exposed rafters, simple crisp window surrounds.	C	HBRHD
6	Seal Street	13	3	1901-1910	Queen Anne influenced, gable front, rounded shingles in upper gable end, new bay window and Colonial Revival entrance	C	HBRHD
7	Seal Street	14	10	pre-1921	Bungalow with deep eaves, exposed rafters, stone piers, shingles. The porch has been enclosed	C	HBRHD
8	Seal Street	13	4	1910-1921	Four square with hipped roof and hipped dormers, cast stone below wrap around porch with grouped columns	C	HBRHD
9	Seal Street	14	9	pre-1921	Queen Anne influenced, front gable, hipped porch, original double doors and windows, unusual arched opening in upper gable end	C	HBRHD
11	Seal Street	14	8	pre-1921	Queen Anne influenced, front gable, cornice returns. Original door surround. Heavily modified.	NC	HBRHD
12	Seal Street	13	5	after 1921	Queen Anne influenced, front gable. Modified. Large addition	NC	HBRHD
15	Seal Street	14	7	after 1921	Dutch Colonial Revival	C	HBRHD
16	Seal Street	13	6	late 20th c.	Vernacular	NC	HBRHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
1	Taylor Street	12	19	pre-1901	Queen Anne inspired, two-story with cross gable and original window in upper gable end. New materials. Altered porch	C	HBRHD
2	Taylor Street	11	1	pre-1901	L-shaped, two story, steeply pitched roof. Altered including lost porch but some wood siding remains	C	HBRHD
3	Taylor Street	12	18	pre-1901	Queen Anne inspired, two-story with scalloped shingles in upper gable end with original window. Rest is new materials. Porch has been enclosed and added onto.	C	HBRHD
4	Taylor Street	11	2	1910-1921	Queen Anne inspired, shingle with gable front with full cornice return. Original porch, bay window and front door. Replacement sash	C	HBRHD
5	Taylor Street	12	17	pre-1901	Queen Anne inspired with gable front with scalloped shingles in upper gable end. Original porch and bay window. Replacement sash	C	HBRHD
6	Taylor Street	11	3	pre-1901	A two story, frame, Stick style with steeply pitched crossgable roof, brackets and stylized bargeboard with decorative upper gable ends.	C	HBRHD
7	Taylor Street	12	16	pre-1901	Queen Anne inspired with gable front with decorative upper gable end. Original porch. Replacement sash, asbestos siding. Plaque on house reads "ca. 1897"	C	HBRHD
9	Taylor Street	12	15	pre-1901	Queen Anne inspired with Craftsman influences especially at porch, two-story with scalloped shingles in upper gable end with original window. Rest is new materials. Front addition in L	C	HBRHD
10	Taylor Street	11	4	pre-1901	Queen Anne inspired, two-story with scalloped shingles in upper gable end with original window. Original porch	C	HBRHD
11	Taylor Street	12	14	pre-1901	Queen Anne inspired especially in upper gable end with bay window, brackets and decorative shingles, stone porch bases and shingled balustrade. Nice original stone retaining wall.	C	HBRHD
49	Taylor Street	6	1	late 19th c.	Shingle style, Queen Anne influences and some classical detailing with bay window, large porch and scalloped shingles.	C	HBRHD
53	Taylor Street	6	7	late 19th c.	Shingle style, Queen Anne influences with hipped roof and cross gables, bay window, porch and scalloped shingles.	C	HBRHD
54	Taylor Street	4.06	16	late 19th c.	A two story, frame, mid-1870's structure in a "T" shaped layout with simple details and enframements.	C	HBRHD
1	Thomas Street	13	18	1910-1921	Craftsman with stone column bases at porch, deep eaves with exposed rafters, simple crisp window surrounds. There is an original garage at the rear	C	HBRHD
2	Thomas Street	12	1	pre-1901	Queen Anne influenced with shingles in the upper gable end, full porch with simple details, addition.	C	HBRHD
5	Thomas Street	13	17	1910-1921	Craftsman influenced with triple decorative brackets, paired columns at porch with cast stone piers with original cast stone garage at rear	C	HBRHD
6	Thomas Street	12	2	pre-1901	Queen Anne vernacular with center cross gable with round shingles and original window in upper gable end with decorative bargeboard, simple round columns at porch	C	HBRHD
7	Thomas Street	13	16	pre-1901	Queen Anne vernacular, simple with enclosed porch and aluminum siding	C	HBRHD
8	Thomas Street	12	3	1901-1910	Queen Anne vernacular with hipped slate roof, cross gable dormer, diamond window, original window surrounds and door, big porch	C	HBRHD
9	Thomas Street	13	15	1901-1910	Four square with hipped roof, hipped dormer, bay windows, nice porch	C	HBRHD
10	Thomas Street	12	4	pre-1901	Queen Anne influenced with original siding and porch with decorative frieze, pyramidal dormer with shingles, cornice returns and shingle in upper gable end	C	HBRHD
11	Thomas Street	13	14	1910-1921	Four square with hipped roof, hipped dormer, shingles, double columns at porch. Very intact	C	HBRHD
12	c	12	5	1910-1921	Four square with hipped roof, hipped dormer, original 6/6 windows. Altered porch and new siding	C	HBRHD
14	Thomas Street	12	6	1901-1910	Queen Anne with front gable with scalloped shingles and original windows in upper gable end, cross gable, original window surrounds	C	HBRHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
15	Thomas Street	13	13	pre-1901	Queen Anne with bay window and cross gable, shingles, brackets, quatra foil detail at porch, sunburst, round window. Very intact	C	HBRHD
16	Thomas Street	12	7	pre-1901	Queen Anne influenced, hipped roof, cross gables, wrap around porch, bay window, now has aluminum siding	C	HBRHD
17	Thomas Street	13	12	1910-1921	Bungalow with deep eaves, exposed rafters, stone piers, shingles. Very intact.	C	HBRHD
41	Thomas Street	4.04	55	1910-1921	Queen Anne influenced with slate hipped roof and cross dormers, stone bases to columns of wrap around porch	C	HBRHD
42	Thomas Street	4.05	56	pre-1910	Queen Anne vernacular, frame with extant clapboard, with L-shaped plan, steep gable roof with scalloped shingles in the upper gable end. Porch has been enclosed.	C	HBRHD
50	Thomas Street	4.05	57	1906	High Bridge School	C	HBRHD
51	Thomas Street	5	7	1910-1921	Four square with hipped roof and hipped dormers, full porch	C	HBRHD
52	Thomas Street	6	2	after 1921	Bungalow with deep porch, exposed rafters, paired square columns, dormer. Aluminum siding	C	HBRHD
57	Thomas Street	5	6	pre-1910	Queen Anne influenced with pyramidal roof, cross gables, bay windows, full porch	C	HBRHD
3	East Main Street	36	20	1860S	A two and a half story, three bay, 1860s frame side gable front structure with aluminum siding, cornice returns, ornate cornice brackets, and arched molding	C	EBHHD
4	East Main Street	33	38	early 20th c.	A two and a half story, three bay, 1900s wood clapboard, frame, side gable front structure with 2/2 windows and cornice returns	C	EBHHD
6--8	East Main Street	33	40	early 19th c.	A six bay, two story, wood clapboard, frame, side gable, 1800s Greek Revival structure with 1/1 replacement windows, a one and a half story cinderblock garage addition, and another cinderblock garage addition with six garage doors. This structure was labeled Wheelright Shop on the 1873 Beers Atlas.	C	EBHHD
5	East Main Street	36	19	1860s	A two and a half story, three bay, side gable, 1860s structure with aluminum siding, cornice returns, and arched windows similar to 4 East Main Street.	C	EBHHD
7	East Main Street	36	18	1860s	A two and a half story, 1860s cross gable structure with aesbestos tile roof, vinyl siding, and a hipped roof porch with columns	C	EBHHD
9	East Main Street	36	17	1860s	A two and a half story, 1860s gable end structure with asphalt shingle roof, aluminum siding, arched windows, 2/2 windows on the first story, and a hipped front porch addition.	C	EBHHD
14	East Main Street	33	42	late 19th c.	A two and a half story, three bay, 1880s Queen Anne style structure with slate shingle hipped roof, arched trim over 1/1 windows, wood shingle porch addition on wood clapboard siding.	C	EBHHD
11	East Main Street	36	16	1860s	A two and a half story, five bay, 1860s structure with vinyl gable with cornice, asphalt shingle roof, and hipped front porch	C	EBHHD
15	East Main Street	36	15	1860s	A two and a half story, two bay, vinyl, 1860s structure with a vinyl one story front addition and cornice with cornice returns. This structure is similar to 4,5, and 9 on East Main Street.	C	EBHHD
17	East Main Street	36	14	1860s	A two and a half story, three bay, vinyl, 1860s side gable with cornice returns, asphalt shingles, and replacement windows.	C	EBHHD
18	East Main Street	33	43	late 19th c.	A two and a half story, five bay, 1890 Queen Anne with side gable roof, alumium siding, wrap around porch, 1/1 replacement windows, and a parged foundation.	C	EBHHD
20	East Main Street	33	44	late 19th c.	A two and a half story, four bay, 1880 Queen Anne with wood clapboard, dentil cornice, fish scale shingles on the front side gable, wood clapboard, 1/1 windows, decorative brackets, front porch addition, with a stone foundation.	C	EBHHD
19	East Main Street	36	13	1860s	A two and a half story, five bay, 1860 structure with aluminum siding, replacement windows, asphat shingle gable roof with side gable dormer, cornice returns, on a parged foundation.	C	EBHHD
22--24	East Main Street	33	45	late 19th c.	A two story, three bay, 1880 structure with wood clapboard, side gable, asphalt shingle roof, modern brackets, with a two bay wood clapboard addition front porch with decorative wood columns.	C	EBHHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
21	East Main Street	36	12		A two story, three bay, vinyl, gable roof with dentil cornice	C	EBHBD
23	East Main Street	36	11		A three story, three bay, frame wood clapboard, with a two story front porch gable roof, with arched wood windows	C	EBHBD
26--28	East Main Street	33	46	late 19th c.	A two story, five bay, 1880 frame structure, with clapboard siding, asphalt shingle side gable roof, with two covered gable roof doorway additions.	C	EBHBD
25	East Main Street	36	10		A three story, three bay, wood clapboard, gable roof, stucco first floor, foundation, two story porch like 23 East Main Street.	C	EBHBD
30	East Main Street	33	47	mid 19th c.	A two story, seven bay, mid 19th century structure with aluminium siding, asphalt shingle side gable roof, with hipped roof side porch addition.	C	EBHBD
39	East Main Street	35	17		A three and a half story, five bay, vinyl clapboard, with a gable roof and center side gable dormer, stone foundation, and a two story porch on the front elevation.	C	EBHBD
48	East Main Street	33	49		A three bay, two story, gable roof structure, on a stone foundation, with a one story front porch addition.	C	EBHBD
51	East Main Street	35	15	late 19th c.	A two and a half story, two bay, vinyl clapboard, 1890s Queen Anne structure with decorative spindles on the first story front porch, side porch with spindle work, decorative cornice returns, and side gable dormer on gable roof.	C	EBHBD
54	East Main Street	33	50	early 20th c.	A two story, three bay, wood clapboard 1900s structure with asphalt shingle gable roof, wood spindles on the first story front porch, with a garage, and additional outbuilding.	C	EBHBD
53	East Main Street	35	14		A three and a half story, three bay, vinyl clapboard structure, with asphalt shingle gable roof with side gable cornice.	C	EBHBD
56	East Main Street	33	51	early 20th c.	A two story, three bay, wood clapboard 1900s structure with asphalt shingle gable roof, and decorative brackets and wood spindles on the first story front porch.	C	EBHBD
57	East Main Street	35	15	early 20th c.	A two story, three bay, vinyl, 1900s structure, with an asphalt shingle gable roof, one story porch, and parged foundation.	C	EBHBD
58	East Main Street	33	52	early 20th c.	A two story, three bay, wood clapboard 1900s structure, with a one story wood porch with decorative spindlework and brackets, and an asphalt shingle gable roof.	C	EBHBD
60	East Main Street	35	13	early 20th c.	A two story, three bay, wood clapboard, 1900s structure, with asphalt shingle gable roof, and a one story front porch with decorative wood spindles.	C	EBHBD
61	East Main Street	35	12	early 20th c.	A two story, three bay, 1900s wood shingle structure with asphalt shingle gable roof, two sets of three bay windows, a one story front porch with decorative wood spindles, and dentil cornice trim over second story windows.	C	EBHBD
65	East Main Street	35	11	early 20th c.	A two story, three bay, 1900s wood shingle structure, with an asphalt shingle gable roof, one story front porch with wood columns, and a parged foundation.	C	EBHBD
7	River Road	4.07	1	early 18th- mid 19thc	"Solitude" is a complex of buildings comprised of a vernacular Italianate house, a barn, a carriage house/stable, a root cellar and an ice house.	Key	TWHD
	Arch Street	29.02	16	1851	Twin stone arch bridge, spanning road and river	Key	TWHD
2	Washington Avenue	4.06	34	18th, 19th, 20th c.	Taylor Iron and Steel Company Office Classical Revival	Key	TWHD
2	Washington Avenue	4.06	34	1904	Shop E Industrial	Key	TWHD
17	Springside Lane	40	4	18th-20th c.	Springside Farm 1806 farmhouse with 19th and 20th century farm buildings	Key	TWHD
33	Nassau Road	40	11.03	early 20th c.	Windcroft frame Colonial Revival with sidelighted entrance, paired windows, hipped dormers and dramatic two-story wrap-around porches Purportedly built to house	C	TWHD

Street #	Street	Block	Lot	Date	Description	C/NC	District
1	Center Street	7	7	mid-19th c	A two story, frame, mid-19th c. structure with random rubble foundation, vinyl siding and cedar shingles, replacement windows, rebuilt porch	C	
3--5	Center Street	7	8	mid-19th c	A two story, four bay, frame, with original T-shaped plan with center cross gable and cornice returns. All materials are modern including replacement sash and porch and vinyl siding	C	
7	Center Street	7	9	mid-19th c	L-shaped, two-story, frame, with cornice returns. Gable front section is original; northern section added 1901-1910. All materials are modern including replacement sash and enclosed porch and modern siding	C	
9	Center Street	7	10	mid-19th c	A two story, three-bay, frame with center cross gable and original arched window in upper gable end. All materials are modern including replacement sash and modern entrance porch and siding	C	
11	Center Street	7	11	mid-19th c	L-shaped, two-story, frame, with cornice returns. Gable front section is original with original arched window; southern section added 1901-1910 including full porch. Asbestos siding, replacement sash but porch and detailing remain.	C	
15	Center Street	7	12	mid-19th c	Original L-shaped plan, porch but in new materials, asbestos siding, early horizontal window in upper gable end but now with replacement sash	C	
17	Center Street	7	15	mid-19th c	Original L-shaped plan, porch but in new materials, new siding and addition to south. Original window in upper gable end; rest replacement sash.	C	
19-21	Center Street	7	16	mid-19th c	A two story, gable front, three bay, frame with original sash and a set of double arched attic windows and cornice returns and its original porch.	C	
23	Center Street	7	17	mid-19th c	Heavily altered with modern cladding and new fenestration	NC	
33	Center Street	29.02	9	mid-20th c.	One story ranch	NC	
35	Center Street	29.02	10	pre-1873		NC	
37	Center Street	29.02	11	late 19th c.	Heavily altered	NC	
41	Center Street	29.02	12	2000	New apartment building	NC	
42	Center Street	29.01	7	pre-1873	All new materials	NC	
5	Central Avenue	26	2	pre-1873	Italianate influenced front gable with original paired arch windows in the upper gable end, cornice returns. Replacement sash, modern siding, glass enclosed porch	C	
9	Central Avenue	26	3	pre-1873	A two story, three bay, frame with Colonial Revival entrance and modern replacement materials	NC	
11	Central Avenue	26	4	1873-1890	Gable front Queen Anne with decorative shingles in upper gable end. Historic addition. Full porch but now in modern materials	NC	
17	Central Avenue	26	5	1890-1896	A two story, three bay, frame, with historic center entrance. The rest modified.	NC	
21-23	Central Avenue	26	6	pre-1873	A two story, five bay, frame with cornice returns and arched window in upper gable end. The rest heavily modified	NC	
25	Central Avenue	26	7	pre-1873	A two story, three bay, frame with full porch with extant detailing, historic windows. Asbestos shingles	C	
27	Central Avenue	26	8	pre-1873	A two story, three bay, frame with full porch with extant detailing and some changes, original windows. Asbestos shingles	C	
29	Central Avenue	26	1	pre-1910	A two story, three bay, frame with wrap around modern porch. Modified	NC	
98	Cregar Road	2	79	19th c	Lime kiln on Cregar Road	C	
47--49	East Main Street	35	16.01		A two story, three bay, asphalt shingle gable roof, aluminum siding structure on a brick foundation.	NC	
21	Fairview Avenue	19	60	pre-1910	2 1/2 story, Queen Anne front gable with full cornice return, cross gables, rounded porches on sides, original entrance and door	C	
25	Fairview Avenue	19	61	ca. 1921	Stone Four square with hipped roof and cross gable, full stone porches	C	
31	Fairview Avenue	19	60	after 1921	1 1/2 Tudor revival, multiple gable rooflines, paired windows	C	
35	Fairview Avenue	19	59	pre-1921	Frame Four square, hipped roof and dormers, bay window, full porch, slate roof	C	

Street #	Street	Block	Lot	Date	Description	C/NC	District
37	Fairview Avenue	19	56	pre-1921	3-bay, sidehall with altered bay window and entrance. Side addition	NC	
41	Fairview Avenue	19	54	pre-1921	3-bay, two-story, center cross gable, vernacular, stone foundation, new porch. Altered	NC	
43	Fairview Avenue	19	53	pre-1921	3-bay, two-story, center hall, vernacular, stone foundation, added stone entrance and stairs	C	
45	Fairview Avenue	19	52	pre-1921	3-bay, two-story, center hall, vernacular, stone foundation, second floor porch	C	
49	Fairview Avenue	19	50	pre-1921	Queen Anne inspired with gable front, hipped section behind, full porch, original windows, surrounds and door	C	
51	Fairview Avenue	19	49	pre-1873	3-bay, two-story, center hall, vernacular	C	
53	Fairview Avenue	19	48	pre-1873	3-bay, two-story, center hall, vernacular. Totally rehabilitated	NC	
55	Fairview Avenue	19	47	pre-1873	3-bay, two-story, center hall, vernacular	C	
67	Fairview Avenue	19	44	pre-1874	A two story, masonry, early 19th century with Greek Revival door, sidelights and pilasters with a historic frame addition	C	
73	Fairview Avenue	19	44.02	late 20th c.	Ranch	NC	
77	Fairview Avenue	19	44.01	late 20th c.	Modern	NC	
79	Fairview Avenue	19	43	pre-1873	A two story, three bay, frame on a random rubble foundation with an altered front porch and altered fenestration.	C	
83	Fairview Avenue	19	42	pre-1921	Dutch Colonial Revival with gambrel roof and center cross gambrel. Modified including enclosed porch	NC	
85	Fairview Avenue	19	41.04	pre-1921	Craftsman with heavy modifications including enclosed porch	NC	
89	Fairview Avenue	19	41.03	pre-1921	2, story, 3-bay, front gable, vernacular with sidehall plan. Nice window surrounds. New entrance portico and asbestos shingles	C	
91	Fairview Avenue	19	41.02	pre-1921	Craftsman with exposed rafters, oversized center dormer, shingles and cast stone piers	C	
95	Fairview Avenue	17	6	after 1921	Frame Four square, hipped roof and dormer, cross hips, hipped porch with stone piers	C	
	Freight Station	29.02	4	after 1916	Frame with characteristic deep eaves although altered for new use as restaurant its original railroad use is still legible	NC	
5	Hart Street	29	9	early 20th c	Queen Anne with two story bay window topped by gable front with original window in upper gable end, porch	C	
9	Hart Street	29	7	late 19th c.	Two story, three bay, frame, vernacular with original window surrounds at second floor, small entrance porch	C	
15	Hart Street	29	6	pre-1873	Two story, four bay, frame, with original windows and frames, altered porch	C	
17	Hart Street	29	5	late 20th c.	Ranch	NC	
19	Hart Street	29	4	pre-1921	Altered Craftsman inspired with enclosed porch	NC	
21	Hart Street	29	3	after 1921	Concrete block garage	NC	
20	Maryland Avenue	36	8	late 20th c.	A two and a half story, two bay, wood clapboard structure, with a wood shingle gable roof, and one story wood porch with wood columns.	NC	
21	Maryland Avenue	37	19	late 20th c.	A two and a half story, two bay, vinyl clapboard structure, with fish scale shingles on the side gable cornice.	NC	
18	Maryland Avenue	36	7	late 20th c.	A two and a half story, two bay, gable roof, wood shingle frame structure, with a one story wood porch with wood spindles and wood brackets under the cornice.	NC	
16	Maryland Avenue	36	6	late 20th c.	A two and a half story, two bay, gable roof, frame structure, with vinyl siding, and a one story wood deck.	NC	
14	Maryland Avenue	36	5	late 20th c.	A two and a half story, two bay, gable roof, frame structure, with vinyl siding, and a one story wood deck, similar to 16 Maryland Street.	NC	
10	Maryland Avenue	36	4	late 20th c.	A two story, three bay, gable roof, frame structure, with vinyl clapboard, asphalt shingle gable roof, and a one story wood awning over the front door.	NC	
8	Maryland Avenue	36	3	late 20th c.	A two story, three bay, gable roof, frame structure, with vinyl clapboard, asphalt shingle gable roof, and a one story wood porch with four wood columns.	NC	
6	Maryland Avenue	36	2	late 20th c.	A two and a half story, gable roof, three bayside gable frame structure with cornice returns, vinyl siding, and a one story front porch with four wood columns.	NC	

Street #	Street	Block	Lot	Date	Description	C/NC	District
11	Maryland Avenue	37	22	late 20th c.	A two and a half story, gable roof, three bay structure with vinyl siding, and a one story wood porch on the main block and a one story side addition.	NC	
15	Maryland Avenue	36	21	late 20th c.	A two and a half story, four bay structure with vinyl siding and gable roof.	NC	
17	Maryland Avenue	37	20	late 20th c.	A two and a half story, two bay frame structure with gable roof, vinyl siding, and a one story wood porch on the front.	NC	
4	McDonald Street	29.02	5	late 20th c.	Modern post office	NC	
7	McDonald Street	8	7.01	1896-1901	2-story vernacular with pyramidal roof. Heavily altered	NC	
14	McDonald Street	29.02	6	pre-1874	Vernacular house perpendicular to the street with wrap around porch. Under construction	NC	
7	Mill Street	4.06	29	pre-1873	Two story, frame, vernacular with center cross gable and low pitched roof with cornice returns on gable ends. Two-story modern deck off the side. Full porch remains but it is now as is rest of house, all new materials	NC	
9	Mill Street	4.06	28	pre-1873	Two story, frame, vernacular with center cross gable with arched window in upper gable end and cornice returns. 2/2 sash remain. Porch now enclosed and the house is sheathed in modern materials	NC	
11	Mill Street	4.06	27	pre-1873	Two story, frame, vernacular, cornice returns. Pressure-treated wood porch plus all new materials	NC	
15	Mill Street	4.06	26	pre-1873	Two story, frame, vernacular, double window center of second floor, cornice returns, nice stone foundation and wall. New porch, all new materials	NC	
17	Mill Street	4.06	25	pre-1873	Two story, frame, vernacular, set back further from others on street, cornice returns, nice picket fence survives. Small wrought iron entrance portico is newer, all new materials.	NC	
21	Mill Street	4.06	24	1896-1901	Two story, frame, Queen Anne, Colonial Revival inspired, gable front, sawtooth shingles in upper gable end, simple original window surrounds, round columns at full porch	NC	
23	Mill Street	4.06	23	pre-1873	Two story, frame, vernacular with cornice returns. Porch has been enclosed topped by flat-roofed addition with nice historic window surrounds. 2/2 sash remain, asbestos siding. Nice stone retaining wall remains.	NC	
25	Mill Street	4.06	22	1873-1890	Two story, frame with mansard roof and center dormers. Porch has been extended and enclosed. All new materials	NC	
26-28	Mill Street	7	8	pre 1896	Two story, frame, with replacement materials	NC	
27-29	Mill Street	7	14	pre-1873	Two story vernacular, two family worker's house (although 1873 map labels them as blacksmith and possibly wood working shop) with raised second floor porch that remains and has historic balustrade. All else new materials	C	
31	Mill Street	4.06	20	pre-1873		14 NC	
33--35	Mill Street	4.06	19	pre-1873	Two story vernacular, may have been two family worker's house. Double window center at second floor, cornice returns, second story porch remains but is now modern materials. Asbestos siding, replacement sash, all new materials, garage added below porch.	NC	
34--36	Mill Street	7	18	pre-1873	Two story vernacular. All modern materials, recently rehabbed	NC	
39	Mill Street	4.06	18	pre-1873	Two story vernacular, original n two family worker's house. Double window center at second floor, cornice returns, wood clapboard and trim remain. Replacement sash. Second story porch removed now a pressure-treated open deck.	NC	
51	Mine Road	15	14.01	late 20th c.	Modern ranch	NC	
97	Mine Road	15	11	pre-1873	A two story, stone with 6/6 windows topped by brick arches set in simple frames and frame addition with stone foundation. Eyebrow windows	C	
98	Mine Road	4	9	late 19th c.	A two story, three bay frame, clapboard with 2/2 windows with nice window hood, full porch with historic detailing	C	
99	Mine Road	15	10	pre-1873	A two story, three bay, stone. It is a complement to 97 Mine Road.	C	

Street #	Street	Block	Lot	Date	Description	C/NC	District
107	Mine Road	15	9	pre-1873	A two story, frame, asymmetrical structure with a "T" shaped layout and simple porch and details. 2/2 windows	C	
114	Mine Road	4	10	pre-1873	A two story, frame, vernacular with simple original detailing	C	
115	Mine Road	15	7.01	pre-1873	Two story, frame, vernacular with simple details on raised, random rubble foundations.	C	
119	Mine Road	15	6.01	pre-1873	Two story, frame, vernacular with simple details on raised, random rubble foundations. Second story porch	C	
123	Mine Road	15	4	pre-1873	The original, two story, masonry structure which is nearest to the road is possibly of the early 1800's. Later additions were made to the rear and are vernacular. The oldest structure has been stuccoed repeatedly.	NC	
122	Mine Road	4	12	pre-1873	A one story, plus attic, frame, vernacular and a random rubble basement. Numerous additions	NC	
21	Nassau Road	40	2.03	1907	Greystone Manor Colonial Revival	C	
27	Nassau Road	40	2.02	early 20th c.	Nassau Manor Hipped roof Colonial Revival with two-story full porches	C	
31	Nassau Road	40	2.01	early 20th c.	Colonial Revival with gambrel roof and full porches	C	
2	Prospect Street	4.06	31	late 20th c.	Ranch	NC	
12	Prospect Street	4.06	33	late 20th c.	Ranch	NC	
29	Silverthorne Road	3	5	mid-18th c.	3-bay, 1 1/2 story, center hall stone house with eyebrow windows. Likely one of the oldest buildings in High Bridge	C	
24	Silverthorne Road	15	27	pre-1873	Early stone house with large additions	NC	
34	Taylor Street	4.06	9	pre-1910	A two story, three bay, gable front with a "T" shaped layout, arched window in upper gable end, cornice returns. Porch enclosed, other alterations including new materials	NC	
36	Taylor Street	4.06	10	pre-1910	Originally a twin, heavily altered	NC	
40	Taylor Street	4.06	11	pre-1910	Two story, three bay, frame, vernacular house with front porch. New materials.	NC	
42	Taylor Street	4.06	12	pre-1873	Two story, three bay, frame, vernacular house. Altered porch, new materials.	NC	
44	Taylor Street	4.06	13	pre-1873	Two story, three bay, frame, vernacular house with enclosed entrance portico, new side addition and new materials.	NC	
46	Taylor Street	4.06	14	pre-1910	Queen Anne vernacular with hipped roof and cross gables, side bay window. Porch has been enclosed. New materials	NC	
48	Taylor Street	4.06	15	after 1921	Craftsman vernacular with hipped roof and shed dormer. New materials	NC	
1-7	Union Avenue	29	10	1890-1896	Was a hotel now a two story, seven bay, frame, vernacular, three family structure with a side addition. Replacement siding and windows.	NC	
2	Union Avenue	27	2	pre-1890	A two story, front gable Italianate with cornice returns and paired arched window in the upper gable end. Original windows and frames and porch	C	
4	Union Avenue	27	3	after 1921	Craftsman with hipped roof, dormer, deep porch with cast stone bases and garage underneath	C	
6	Union Avenue	27	4	after 1921	Bungalow with brackets, gable roof lines, ganged windows, wrap around porch	C	
9	Union Avenue	28	1	pre-1873	A two-story, five bay, frame, vernacular in simple design	C	
4	Washington Avenue	29.02	8.01	pre-1873	Small vernacular two-bay house with full porch. Recently rehabbed. All modern materials	NC	
28	West Main Street	25	2	pre-1910	Queen Anne inspired with front gable with full cornice return backed by hipped roof. Changes in materials and fenestration	NC	
30	West Main Street	25	3	after 1921	Four square with hipped roof, hipped dormer, full porch	NC	
31	West Main Street	28	2	pre-1873	Two story, three bay, vernacular with full porch, 2/2 windows	C	
33-35	West Main Street	28	3	pre-1873	Two story, three bay, vernacular with full porch, with historic two story gable front addition to the south	C	
39	West Main Street	28	4	pre-1873	Two story, three bay, vernacular with full porch with some detailing remaining including transom	C	
41	West Main Street	28	5	pre-1873	Two story, three bay, vernacular with full porch with turned columns, some 2/2 windows remain	C	
43	West Main Street	28	6	pre-1873	Two story, three bay, vernacular with full porch with decorative frieze and columned entrance, bay window, some 2/2 windows remain	C	

Street #	Street	Block	Lot	Date	Description	C/NC	District
45	West Main Street	28	7	pre-1921	Two story, three bay, looks more Colonial Revival than 19th c. but could be a remodel	NC	
49	West Main Street	29	8	pre-1922	Southern section extant by 1921 but could be a 19th c. building like others. Large addition to north	NC	
50	West Main Street	25	4	late 20th c.	Ranch	NC	
57-59	West Main Street	29	2	pre-1873	A two story, six bay, frame. Looks like an early building but all detailing covered by modern siding	NC	
56	West Main Street	25	5	after 1921	Queen Anne inspired gable front with decorative shingles, full porch, mulit-light, historic windows	C	

## V. THE PROPOSED HIGH BRIDGE HISTORIC DISTRICTS

Through the survey work and resulting inventory, the team developed four potential historic districts: Main Street Commercial Historic District, High Bridge Residential Historic District, East High Bridge Historic District and the Taylor Iron and Steel Company Historic District. While during the 2006 Section 106 process the consultants proposed a single, borough-wide High Bridge Historic District, the team separated the center of the Borough into two districts—a commercial strip on Main Street and a residential district to its north and east. These sections of the Borough are architecturally different and were historically constructed for different uses. In addition, separating them enables progressive nominations and incremental costs for the Borough.

The map that follows this chapter documents the contributing resources which are identified by a green dot, the non-contributing shown with a red dot and the key contributing buildings indicated by a yellow star. In addition, the individual districts are outlined on the map with the Main Street District outlined in blue, the Residential District in yellow, the East High Bridge is in brown and the Taylor Industrial District is in red. The inventory is also color coded, using the same color scheme.

### A. The Main Street Commercial Historic District



*Photo 11: Main Street's mix of styles and construction dates gives the district an authentic historic feel*

This district encompasses Main Street from the railroad station to the abandoned branch line of the Central Jersey Railroad, now the Columbia Trail. Built from the establishment of the railroad through a second generation of buildings today, Main Street has always been a mix of residential, commercial and institutional buildings. While most are 2-story, frame with a gable front, taller buildings and brick buildings are also original to the street. With the exception of the two 21<sup>st</sup> century buildings, the surviving architecture is dominated by Victorian styles—Italianate, Gothic Revival and

Second Empire. One striking exception is the Art Deco building that was originally a bank and now houses a wine store.

The district is significant under Criterion A for its association with the growth of High Bridge under the area of Commerce with local significance. Its period of significance begins in 1851 with the establishment of the railroad and ends in 1954 when TISCO was sold. While there may be some earlier buildings in the district, like possibly 98 Main Street and 78 Main Street both of which could have 18<sup>th</sup> century origins, until more research is undertaken and an earlier date conclusively determined, 1851 should be beginning date for the district.

With the exception of the two new buildings, most of the buildings are contributing. While many have been modified especially with the addition of modern materials like replacement windows and new siding, they generally still convey their historic massing, form and plan and retain integrity of location, design, setting, workmanship, feeling and association. According to the map and inventory, only one building was labeled as non-contributing due to its lack of



*Photo 12: 33 Church Street is a quintessential Queen Anne house*

architectural integrity; it has been too heavily modified to be considered contributing. This district is outlined in blue on the map and written in blue within the inventory.

## **B. High Bridge Residential Historic District**

The High Bridge Residential Historic District is located to the north and east of Main Street and includes Church Street, the northern end of Main Street, New, Prospect, Seal, Taylor and Thomas Streets. Beginning with the establishment

of the Union Iron Works in 1742 and the iron mines that supplied ore for the Iron Works, the beginnings of High Bridge grew up around this industry. With the establishment of the railroad in 1851 and the resulting re-opening/establishment of Taylor Iron, construction boomed and most of the houses in the district date to the second half of the 19<sup>th</sup> century and are in Victorian styles like the Gothic Revival, Italianate and Queen Anne. Most are frame and 2-story with porches and architectural embellishments. In the 20<sup>th</sup> century, 1-story bungalows were added to the Victorian styles.

The district is significant under Criterion A for its association with the growth of High Bridge and Taylor Iron Works in the areas of Transportation and Industry and under Criterion C for its intact architecture. The district has local significance. The period of significance begins in 1742 with the establishment of Union Iron Works and ends in 1954 when TISCO was sold. According to our map, there are seventeen resources listed as non-contributing: most post-date 1954; four were seen as so heavily modified and/or added onto that they no longer have architectural integrity. This district retains all seven aspects of integrity. The location remains the same. The setting remains with its residential character of sidewalks, curbs and stone retaining walls. While there are some replacement materials, especially replacement windows and siding, the overwhelming feeling is of original materials. The workmanship survives in Victorian detailing like cornice returns, brackets and porches. The small town feel and association also are intact.

One important note. The houses on Center, Mill and Taylor Streets were not included within the district because it was felt that the majority of these houses have been too heavily altered to retain architectural integrity and these workers houses are better represented in the East High Bridge Historic District. This district is outlined in yellow on the map and written in yellow within the inventory.

### **C. East High Bridge Historic District**

The East High Bridge Historic District includes the resources that line East Main Street between Washington Avenue up to and including 65 East Main Street. For the most part, these are workers housing dating to the mid-19<sup>th</sup> century and the resurrection/expansion of the Iron Works through to the beginning of the 20<sup>th</sup> century when TISCO was thriving. They are vernacular, 2-1/2 story, 3-to-5 bay, side gable buildings. Full porches are an important character defining feature.

The district is significant under Criterion A for its association with the growth of the Taylor Iron Works in the areas of Industry with local significance. The period of significance begins ca. 1800 with the establishment of the earlier settlement of East High Bridge (called Everettsville on the 1873 Beers map) and likely why Robert Taylor established his Iron Works here—the infrastructure existed. It ends in 1954 when TISCO was sold. There is only one non-contributing resource within this district. While many houses have been modified especially with the addition of modern materials like replacement windows and new siding, they generally still convey their historic massing, form and plan and retain integrity of location, design, setting,



*Photo 13: The Taylor Iron and Steel Office Building*

workmanship, feeling and association. This district is outlined in brown on the map and written in brown within the inventory.

**D. Taylor Iron and Steel Company (TISCO) Historic District**

The TISCO Historic District covers a large swath of land centered on the TISCO complex currently operated by Custom Alloy that diagonally bisects the Borough of High Bridge. It runs from Lake Solitude at its northeast extreme to the “Arches” at its southwest. It also includes a non-contiguous section to the southeast that contains Springside Farm, the original agricultural farm of the Taylor Iron and Steel Company and Wincroft on Nassau Road, an early 20<sup>th</sup> century house built by TISCO to house single male workers. Other contributing resources are:

- Solitude House
- Taylor Iron & Steel Office Building
- Shop E
- The alignment roadbed of the CRRNJ spur
- The ball fields in Union Forge Park (the Foundry Pond of Taylor Iron and Steel Company)
- The camelback steel truss pedestrian bridge over the Raritan River
- The playground opposite the ballfields (site of the car wheel factory)

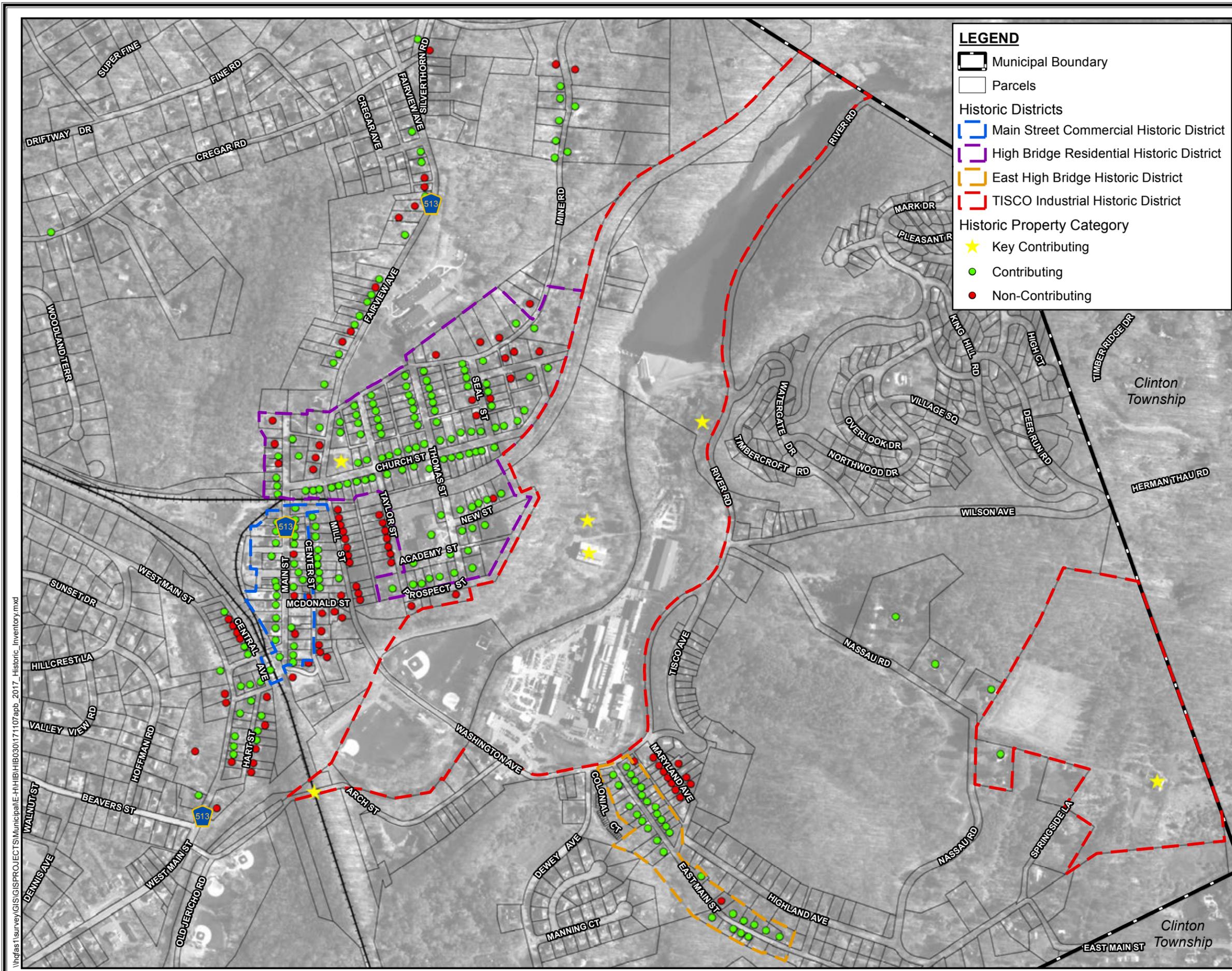
- Archaeological remains of the forge site by Solitude House and possibly others as noted by the Sub-Committee and other sources

This district is significant under Criteria A, B, C and D with definite state and possibly national significance. It is significant under Criterion A for its association with the development and evolution of the steel industry in the U.S. It is significant under Criterion B for its association with Robert and Knox Taylor. It is significant under for Criterion C as a significant and distinguishable entity. It is significant under Criterion D for information that it may yield about hydropower systems. The period of significance begins in 1742 with the establishment of the Union Iron Works and ends in 1954 when Taylor Wharton was sold. Resources date from throughout the period of significance with mid-18<sup>th</sup> century archaeological remains through the 20<sup>th</sup> century buildings within the TISCO complex. This district retains many aspects of integrity. While the location remains the same, the setting and feeling are altered. This used to be a bustling, noisy, dirty, industrial resource; the setting is now mostly individual resources set within large open spaces. The materials and workmanship of the individual resources remain as does the association with the Taylor Wharton Iron and Steel Company.

The houses on Tisco Avenue, although they are directly related to this district and were built during the period of significance, were seen as too altered to be included. There are also likely non-contributing resources within the TISCO, now Custom Alloy, complex. Because of current high-security use of the complex, access is restricted. Ideally, this complex can be surveyed and included in a proposed district. If this proves impossible, the district should be nominated without it. This district is outlined in red on the map and written in red within the inventory.

#### **E. Map of High Bridge with Historic Resources and District Boundaries Identified**

Please see the following page for map.



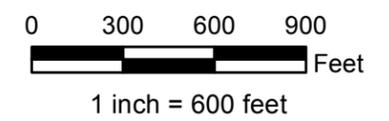
**LEGEND**

- Municipal Boundary
- Parcels
- Historic Districts**
  - Main Street Commercial Historic District
  - High Bridge Residential Historic District
  - East High Bridge Historic District
  - TISCO Industrial Historic District
- Historic Property Category**
  - Key Contributing
  - Contributing
  - Non-Contributing

# HISTORIC PROPERTY INVENTORY & DISTRICTS

## BOROUGH OF HIGH BRIDGE

HUNTERDON COUNTY  
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



November 2017

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## VI. PUBLIC POLICY REVIEW



*Photo 14: The Art Deco former bank is an important historic anchor of Main Street*

This chapter reviews and describes various Master Plan Elements and their impact on historic resources; reviews the Borough's ordinances to determine if they promote preservation, adaptive reuse or sensitive rehabilitation of historic resources; and compares the Borough's historic preservation policies to the County's and State's historic preservation policies.

### **A. Master Plan Elements**

#### **2011 Highlands Environmental Resource Inventory**

The Highlands Environmental Resource Inventory (ERI) almost exclusively focuses on natural resources, such as wetlands, streams, karst and the like. However, the document does provide a list of nine historic, cultural, and archaeological resources located within the Borough based on the Highlands Region Historic, Cultural, and Archaeological Resources data layer. The resources are as follows:

- Central Railroad of New Jersey Main Line Corridor Historic District, extends through 29 municipalities in five (5) counties.
- High Bridge Reformed Church, located at the intersection of Church Street and CR 513.
- High Bridge Historic District, located along various residential streets.
- Lake Solitude Dam and Lake Solitude.
- Roadbed of the High Bridge Division of the Central Railroad of NJ (Columbia Trail).
- Solitude House, located at 7 River Road.
- Willoughby Brook Bridge (New Jersey Transit Raritan Valley Line, Milepost 53.18, north of Cregar Road).
- Taylor Iron and Steel Company, located at 2 Washington Avenue.
- New Jersey Transit Raritan Valley Line (Milepost 52.07 over the South Branch of the Raritan River and Arch Street aka "The Arches").<sup>1</sup>

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<sup>1</sup> Page 29-30.

## 2011 Highlands Planning Area Master Plan Element

In May of 2011 the Borough adopted the Highlands Planning Area Master Plan Element. The 90-page document sets forth the policies that shall guide the future land use and development of the Borough in accordance with the Highlands Regional Master Plan. Goal #4 of the document is to “preserve farmland, historic sites, and other historic resources.”<sup>2</sup> An entire section of the 2011 Master Plan is dedicated to a Historic Preservation Plan. The section introduction indicates that the existing Master Plan does not have a Historic Preservation Plan Element, but it is the intent of the Planning Board to develop and adopt such an element.

Noteworthy text from the Historic Preservation Plan includes the following:

*This Plan recognizes that the historic, cultural and archaeological resources of the municipality form an essential component of its character and aesthetic quality. They preserve a part of the history of the Borough and provide a link to its past. They remind us of significant people, places and events in our history and they provide vital information about what life was like in this community in earlier times.*

*Accordingly, the below-listed goals and objectives shall apply to the Historic, Cultural, and Archaeological resources in the Highlands Area.*

- 1. To examine the character and qualities of the community’s Historic, Cultural, and Archaeological resources to gain further understanding of the extent of their contributions to the aesthetics, character, economic vitality, and sense of place of the community.*
- 2. To consider the educational value of the community’s Historic, Cultural, and Archaeological resources and encourage opportunities to celebrate and share information about the community’s heritage.*
- 3. To consider the character and qualities of the community’s Historic, Cultural, and Archaeological resources in any development application that may affect them, whether directly or indirectly.*
- 4. To examine the potential for development and adoption of regulatory provisions that are protective of the Historic, Cultural, and Archaeological resources of the community.*
- 5. To consider the character and qualities of the community’s Historic, Cultural, and Archaeological resources in development of the Land Use Plan, Community Facilities Plan, Circulation Plan, and all other aspects of the Highlands Element.*
- 6. To adopt ordinances in the future that preserve the character and value of resources listed on the Historic, Cultural and Archaeological inventory.*

*The following sites, districts and properties are listed in the Highlands Historic and Cultural Resources Inventory:*

- a. Central Railroad of New Jersey Main Line Corridor Historic District, extends through 29 municipalities in 5 counties.*

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<sup>2</sup> Page 3.

- b. *High Bridge Reformed Church, located at the intersection of Church Street and CR 513*
- c. *High Bridge Historic District, located along various residential streets.*
- d. *Lake Solitude Dam and Lake Solitude.*
- e. *Roadbed of the High Bridge Division of the Central Railroad of NJ (Columbia Trail).*
- f. *Solitude House, located at 7 River Road.*
- g. *Willoughby Brook Bridge (railroad bridge over South Branch of the Raritan River).*
- h. *Taylor Iron and Steel Company at 2 Washington Avenue.*
- i. *New Jersey Transit Raritan Line at milepost 52.07, "The Arches."<sup>18</sup>*

## **2011 Sustainable Economic Development Plan**

In October of 2011 the Borough of High Bridge adopted a Sustainable Economic Development Plan (SEDP) which was funded by the New Jersey Highlands Council. The purpose of the document was to create a plan that promotes economic activity that imports financial capital into the community while sustaining natural, historic and social assets. As a quintessential small town, it was and continues to be important to the Borough that new economic development respects High Bridge's history, scale and character.

The SEDP solicited public input through online surveys and a public workshop. The information gained from the public, along with baseline data were used to create five overall goals to guide High Bridge's economic development initiatives. Goal #1 of the document is to "Accommodate economic growth in a sustainable manner, taking careful advantage of the unique historic and natural resources within High Bridge."

Each goal was then supported by strategies, programs and activities. Chapter 10, Sustainability, provides five strategies to meet Goal #1. The first strategy is the LEED certification rating system, which the Borough encourages major non-residential renovations to seek.<sup>4</sup> The fifth strategy is the adaptive reuse of historic structures. The text for this strategy reads as follows:

*A structure is typically considered to be historic if it is 50 years or older and has some redeeming architectural characteristics. This means that any building constructed prior to 1961 could be a historic structure. According to the 2000 Census, there are 683 homes or 48% of the Borough's housing stock meets the first qualifier of being a potential historic structure. This does not include the many non-residential buildings that are also over 50 years old in the municipality.*

*According to the New Jersey State Office of Historic Preservation (SHPO), only the High Bridge Reformed Church is on both the National and State Registers. Solitude House and Taylor Iron and Steel Company are the only structures that have received a certificate of eligibility from the State, which means that they meet the requirements to be listed on the State Register. Finally, SHPO's list indicates there is a High Bridge Historic District, which encompasses the structures along Academy, Center, Church, Main, Mill, New, Prospect, Seal, Taylor, Thomas and West Main Streets, Mine Road and Fairview and Mountain Avenues.*

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<sup>3</sup> Page 44.

<sup>4</sup> Page 46.

*Adaptive reuse is a process that adapts buildings for new uses while retaining their historic and/or unique architectural details. Many historic structures outlive their original purpose, often due to the quality of building materials that were used.*

*Adaptive reuse should have minimal impact on the historic significance of the building. The most successful adaptive reuse projects are those that best respect and retain the building's historic qualities while making the building compatible for a contemporary use. Many times adaptive reuse is the only way a historic structure will be properly cared for, because simply declaring a building historic, purchasing the structure and letting it sit idle is not healthy for a structure.*

*The Borough should encourage property owners of historic structures (officially designated or not) to reuse buildings. Additionally, High Bridge should analyze Borough-owned structures for their potential for adaptive reuse.*

*Benefits of adaptive reuse can be classified into categories: environmental, social and economic. Environmental benefits include reusing already developed land and through adaptation, requiring less building materials as opposed to building a new structure. Social benefits include preserving historically-significant buildings for future generations. Economic benefits include utilizing existing infrastructure (roads, water, sewer, etc.) surrounding the building and financial savings from not demolishing the building.<sup>5</sup>*

Chapter 14 of the report discusses the tourism plan for the community. One section of this chapter focuses on cultural/heritage tourism. The report encourages the Borough to create a cultural corridor and/or heritage trail utilizing the various historic structures within the community. It also suggests the completion of site feasibility studies for High Bridge's most prominent Borough-owned cultural/heritage assets, including Solitude House and Annex, TISCO property and Springside Farm. These three Borough-owned cultural/heritage resources have the potential to be transformed into a variety of tourism-generating spaces.<sup>6</sup>

### **2013 Land Use Plan Element**

In 2013 the Planning Board adopted a Land Use Plan Element. This document has two references to historic structures. The first reference occurs on page 35. "When the Borough adopted the Highlands Land Use Ordinances in 2011 it had the option to adopt historic preservation ordinances for certain historic properties within the municipality. Due to time constraints, the Borough decided to hold off on the creation of the historic preservation ordinances. These ordinances are still a priority; therefore, the Borough should seek funding from the Highlands Council to complete this task."

The second mention of historic structures can be found in Chapter 10, Recommended Zoning Changes. This Chapter recommends the Planning Board consider seeking grant money from

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<sup>5</sup> Page 48-49.

<sup>6</sup> Page 63-64.

the New Jersey Highlands Council to draft and refer to Borough Council historic preservation ordinances for certain historic properties within the municipality. It should be noted that High Bridge has yet to request this funding.

## Findings



*Photo 15: Solitude is a historically significant resource owned by the Borough*

Of the four most recent master plan documents, the 2011 Highlands ERI has no impact on historic resources as it only lists resources according to the Highlands Council. The 2011 Highlands Planning Area Master Plan Element contains six goals that would positively impact historic resources and encourages the protection of historic and cultural resources. The 2011 SEDP recognizes the wealth of historic assets High Bridge contains and recommends utilizing those assets for cultural and heritage tourism. The report encourages owners of historic structures to employ adaptive reuse. Finally, the

document suggests completing site feasibility studies for three historic areas the Borough owns – Solitude House and Annex, TISCO and Springside Farm. It is recognized that if the structures are not adaptively reused, they will eventually fall into disrepair due to a lack of funding.

Finally, the 2013 Land Use Plan Element’s recommendations concerning historic preservation ordinances would have a positive impact on historic resources within the community.

## **B. Borough Ordinances**

The team reviewed the Borough’s Zoning Ordinance (Chapter 145) and the Borough’s Highlands Land Use Ordinance to determine if they promote preservation, adaptive reuse or sensitive rehabilitation of historic resources. An evaluation of the Borough’s Zoning Ordinance finds few references to historic resources. Three sections reference historic structures/assets, they are as follows:

- Section 102.B – Purpose. Preserve the existing natural resources and historical and aesthetic assets of the Borough and give proper consideration to the physical constraints of the land to ensure safety from fire, flood, panic and other natural disasters.
- Section 103 – Definitions.
  - Historic Structure – Any structure that is:
    - Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
    - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district

- or preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;
    - Individually listed on the State’s inventory of historic places; or
    - Individually listed on the Borough’s inventory of historic places.
  - Public Areas – Public parks, playgrounds, trails ... scenic and historic sites; ...
- Section 302.C.6. – Exempt signs.
  - Memorial tablets or signs, historical plaques, and date of erection when cut into any masonry surface, when constructed of bronze or other noncombustible materials, or when officially presented by a recognized organization.

In 2013, the Borough adopted the Highlands Planning Area Land Use Ordinance. This Ordinance is only triggered when an application would result in the disturbance of one acre or more of land; produce a cumulative impervious surface of ¼ acre or more or create three or more dwelling units. The Ordinance defines the terms historic resources and historic sites in Section 3.2 as follows:

**Historic Resources** – Buildings, structures, objects, districts, sites, or areas that are significant in the history, architecture, archaeology, engineering or culture of a place or time.

**Historic Site** – Any real property, man-made structure, natural object or configuration of any portion or group of the foregoing of historical, archaeological, cultural, scenic, or architectural significance.

Beyond these definitions there are no regulations or restrictions regarding historic resources or sites within the Highlands Planning Area Land Use Ordinance. Therefore, based on our review, the Zoning Ordinance and the Highlands Land Use Ordinance do very little to promote preservation, reuse or rehabilitation of historic structures.

### **C. High Bridge’s Existing Preservation Policies in Context**

#### **State of New Jersey**

In its 2013-2019 New Jersey Comprehensive Statewide Historic Preservation Plan, the Historic Preservation Office describes six goals and objectives that will guide its efforts to preserve New Jersey’s history. The six goals are intended to guide the entire preservation community including State agencies, Counties, municipalities, non-profits and citizens in New Jersey.

- GOAL 1: Use historic preservation as a tool to strengthen and revitalize New Jersey’s state and local economies in a sustainable manner.
- GOAL 2: Demonstrate that historic places have economic value.
- GOAL 3: Expand understanding and appreciation of history and historic preservation among New Jersey citizens, elected officials, students, and organizations across the State.

- GOAL 4: Build a stronger, more cohesive and diverse preservation community.
- GOAL 5: Identify the authentic places that tell the stories of New Jersey's historically diverse populations.
- GOAL 6: Increase stewardship and support to protect the authentic places that tell the stories of New Jerseyans.<sup>7</sup>

In its 2011 Sustainable Economic Development Plan, adaptive reuse of historic structures is the fifth strategy to the Borough's Goal #1, "Accommodate economic growth in a sustainable manner, taking careful advantage of the unique historic and natural resources within High Bridge." This meets Goals 1 and 2 of the State Plan. Goals 5 and 6 are met in Chapter 14 of the 2011 plan where a cultural corridor and/or heritage trails is discussed in conjunction with the three Borough-owned cultural/heritage resources including Solitude, Springside Farm and the Taylor Iron and Steel Company buildings.

### **Hunterdon County**

In its May 2015 Comprehensive Economic Development Strategy Plan, Hunterdon County states that one of its six goals is to "Maintain a high quality of life." An objective to achieve this is to, "Support and develop Hunterdon County's arts, cultural, recreational and HISTORIC assets."<sup>8</sup>

The Borough of High Bridge meets this goal with its cultural corridor and/or heritage trails especially in conjunction with the Borough-owned historically significant resources.

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<sup>7</sup>[http://www.state.nj.us/dep/hpo/Index\\_HomePage\\_images\\_links/hpo\\_plan%202013\\_2019/hpoplan2014.pdf](http://www.state.nj.us/dep/hpo/Index_HomePage_images_links/hpo_plan%202013_2019/hpoplan2014.pdf)

<sup>8</sup> <http://hunterdoncedcs.com/executive-summary/goals-objectives/>

## VII. LOCAL HISTORIC PRESERVATION GOALS AND OBJECTIVES



*Photo 16: 65-67 Main Street is an intact Italianate commercial building*

### A. High Bridge and Its Unique Historic Resources

One of the Borough of High Bridge's goals laid out in the 2011 Sustainable Economic Development Plan was to accommodate economic growth in a sustainable manner, taking careful advantage of the unique historic and natural resources within High Bridge. As discussed in a previous chapter, High Bridge has four potential historic districts that are eligible for the New Jersey and National Register of Historic Places. Accomplishing listing on the Registers for the historic districts would be one way of taking advantage of these unique resources.

There are several advantages to listing:

- **Tax Credits.** The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. Owners of properties listed on the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. Nationally, the federal tax credits returned more than \$22.3 billion in federal tax dollars since 1978 on \$17.5 billion in tax credits - a return of 27.4% from every dollar invested. Many states have rehabilitation tax credits of their own that when paired with the federal credit make building reuse even more attractive.
- **Protection from public undertakings through Section 106.** National Register listing requires consideration in planning for Federal, Federally licensed, and Federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal Planning process. In High Bridge, this process has produced the SHPO Opinion letters for several historic resources, including the High Bridge Historic District, the TISCO Historic District and Lake Solitude and Dam among others.
- **Protection from public undertakings through the New Jersey Register Act.** Since 1970, the State of New Jersey has recognized and protected historic properties with a

straightforward and effective law, the New Jersey Register of Historic Places Act (N.J.S.A. 13:1B-15.128 et seq.). The law allows historic properties to be nominated and entered on the New Jersey Register of Historic Places, which is maintained by the Historic Preservation Office. Once a property is listed in the New Jersey Register, any public undertaking that would "encroach upon, damage or destroy" the registered historic property must be reviewed pursuant to this law and receive prior authorization from the Commissioner of the Department of Environmental Protection. Strictly private undertakings are not reviewable.

- **Use of the Rehabilitation Subcode.** The Rehabilitation Subcode provides common sense rules for the restoration and re-use of existing buildings in New Jersey. It is a comprehensive set of code requirements for existing buildings. It is a stand-alone subchapter and, therefore, it contains all the technical requirements that apply to a rehabilitation project. The Rehabilitation Subcode includes additional provisions for buildings listed on the State and National Registers. It allows the use of replica materials, establishes provisions for historic buildings used as historic museums, and identifies building elements that may meet relaxed code requirements in order to preserve the historic value and integrity of a historic building. Rehabilitation is cost effective. Every million dollars invested in residential historic rehabilitation generates approximately 36 jobs, \$1.24 million in income and nearly \$200,000 in state and local taxes.
- **Increased Property Values.** Overall, a number of studies demonstrate that the property value of homes in historic districts increase once historic status is granted to the community. In a thorough, recent study of historic properties in Philadelphia (Econsult, 2011) it was found that homes within a national historic district showed a premium price of 14.3 percent and those within a local historic district received a premium of 22.5 percent over the value of homes outside these districts.<sup>9</sup>
- **Access to Grants.** Many State preservation and history agencies like the New Jersey Historic Trust and the New Jersey Historical Commission and County organizations like the Hunterdon County Cultural and Heritage Commission require resources to be listed on the National and State Registers to qualify for funding. These grants are open to municipalities or non-profit organizations and can be used for capital and planning projects.
- **Community Education.** National Register Nomination forms are comprehensive reports that identify historically significant buildings, districts, structures, sites, and objects and thoroughly document their significance. Nominations can help the community understand why their town and its properties are important and can be a great teaching tool for understanding the history and evolution of High Bridge.

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<sup>9</sup> Southwick Associates, "The Economics Associated with Outdoor Recreation, Natural Resources Conservation and Historic Preservation in the United States" (October 10, 2011), 4, 20-25.  
[http://www.trcp.org/assets/pdf/The\\_Economic\\_Value\\_of\\_Outdoor\\_Recreation.pdf](http://www.trcp.org/assets/pdf/The_Economic_Value_of_Outdoor_Recreation.pdf)

- **Community Pride.** Listings can help build community pride in the history of a community and its built environment.
- **Increased Status.** In real estate markets that have a level of knowledge and sophistication among both real estate professionals and buyers regarding historic properties, National Register listing can have an economic premium attached.
- **Increased Community Engagement.** A common characteristic of neighborhoods— both residential and commercial—that are seen as places of sound investment is the existence of a strong citizen-based advocacy organization. Often the creation of a National Register district is a catalyst for the creation or enhancement of such a citizen advocacy group. The group may have been formed for the specific purpose of getting a neighborhood listed, but once that mission is accomplished the organization expands its focus to broader neighborhood advocacy. This can have a positive effect on property values.<sup>10</sup> In High Bridge, this could result in an increased role for the Cultural and Heritage Committee.

## **B. High Bridge: A Destination for Cultural/Heritage Tourism and Outdoor Recreation**



*Photo 17: Springside Farm is connected to High Bridge via its vast trail network. It could become a heritage tourism destination*

The Borough of High Bridge would like to capitalize on its unique combination of historic architecture, open space and walking and biking trails to attract visitors to the Borough. As seen on the map at the end of Chapter V, High Bridge has hundreds of historic resources that are the foundation of four historic districts. These distinctive assets can attract the cultural/heritage travelers which are a growing demographic. In 2009, these travelers spent \$192.3 billion (USD) with an average trip spending of \$994 (compared to \$611 for other leisure travelers). Up from 2009, the number of

cultural/heritage travelers in 2013 was 129.6 million people. Cultural and heritage travelers are more frequent travelers, reporting an average of 5.01 trips in the past 12 months, vs. 3.98 for those who are not cultural/heritage travelers.<sup>11</sup> Outside of traditional cultural/heritage activities such as museum attendance and historical sites, these travelers also participate in culinary

<sup>10</sup> Donovan D. Rypkema, "The (Economic) Value of National Register Listing," *CRM Magazine*, Volume 25, Number 1 (2002), <https://www.nps.gov/crmjournal/CRM/v25n1.pdf>

<sup>11</sup> Mandala Research, LLC, "The Cultural and Heritage Traveler 2009 Executive Summary" (2009). U.S. Cultural and Heritage Tourism Marketing Council in partnership with the Office of Travel and Tourism Industries, U.S. Department of Commerce, <https://www.hospitalitynet.org/file/152004204.pdf>; Mandala Research, LLC, "The Cultural and Heritage Traveler 2013 Edition" (2017). Tourism Travel and Research Association: Advancing Tourism Research Globally. 10.

activities, such as sampling artisan food and wines, attending food and wine festivals, and visiting farmers' markets, shopping for gourmet foods, and enjoying unique dining experiences as well as fine dining.

Mandala Research's "The Cultural and Heritage Traveler" reports (editions 2009 and 2013) broke down the Cultural/Heritage Leisure Travelers into five groups:

- **Passionate.** For this group of 23 million leisure travelers, the heritage activity is the driver of destination choice.
- **Well-Rounded/Active.** These are leisure travelers that are open to experiencing all types of activities while on a leisure trip, including cultural and/or heritage activities. This represent a group of 24 million.
- **Aspirational.** Leisure travelers who desire to experience and participate in cultural/heritage activities, but have limited experiences with cultural activities during their most recent trip and during the past three years. This is 46.3 million travelers.
- **Self-Guided/Accidental.** Leisure travelers who take advantage of cultural/heritage activities while on a leisure trip, but cultural/heritage activities aren't the driver for their destination choices. They are 18 million leisure travelers.
- **Keeping it Light.** Leisure travelers that don't seek out cultural/heritage activities but will attend what they perceive as fun art, cultural and musical events. They number 18.5 million.

Well-Rounded/Active Leisure travelers have the largest potential financial impact on domestic tourism: an estimated \$66 Billion will be spent in 2013 among this leisure traveler segment. Passionate Seekers will have an estimated impact of \$48 Billion. \$171 billion is attributable to cultural/heritage leisure travelers.<sup>12</sup> Heritage tourism can greatly impact the local economy. In Philadelphia, for instance, heritage tourism supports over 45,000 jobs and \$3.5 billion in economic activity annually.<sup>13</sup>

The Borough of High Bridge also would like to capitalize on its open space and walking and biking trails. In 2006, the total contribution from outdoor recreation in the United States was over \$730 billion a year, generates 6,435,000 U.S. jobs and \$88 billion in federal and state tax revenues. This includes hunting, fishing, wildlife viewing and the "human-powered" recreations such as hiking, camping and bicycling.<sup>14</sup> Another important figure for High Bridge residents: home owners near parks and protected areas are repeatedly seen to have property values more than 20% higher than similar properties elsewhere.<sup>15</sup>

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<sup>12</sup> Ibid.

<sup>13</sup> Southwick, 4.

<sup>14</sup> Ibid., 2.

<sup>15</sup> Ibid., 3.

The Borough of High Bridge has established many paths for hiking and biking and is continuing to expand these resources. As seen on the map that follows, High Bridge has large swaths of open space and an extensive trail network, most of which are adjacent to historic resources. The Borough-owned properties stand amid open space and are connected to each other and to Main Street by the network of trails. This will help them entice visitors. The combination of history and recreation is key to attracting the Well-Rounded/Active travelers. Well-marked and interpreted historic districts, historic interpretive signage along the walking trails, regular walking tours, self-guided audio tours and the establishment of interpreted and destination sites could help attract the Passionate travelers to High Bridge.

### **C. Findings**



*Photo 18: The extant limekiln on Cregar Road shows the variety of historic resources within High Bridge*

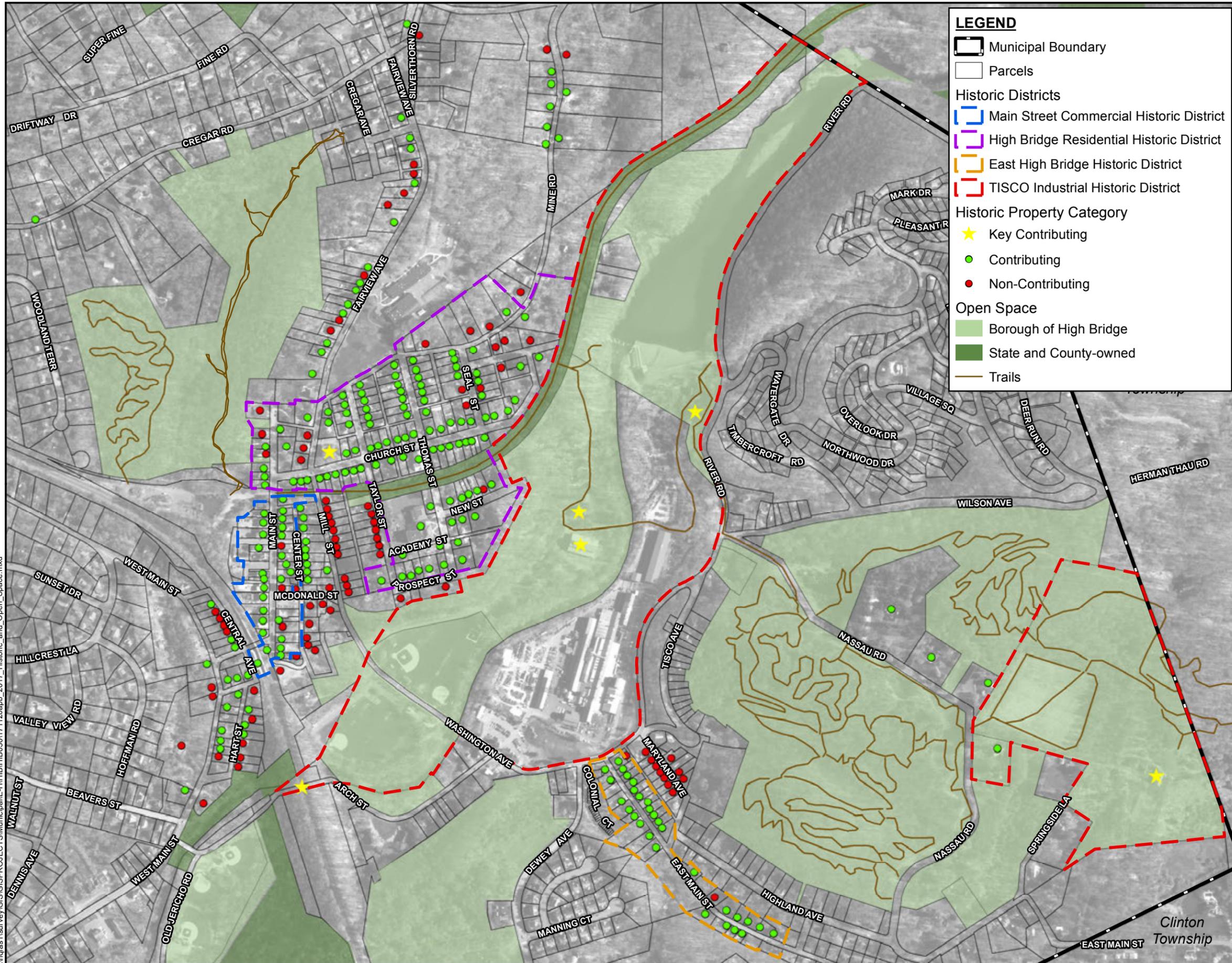
High Bridge should establish its National and State Register Historic Districts. This will help to meet one its primary goals of accommodating economic growth in a sustainable manner while taking careful advantage of its unique historic resources.

These districts will also help transform the Borough into a destination for cultural/heritage tourism and outdoor recreation. The information gleaned from the nomination process will provide increased interpretive opportunities and allow the Borough to increase its marketing as a destination with the hiking and biking trails that connect significant historic sources.

### **D. Map of High Bridge with Historic Resources, Open Spaces, and Trail System**

Please see the following page for map.

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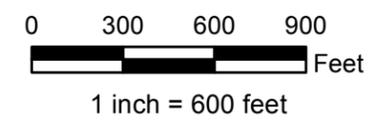
**LEGEND**

- Municipal Boundary
- Parcels
- Historic Districts
  - Main Street Commercial Historic District
  - High Bridge Residential Historic District
  - East High Bridge Historic District
  - TISCO Industrial Historic District
- Historic Property Category
  - Key Contributing
  - Contributing
  - Non-Contributing
- Open Space
  - Borough of High Bridge
  - State and County-owned
- Trails

# HISTORIC PROPERTY INVENTORY/ DISTRICTS & OPEN SPACE

## BOROUGH OF HIGH BRIDGE

HUNTERDON COUNTY  
NEW JERSEY



This map was developed using NJDEP and County GIS digital data, but this secondary product has not been verified by NJDEP and is not state-authorized.



November 2017

Clinton Township

## VIII. HIGH BRIDGE AND THE ADVANCEMENT OF HISTORIC PRESERVATION AS A PUBLIC POLICY



*Photo 19: Greystone on Nassau Road was built in 1907 in the Colonial Revival Style*

### **A. Listing on National and State Registers of Historic Places**

The first step the Borough of High Bridge should take in embracing historic preservation as a sound public policy is to nominate the historic districts proposed in this plan. Beginning with the Main Street District followed by the TISCO District, the Borough should systematically work to get its resources listed on the State and National Registers. At Main Street, this could enable developers to take advantage of the Federal Tax Credit and the New Jersey Rehabilitation Subcode which could spur sensitive rehabilitation and revitalization of the commercial corridor. For the TISCO District, it could qualify the Borough-owned properties for State and County Preservation Grants.

These could be planning grants which could increase the understanding and interpretation of these important resources and/or capital grants which could help fund their restoration.

For the residential districts—the High Bridge and the East High Bridge Districts—listing could increase the understanding of High Bridge and its importance. It could foster civic engagement of High Bridge residents and increase their pride in their community. Finally, it could enhance property values.

For all the districts, listing would protect High Bridge resources against public undertakings. For the resources previously listed as having a SHPO Opinion of Eligibility, they are already protected from Federal projects. For Section 106, an Opinion of Eligibility is enough for protection. However, they are not protected under the New Jersey Register Act against State, County or Municipal projects. These resources actually need to be listed on the New Jersey Register; a Certificate of Eligibility provides no protection.

### **B. Local Preservation Ordinance or Preservation Overlay Zones**

In order to fully embrace historic preservation as a complete planning tool, a local ordinance is recommended. It provides increased protection and more fully can control the architectural characteristics that make High Bridge significant. With the establishment of a local ordinance, Certified Local Government (CLG) status can be obtained and, as a CLG, grants for preservation projects are available. This is a Federal program administered by the New Jersey Historic Preservation Office. Most importantly, while property values increase under National Register listing, they increase significantly more under local ordinances. In Philadelphia, homes within a national historic district showed a premium price of 14.3 percent and those within a local historic district received a premium of 22.5 percent over the value of homes outside these

districts. Those homes in local historic districts in Philadelphia appreciated one percent more per year than other homes.<sup>1</sup>

Listing on the State and National Registers protects resources from public projects, but provides no protection or input on private development projects. The only way to have input on private development is through a local historic preservation or zoning ordinance. While the 2013 Land Use Plan Element described one of the High Bridge Borough's priorities as the creation of a historic preservation ordinance, the Sub-Committee was clear that at this time the Borough is not interested in creating any local ordinance or historic district. However, as residents grow familiar with historic preservation as a policy through the State and National Register process, High Bridge should consider this as a next step. High Bridge could create an advisory committee that works with the Planning and Zoning Board when work is undertaken in a historic district. This committee could provide suggestions for building rehabilitation and sensitive new construction that are not mandatory. The Borough of Mountain Lakes in Morris County, for instance, established a Historic Preservation Committee whose goals are: to encourage beautification and private reinvestment in historic resources and surrounding properties; to discourage the unnecessary demolition of historic resources; and to encourage the proper maintenance and preservation of historic resources. To do this, they advise and assist rather than regulate.<sup>2</sup> Similarly, the City of Lancaster in Pennsylvania established a Heritage Conservation District for its National Register district. Review is only for new construction and demolition visible from a public street. While Lancaster has a local district governed by local ordinance, the creation of a conservation district provides for a thoughtful but less stringent review of planned projects than in the local district. The emphasis is on the overall character of a street or neighborhood rather than its individual elements. Its goal is to avoid inappropriate demolitions or incompatible new construction.<sup>3</sup>

### **C. Planning Documents for the Municipally-Owned Buildings**



*Photo 20: A Preservation Plan is needed for Shop E*

Solitude, which includes Solitude House, its Outbuildings; the Taylor Iron and Steel Company Office Building; Shop E and Springside Farm are all owned by the Borough of High Bridge. With the exception of Solitude House, which is partially in use, the buildings are not currently occupied. Finding uses for them should be a high priority for the Borough; a vacant building deteriorates rapidly. As all of these resources are located within the TISCO Historic District, priority

<sup>1</sup> Southwick Associates, "The Economics Associated with Outdoor Recreation, Natural Resources Conservation and Historic Preservation in the United States" (October 10, 2011), 25.

[http://www.trcp.org/assets/pdf/The\\_Economic\\_Value\\_of\\_Outdoor\\_Recreation.pdf](http://www.trcp.org/assets/pdf/The_Economic_Value_of_Outdoor_Recreation.pdf)

<sup>2</sup> <https://ecode360.com/8630497>

<sup>3</sup> <http://cityoflancasterpa.com/business/heritage-conservation-district>

should be given to getting this district listed on the historic registers. This would enable the Borough to qualify for historic preservation grant money which could help in planning and construction projects.

The first priority should be the completion of a use plan for Solitude House and Annex followed by a Preservation Plan of the Taylor Iron and Steel Company Office Building and Shop E. These documents will go beyond the National Register nomination to describe and document the complete histories of the building, but more importantly would provide suggestions for compatible future uses of the buildings that will maintain the historic character of the site while putting the buildings back to use. Once these have been accomplished, a Preservation Plan and/or Use Plan of Springside Farm should be completed. This is a difficult, isolated resource with numerous buildings and access issues that has been abandoned for years. Decisions need to be made about what, if any, resources are important, can be preserved and repurposed, and what is beyond repair may be lost.

The Borough should continue to look for appropriate users to lease the buildings they own; they have had discussions with people interested in establishing commercial ventures at these sites, such as a brewery and a bed and breakfast. These resources could become destinations for the cultural/heritage travelers who want to experience, taste and feel history. Shelburne Farms outside of Burlington, Vermont could be a model for Springside Farm. Two Roads Brewing Company rehabilitated a mid-19th century 103,652-square-foot factory in Stratford, Connecticut for use as a brewery and tasting room. This would be a viable idea for Shop E. The Office Building could become a welcome center for visitors to High Bridge. With bathrooms and a small concession stand, the ground floor could be used to interpret the history of High Bridge and the Taylor Iron and Steel Company. With its ample parking, it could be the starting place for hikers and bikers to explore the trail system throughout High Bridge and beyond. The upper floors could provide archival space, offices, or even serve as a hotel for overnight visitors looking for an interesting destination stay.

#### **D. Rename and Reorganize the Cultural and Heritage Committee to become the Historical Heritage Committee and Increase the New Committee's Visibility**

The Cultural and Heritage (C & H) Committee was established to advise the Borough Council on the cultural and historical needs of the Borough of High Bridge. "Its responsibilities include the development of programs to promote interest and participation in and understanding of local history, arts, cultural values and goals of the community and state by working directly with arts and historical organizations, schools, religious organizations, service clubs, municipal governments, and other interested groups and individuals."<sup>4</sup> In 2013, The Events Committee split off from the Cultural and Heritage Committee; its prime responsibility is to produce and promote events in the Borough and to develop new events in the future to further enrich our community.<sup>5</sup> Because these are mostly arts and cultural events, a separate history committee should be established and the Cultural and Heritage Committee disbanded.

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<sup>4</sup> <http://highbridge.org/government/cultural-heritage-committee/>

<sup>5</sup> <http://highbridge.org/government/events-committee/>

The new established Historical Heritage Committee should oversee the National Register nominations as well as the Borough-owned buildings' studies. The committee should promote historic High Bridge through walking tours, self-guided tours and advertise and market High Bridge's architectural and recreational resources.

**E. Promote the Use of the New Jersey Rehabilitation Subcode**

The Borough of High Bridge should promote the New Jersey Rehabilitation Subcode especially on Main Street. The Subcode provides common sense rules for the re-use of existing buildings that enable projects to maintain the historic character of a building while still meeting all code requirements and upgrading it for use in the 21<sup>st</sup> century. This would allow Main Street to retain its historic feel while promoting economic investment.

## **IX. ACTION PLAN**

Please see the following pages for action plan.

Action Item	Responsible Entity	Indicator
Rename and reorganize the Cultural and Heritage Committee via Ordinance to be called the "Historical Heritage Committee."	Mayor & Council	Adoption of Ordinance renaming and reorganizing the Committee.
<p>Primary: Hire a consultant to nominate the Main Street Commercial Historic District on the State and National Registers.</p> <p>Secondary: Apply for grant funding through a planning grant from the NJ Historical Commission, which is overseen by the Hunterdon County Cultural and Heritage Commission.</p>	<p>Mayor &amp; Council</p> <p>Historical Heritage Committee</p>	<p>Listing on the State and/or National Register.</p> <p>Submission of grant application(s).</p>
<p>Primary: Hire a consultant to nominate the TISCO Industrial Historic District on the State and National Registers.</p> <p>Secondary: Apply for grant funding through a planning grant from the New Jersey Historic Trust or a project grant from the NJ Historical Commission, which is overseen by the Hunterdon County Cultural and Heritage Commission.</p>	<p>Mayor &amp; Council</p> <p>Historical Heritage Committee</p>	<p>Listing on the State and/or National Register.</p> <p>Submission of grant application(s).</p>
Hire a consultant to conduct a feasibility study for the Solitude House and Annex to devise appropriate uses.	Mayor & Council	Completed Feasibility Study.
Promote the use of the Rehabilitation Subcode.	Planning Board	Increase in the completion of rehabilitation projects.
Advocate for the New Jersey Preservation Tax Credit program to enhance the attractiveness of historic building rehabilitation.	Mayor & Council	Attractive historic building rehabilitation.
Promote the Borough as a destination for cultural/heritage activities.	Historical Heritage Committee	The establishment of a website, social media presence, walking tours, self-guided tours, historic events and historic lectures.
<p>Primary: Hire a consultant to develop a Preservation Plan for the TISCO Office Building and Shop E.</p> <p>Secondary: Apply for grant funding through a planning grant from the New Jersey Historic Trust.</p>	<p>Mayor &amp; Council</p> <p>Historical Heritage Committee</p>	<p>Adoption of a Preservation Plan.</p> <p>Submission of grant application(s).</p>
Primary: Hire a consultant to nominate the High Bridge Residential Historic District on the State and National Registers.	Mayor & Council	Listing on the State and/or National Register.

Action Item	Responsible Entity	Indicator
Secondary: Apply for grant funding through a planning grant from the New Jersey Historic Trust or a project grant from the NJ Historical Commission, which is overseen by the Hunterdon County Cultural and Heritage Commission.	Historical Heritage Committee	Submission of grant application(s).
Primary: Hire a consultant to nominate the East High Bridge Historic District on the State and National Registers. Secondary: Apply for grant funding through a planning grant from the New Jersey Historic Trust or a project grant from the NJ Historical Commission, which is overseen by the Hunterdon County Cultural and Heritage Commission.	Mayor & Council  Historical Heritage Committee	Listing on the State and/or National Register.  Submission of grant application(s).
Primary: Hire a consultant to develop a Preservation and/or Use Plan for the Springside Farm. Secondary: Apply for grant funding through a planning grant from the New Jersey Historic Trust.	Mayor & Council  Historical Heritage Committee	Adoption of a Preservation Plan and/or Use Plan.  Submission of grant application(s).

## **X. APPENDIX**

Photographs  
National Register Nominations



1 Center Street



3-5 Center Street



7 Center Street



9 Center Street



11 Center Street



15 Center Street



17 Center Street



19-21 Center Street



33 Center Street



35 Center Street



37 Center Street



41 Center Street



23 Center Street



Railroad Station



Freight Station



5 Central Avenue



25 Central Avenue



27 Central Avenue



29 Central Avenue



4 Church Street



9 Central Avenue



11 Central Avenue



17 Central Avenue



21-23 Central Avenue



5 Church Street



6-8 Church Street



10 Church Street



14-16 Church Street



18-20 Church Street



22 Church Street



High Bridge Reformed Church



23 Church Street



24 Church Street



26 Church Street



27 Church Street



28 Church Street



29 Church Street



30 Church Street



31 Church Street



33 Church Street



34 Church Street



35 Church Street



36 Church Street



37 Church Street



39 Church Street



42 Church Street



High Bridge United Methodist Church



43 Church Street



44 Church Street



46 Church Street



47 Church Street



48-50 Church Street



51 Church Street



52 Church Street



53 Church Street



54-56 Church Street



55 Church Street



61 Church Street



63 Church Street



67 Church Street



69 Church Street



83 Church Street



84 Church Street



9 Fairview Avenue



11 Fairview Avenue



13 Fairview Avenue



15 Fairview Avenue



14-16 Fairview Avenue



18-20 Fairview Avenue



21 Fairview Avenue



25 Fairview Avenue



31 Fairview Avenue



35 Fairview Avenue



37 Fairview Avenue



41 Fairview Avenue



43 Fairview Avenue



45 Fairview Avenue



49 Fairview Avenue



51 Fairview Avenue



53 Fairview Avenue



55 Fairview Avenue



67 Fairview Avenue



73 Fairview Avenue



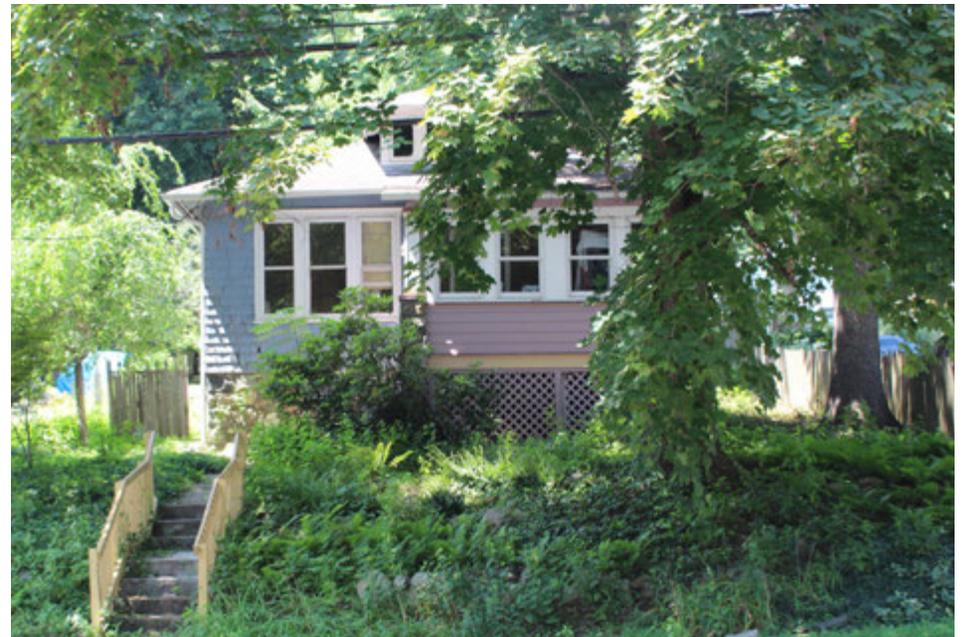
77 Fairview Avenue



79 Fairview Avenue



83 Fairview Avenue



85 Fairview Avenue



89 Fairview Avenue



91 Fairview Avenue



95 Fairview Avenue



5 Hart Street



9 Hart Street



15 Hart Street



17 Hart Street



19 Hart Street



21 Hart Street



2 Main Street



4-6 Main Street



5 Main Street



7 Main Street



8 Main Street



11-21 Main Street



20 Main Street



24 Main Street



26 Main Street



25-27 Main Street



33-35 Main Street



37 Main Street



38-42 Main Street



43 Main Street



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46 Main Street



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54 Main Street



59 Main Street





60 Main Street



62 Main Street



66 Main Street



65-67 Main Street



70-72 Main Street



71 Main Street



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81 Main Street



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91 Main Street



93 Main Street



95 Main Street



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4 MacDonald Street



4 Washington Avenue



7 MacDonald Street



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9 Mill Street



11 Mill Street



15 Mill Street



17 Mill Street



21 Mill Street



23 Mill Street



25 Mill Street



26-28 Mill Street



27-29 Mill Street



31 Mill Street



33-35 Mill Street



34-36 Mill Street



39 Mill Street



45 Mine Road



47 Mine Road



51 Mine Road



53 Mine Road



56 Mine Road



97 Mine Road



98 Mine Road



99 Mine Road



107 Mine Road



114 Mine Road



115 Mine Road



119 Mine Road



123 Mine Road



122 Mine Road



9 Mountain Avenue



11 Mountain Avenue



12 Mountain Avenue



19 Mountain Avenue



2 New Street



5-7 New Street



6 New Street



8 New Street



9-11 New Street



15 New Street



17 New Street



19 New Street



2 Prospect Street



3 Prospect Street



5 Prospect Street



7 Prospect Street



11 Prospect Street



12 Prospect Street



1 Seal Street



2 Seal Street



4 Seal Street



6 Seal Street



7 Seal Street



8 Seal Street



9 Seal Street



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12 Seal Street



15 Seal Street



16 Seal Street



1 Taylor Street



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34 Taylor Street



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41 Thomas Street



42 Thomas Street



50 Thomas Street



51 Thomas Street



52 Thomas Street



57 Thomas Street



1-7 Union Avenue



2 Union Avenue



4 Union Avenue



6 Union Avenue



9 Union Avenue



28 West Main Street



30 West Main Street



31 West Main Street



33-35 West Main Street



39 West Main Street



41 West Main Street



43 West Main Street



45 West Main Street



49 West Main Street



50 West Main Street



57-59 West Main Street



56 West Main Street



3 East Main Street



4 East Main Street



6-8 East Main Street



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7 East Main Street



9 East Main Street



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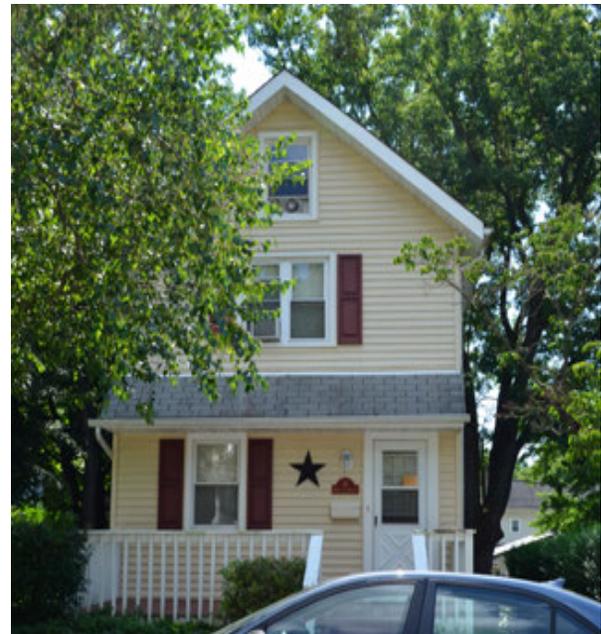
20 Maryland Avenue



21 Maryland Avenue



18 Maryland Avenue



16 Maryland Avenue



14 Maryland Avenue



10 Maryland Avenue



8 Maryland Avenue



6 Maryland Avenue



11 Maryland Avenue



15 Maryland Avenue



17 Maryland Avenue



7 River Road



Arch Street



2 Washington Avenue



98 Cregar Road



17 Springside Lane



21 Nassau Road



29 Silverthorne Road



24 Silverthorne Road



27 Nassau Road



31 Nassau Road



33 Nassau Road



42 Center Street



41 Mine Road