



Keeping *the Past* Present

The New Jersey Historic Trust 1967-2013



This report was produced by the New Jersey Historic Trust. The Mission of the Trust is to advance historic preservation in New Jersey for the benefit of future generations through education, stewardship and financial investment programs that save our heritage and strengthen our communities.

For more information, visit: www.njht.org.

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Essex County Courthouse, Newark, Essex County (top);

Howell Living History Farm, Hopewell Township, Mercer County (bottom)



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Dear Friend to New Jersey Preservation:

A need for more than \$751 million dollars to repair, restore, and reuse the state's most important historic resources is documented in the 2012 Capital Needs Survey, completed by the New Jersey Historic Trust with the participation of hundreds of site stewards. The responses came from a variety of public and private nonprofits in widespread parts of the state. Resources included farms, museums, libraries, municipal halls, railroad stations, residences, churches, mills, and more that represent three centuries of building and innovation in New Jersey.

That dollar amount does not include an additional documented \$142 million necessary for site improvements and visitor amenities that will make more of the historic resources available for local residents and out-of-state visitors to enjoy on a regular basis. Heritage tourism, which brings \$2.8 billion of income into the state, is an under-tapped resource for economic activity.

Historic buildings and sites that are actively used become valuable assets to their communities, and when an asset is valued, it will be well cared for. Since 1990, the Historic Trust has awarded more than \$137 million in matching grants for projects that created valuable assets – helped turn unused properties into offices, municipal halls, and community centers, and aided existing houses of worship, history museums and nonprofit organizations repair, restore and utilize their facilities for public benefit.

This 2012 Capital Needs Survey documents where we've been successful in the past, and what the current challenges are. The financial need is far greater than what the private sector can accomplish without the incentive of the state's matching grant program. It is critical that additional funding for historic preservation projects be resumed, and that the Historic Trust continue to partner with other agencies and foundations in achieving preservation goals for the good of all New Jersey citizens.

Sincerely,

A handwritten signature in black ink, appearing to read "Meme Omogbai". The signature is fluid and cursive, with a large initial "M" and "O".

Meme Omogbai
Chair, NJ Historic Trust Board of Trustees

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Executive Summary

The New Jersey Historic Trust offered its first bricks and mortar matching grants to restore and rehabilitate historic properties in 1990. It executed a last group of historic site management grants in 2013. Over those 24 years, \$137.6 million of Trust money went to every county, every legislative district, and over 200 municipalities. It aided historic properties of every imaginable kind: houses of worship, schools and libraries, courthouses, county and municipal buildings, residences, factories, train stations, and even a park restroom.

There are many reasons why motivated citizens try to preserve historic buildings but mostly they come down to the idea that a place without a sense of its history is like an amnesiac individual. At the legislative hearing in 1987 that preceded the Historic Trust's receiving its first appropriation for matching grants, New Jersey historian John Cunningham quoted John Steinbeck's Tom Joad poignantly asking in *The Grapes of Wrath*, "How will we know it's us without our past?"

In 2012, the New Jersey Historic Trust launched a comprehensive capital needs survey to identify the state's near- and middle-term rehabilitation and restoration needs. Respondents, who came from all parts of the state, identified \$751 million in capital needs. They represented all 21 counties and more than 350 municipalities. Reflecting the rough distribution of population, 42% of the respondents came from northern New Jersey, 34% from central counties, and 24% from the south. In addition, for those sites which are open to the public, the survey asked respondents to identify needs related to visitor amenities. These improvements include items such as signage, parking, walkways, restrooms, and ADA accessibility, and are critical parts of enhancing a visitor's experience and expanding heritage tourism in the state. When we add the \$142 million of need for improvements to visitor amenities, the total grows to \$893 million.

Both the public and private sectors were represented in the survey. State, county, and municipal governments comprised 57% of the participants, the private sector 43%. Because the state government is by far New Jersey's largest steward of historical resources, state-owned historic properties made up the majority of the total need, roughly 60%.

*How will we know it's us
without our past?*

-Tom Joad, Grapes of Wrath

Three agencies, New Jersey Transit, the Division of Parks and Forestry in the Department of Environmental Protection, and Rutgers, the State University, account for over 90% of this, more than half the total need in the survey. Not only do the three manage many historic resources, they are also better equipped than other levels of government and the private sector to provide the detailed information requested in this survey.

This estimated \$751 million need is probably too low, for two reasons: The respondents were too few and their estimates were too modest. Roughly a quarter of respondents did not include cost estimates. The stewards of hundreds of other sites did not submit any information on their rehabilitation needs. A higher level of participation in the survey would likely add hundreds of millions to the total need. Moreover, the vast majority of the survey's cost estimates were approximations. More accurate estimates would also increase the projected need.

The 767 historic preservation matching grants awarded by the Historic Trust in its first 24 years made the agency the catalyst for a large network of dedicated citizens, local preservation committees and commissions, governmental agencies, and elected leaders working to improve the quality of life in New Jersey by preserving New Jersey's historic resources. Because Trust grants require a match, they have stimulated a more than \$275 million investment in historic buildings in New Jersey since 1990, and these funds have leveraged considerably more preservation-related activity.



Manasquan Life Saving Station received a capital preservation grant in 2006 and completed restoration work in 2012.

Public investment in historic preservation is not only culturally and aesthetically important, it is fiscally sound. As Randy Mason of the University of Pennsylvania put it in a study he conducted for the Brookings Institution, “Nearly any way the effects are measured, be they direct or indirect, historic preservation tends to yield

significant benefits to the economy.” Money spent on historic preservation creates jobs and leverages private investment efficiently. Many studies show that property values rise faster in historic districts. Other research demonstrates that rehabilitating buildings and modernizing energy systems is cheaper and more energy-efficient than building new, particularly when the costs of disposing of the remains of demolished buildings is considered.

The most direct economic payoff from historic preservation comes from heritage tourism. Estimates are that nearly 40% of the American public takes at least one trip a year that includes visiting a historical or cultural site, and such travelers spend on average 60% more on their trips than other travelers. Heritage tourism

The G.G. Green Building: Adaptive Reuse as an Engine of Community Redevelopment

Constructed in 1880 by prominent businessman George G. Green, the impressive brick block in downtown Woodbury originally housed retail space, offices, meeting space and a 1,000-seat opera house. The Green Block was the largest building in Woodbury and the center of civic and cultural activity. The interior was later converted to a large retail space a false front was installed on the exterior. The building was vacated in 2000, and deteriorated to the point that it was scheduled to be demolished in 2012.

RPM Development, LLC, realized the potential for this once grand building and, under the guidance of the National Park Service and the New Jersey Historic Preservation Office, completed a restoration and rehabilitation project in 2013. The project relied on a complex finance package including low-income housing and federal investment tax credits. Senior housing now occupies the upper floors, while stores at the street level will again contribute to Woodbury’s downtown commerce.

The creation of a preservation easement was another requirement of the sale of the building. The Historic Trust now holds the easement, which will protect the unique landmark far into the future. This project illustrates the success that is possible when tools, strategies, and financial incentives are merged with a community’s desire to preserve its tangible links to the past.



The G.G. Green Building, before (top) and after (right) restoration.



generated an estimated \$2.8 billion in visitor spending in New Jersey in 2012, 8% of the total economic impact of New Jersey's enormous tourism industry. A larger investment in heritage tourism would reap benefits that would be spread throughout the economy.

Here is what we know. Historic preservation is good for New Jersey socially, culturally, and economically. If New Jersey's desirable places are to remain desirable, and if our places that need improvement are to improve, large-scale public investment in historic preservation is necessary. Necessary but not sufficient. The \$751 million figure from the 2012 capital needs survey is both too low and too high. It is a significant underestimate; the need is demonstrably larger. But it is also far more money than bond-funded matching grants and other government programs can support. The public sector can neither do this alone, nor remain on the sidelines. New Jersey's elected leaders must renew funding to the New Jersey Historic Trust so it can resume the matching grants that have proven so essential to historic preservation in New Jersey during the last quarter century.

The Historic Trust, for its part, must look to be more creative with its resources. It is important to recognize that the preservation movement cannot save every deserving historic property. The Trust must start considering the viability of proposed adaptive reuses and the sustainability of a steward's plans for its building in deciding whom and what projects to fund, including disaster planning. Virtually every student of climate change believes New Jersey over the course of the 21st century will experience more frequent and more drastic storms. If the Trust is to invest wisely in helping New Jersey's historic fabric wear well into the future, it must consider how the buildings will weather future storms.

New partnerships will be necessary. Loans and easements must augment the Trust's toolkit. Its grants have saved buildings that would have been lost to neglect and demolition. They have opened to the public buildings that were closed. They have improved streetscapes and stabilized neighborhoods, and they impacted the heritage tourism industry, which is playing an ever larger part in the state's economy.

For the sake of the quality of life in our communities and so that the generations who come after us can appreciate and learn from New Jersey's historic buildings, we need to continue to preserve them. Much has been done, but there is much more to accomplish.

Our Historic Resources

New Jersey history is American history. With few exceptions, all the main currents of nearly four centuries of growth and change in North America run through New Jersey, from the first European contacts with native Americans in the 17th Century to the rise of the suburbs and the related decline of the cities in the recent past. Our historic sites enable us to link the past and the present. They make it possible for us to understand how the local and the national connect.

Archaeological sites document the Native Americans who lived on the land that became New Jersey and plied its waters for thousands of years before Europeans began nosing up the Hudson and Delaware rivers looking to trade for furs. Settlers from Sweden, Holland, England, and Scotland began putting down roots in the 17th Century, their settlements hugging navigable waterways. Germans and other Europeans soon followed.

Colonial New Jersey was one of the most culturally heterogeneous regions in the 18th Century world. The Dutch barns and farmhouses of northern and central New Jersey, the East Jersey cottages, the Quaker-built patterned-brick homes of the southern counties,

and the churches and meeting houses of numerous Protestant denominations that dot the state remind us that ethno-religious diversity is one of New Jersey's oldest characteristics.



*All of us need a place ...
where we can have our
history close at hand, where
we can see it, touch it, learn
from it.*

*-Anne Rivers Siddons,
Colony, 1992*



Every schoolchild learns the story of George Washington's first victory of the Revolution, the daring Christmas night crossing of the Delaware River in 1776 and surprise dawn attack on Trenton that resulted in the capture of three regiments of Hessian infantry. They don't know the story of New Jersey's singular contribution to American independence told at many historic sites. The desperate race across New Jersey of Washington's ragtag troops as they eluded the British army was immortalized by



Exterior of the Vought House (above) and detail of the unique ceiling features (below).



Thomas Paine as “the times that try men’s souls.”

American fortunes began to turn for the better after Washington’s daring raid was consolidated with a victory at the Battle of Princeton the next day. This enabled the Continental Army to reach its winter quarters in Morristown, where it began reorganizing for a protracted struggle. Washington’s reformed troops passed their next major test at the Battle of Monmouth in June 1778, when they

Christoffel Vought Farmstead

This unusual stone farmhouse was constructed in 1759 by Christoffel Vought, the son of German refugees who settled the upper Raritan Valley. The house combines German and English architectural elements. Its gable-end chimneys and center-hall plan are English, while its cellar dug into an embankment and its four remarkable wattle-and-daub (similar to lath and plaster) decorative ceilings are Germanic. During the American Revolution, Christoffel and his son John sided with the King against the supporters of independence. In 1776, John led a group of fellow loyalists from Hunterdon County in taking up arms against their insurgent neighbors. As a result, the family farm was confiscated and sold, and the Voughts were exiled to Nova Scotia.

The property remained in private hands for more than two centuries, although its original 286 acres were whittled down to 66. In 2003 the Clinton Township Board of Education purchased the vacant farm with plans to demolish the farmhouse, barns and outbuildings. When the township’s Historic Preservation Commission uncovered the Loyalist history of the Voughts and the site’s unusual architecture, an engaged citizenry came to life. Activists formed a nonprofit, the 1759 Vought House, Inc., and purchased the house and two acres from the school board for the symbolic price of \$17.76.

In 2010 the Historic Trust awarded a \$30,000 planning grant to assess the building’s condition and develop a vision plan. Other funders, including the 1772 Foundation, the New Jersey Cultural Trust, and the Hunterdon County Open Space Trust Fund, have contributed to the effort to save the Vought House. Full restoration, an estimated \$1.2 million, will enable the site to interpret a different story of the Revolution, highlighting the roughly one-third of New Jerseyans who sympathized with the crown and fought against independence.

fought the British to a standstill before the Redcoats slipped away under cover of darkness to the ships that evacuated them from New Jersey. Washington's main army, in fact, spent roughly a quarter of the conflict on New Jersey soil.

After independence was won, war-torn New Jersey repaired itself gradually. Signs of things to come could be detected at the foot of the Passaic's falls, where Secretary of the Treasury Alexander Hamilton led an effort to establish a manufacturing center. Still, the basis of the economy remained farming.



There is little that is more important for an American citizen to know than the history and traditions of his country. Without such knowledge, he stands uncertain and defenseless before the world, knowing neither where he has come from nor where he is going.

-John F. Kennedy



As the 19th Century progressed, the age of homespun gave way. Improved roads, canals, and railroads enabled commerce over ever greater distances as hamlets grew into villages, villages became towns, and towns, cities. The 1840s began an explosive period when growth averaged 30% a decade for nine consecutive decades, pushing the population from 373,000 to over 4 million. Fuelling this growth were both large families and massive European immigration, first mostly from Ireland and Germany, later from eastern and southern Europe, principally, Italians, Hungarians, and Russians, as well as Poles and Ukrainians from both the Austro-Hungarian and czarist empires.

New architectural forms emerged. The largest group of sites that have been restored with funds from the New Jersey Historic Trust comes from this period of 1840 to 1940, which we can call the New Jersey Century.

Soon after the Revolution, the Federal style of architecture became popular, a variant on the stately homes similar to those in England that were built before the war. In some rapidly growing towns, rows of Federal-style houses with shared party walls were constructed. Aided by new technologies such as iron, plate glass, wire nails, and machine-sawn lumber, builders began searching for new styles to express the spirit of the day.

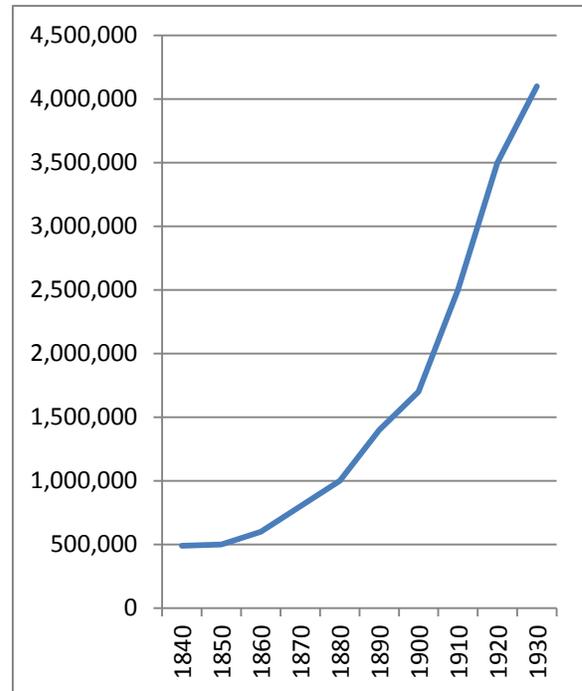
The earliest of the new styles in the new century, known as Greek Revival, appealed in part because the Greco-Roman world was admired as the birthplace of democracy. Later styles also repurposed European architectural motifs for American settings, the most important of which were the Italianate and Gothic Revival, used especially for churches, while the domes and columns of Greece and Rome remained popular for courthouses and other public buildings well into the 20th Century.

The Civil War stalled new construction for nearly a decade, but soon after the war New Jersey resumed its rapid growth. Cities boomed and heavy industry flourished. For slightly more than 25 years, from 1890 to World War I, nearly a quarter of the state's population lived just in Newark and Jersey City, the state's two largest municipalities (the equivalent figure in 2010 was 6%). From the 1890s into the 1920s, more than half the State's people lived in a city of over 20,000.¹ Campbell's soup, Singer sewing machines, Forstmann and Huffman worsted wools, Clark threads, Dixon Ticonderoga pencils, Babcock and Wilcox boilers, Rogers locomotives, Johnson & Johnson bandages, and

¹ In 2013, by contrast, while 131 places had over 20,000 in population and were home to more than half the New Jersey population, the vast majority of those places are suburbs.

Roebbling wire rope were just a few of the products made by New Jersey hands that joined the stream of goods distributed throughout the nation in the last third of the 19th century.

NJ Population, 1830-1940



An eclectic mix of architectural styles was employed to provide housing and places of employment to New Jersey residents. Some were elaborations of pre-war styles, others new.

The Italianate and Gothic Revival styles remained popular and were joined by other revivals – mainly Classical, Romanesque, and Colonial. New styles, including Shingle Style, Queen Anne, and Beaux Arts were employed as well. In the first decades of the 20th Century they all began

appearing on homes lining streets in suburbs made possible first by the railroad and street car, then by the automobile.

Modernism arrived late in the Garden State, and never became widespread.

Despite notable examples from the 1930s, such as the International Style homes of Roosevelt (originally known as Jersey Homesteads), and some tall buildings -- the 17-story Union County Courthouse in Elizabeth and the 371-foot Camden City Hall, for example --

Hackensack Waterworks

The Hackensack Waterworks complex was constructed between 1882 and 1911. Its main Romanesque Revival style pumping station houses two massive Allis-Chalmers steam pumps, which are icons of 20th-century technology. Other buildings have cantilevered rooflines, Victorian oval windows, and period details. Utilizing important innovations in water purification (rapid-sand filtration, chlorination, and active charcoal filtering) the Waterworks set national standards in water treatment and supplied the potable water that made Bergen County's suburban development possible. It is the only surviving rapid-sand water plant in the U.S.

The complex was phased out of use by 1990, and the county took over the site. A lack of consensus on the property's disposition prevented any action at the site, and a county task force was charged with exploring options for the property's future use. To raise awareness of its plight, Preservation New Jersey placed the Waterworks on its list of Ten Most Endangered Sites in 1996. The complex was also named an official project of Save America's Treasures for its national significance. When Bergen County ultimately proposed demolition, the Historic Sites Council voted unanimously against razing the complex, which had been added to the New Jersey and National Registers of Historic Places. It was also named by the National Trust for Historic Preservation as one of the "11 Most Endangered Sites" of 2002.

In 2003, the Department of Environmental Protection upheld the Historic Sites Council's request for preservation planning at the site. In response, Bergen County reversed its decision and proposed preserving the Hackensack Waterworks and creating a passive park on its Van Buskirk Island location. The Historic Trust awarded the first of three grants (totaling more than \$1.5 million) to the County in 2008, to improve safety and arrest deterioration at the site. Subsequent grants supported development of a preservation plan and stabilization of key structures, including the distinctive smokestacks. Estimates for the next phases of work are in the millions.



Panoramic view of the New Milford Plant of the Hackensack Water Works in Oradell, Bergen County.

most of the modernist architecture in New Jersey was built after World War II. The suburban Bell Labs complex, designed by Eero Saarinen is an internationally known landmark site.

There are many reasons why motivated citizens try to preserve historic buildings but mostly it comes down to the idea that a place without a sense of its history is like an amnesiac individual. At the legislative hearing in 1987 that preceded the Historic Trust's receiving its first appropriation for matching grants, noted New Jersey historian John

Cunningham quoted John Steinbeck's Tom Joad poignantly asking in *The Grapes of Wrath*, "How will we know it's us without our past?"

Thankfully, most of us are not as dislocated as the Great Depression era migrants Steinbeck described in his iconic novel. We do not face the necessity of leaving behind everything we know in order to relocate to survive. Rather, we live in a society that is prone to erasing the past, one that too often fails to see the eloquence in its relics. If we do not treasure and save them, how will our children know who they are? How will any of us?



*Any understanding of the
world must begin at home –
or end there.*

*-Siegfried Lenz,
The Heritage, 1978*



Grant Programs of the New Jersey Historic Trust

Origins of the Trust

The New Jersey Historic Trust, like much of the administrative infrastructure of the historic preservation field, was born in the 1960s. The 1963 demolition of the monumental McKim, Mead, and White-designed Pennsylvania Station to make room for a new Madison Square Garden in New York City appalled many and became a rallying symbol for preservationists. With the Interstate Highway System dissecting American cities, and urban renewal projects obliterating neighborhoods around the country, the National Trust for Historic Preservation launched a mid-decade campaign for a federal historic preservation program. This push led to passage of the National Historic Preservation Act of 1966, which reimagined the National Register of Historic Places and created state historic preservation offices. The federal legislation included the process known as “106 review,” (named for a section of the law) which subjects all federally-funded undertakings to review for their impact on resources included in the National Register.

The New Jersey Legislature followed close on Congressional heels with a bill in June 1967, establishing the

Historic Sites Council (HSC) and the New Jersey Historic Trust.²

The Council consisted of eleven “citizens of New Jersey, or persons otherwise associated with the state, who are known for their competence and experience in connection with historic sites preservation and related areas.” Appointees to the Council included the Trust, and a gubernatorial appointee from the State House Commission -- the body that oversees the management of state-owned property -- and five *ex officio* members: the State Treasurer, heads of the Departments of Education and Conservation and Economic Development, the state Librarian, and the Chairman of the Parks, Forestry, and Recreation Council.

While there was some early confusion about the difference between the Council and the Trust, most interested parties realized that the council was intended to advise state government on historic preservation matters, while the Trust was an autonomous body

² As if to confirm the Trust’s roots in the spirit of the 1960s, the bill’s lead sponsor, Senator Mildred Barry Hughes (D-Union County), was the first woman elected to a seat in the legislature’s upper house.

authorized to “accept money, properties, [and] bequests,” as Trust minutes described the mission in early 1970. Within a few more years, the HSC became the formal reviewer of

projects encroaching on the properties listed on the national and (after 1970) state registers of historic places, of which by mid-decade there were already roughly 250.

Early Years

It took the Trust somewhat longer to find its footing. In the late 1970s it launched two programs that continue to aid its mission to preserve New Jersey’s historic resources.

First, in September 1978, the New Jersey Conservation Foundation passed along to the Trust an easement it had accepted the previous year on a property in Chatham Township known as Boisaubin Manor.³ Described by the *Star-Ledger* as the first historic preservation easement in New Jersey, the arrangement enabled the owners of the property (who also granted a conservation easement on land adjacent to the building, which the

Conservation Foundation kept) to live in the building while it was protected from development or unsympathetic renovation.

In the mid-1980s, the Trust took the first two easements in its own right: façade easements for the Segal Building in Atlantic City and on a group of eighteen row houses on Berkeley Street in Camden. The Trust’s perpetual easement program was guarding fifteen properties by early 2013.

Second, in 1979, the Lillia Babbitt Hyde Foundation granted the Trust \$10,000 (equivalent to nearly \$35,000 in current dollars) for an emergency loan program. The following year it received a one-time appropriation of \$12,000 through the Department of Environmental Protection that enabled it to add small grants for urgently needed work on significant historic sites to the loans it made with the Hyde Foundation funds.

The first groups to receive Trust loans

³ Easements are contractual agreements wherein property owners cede to another party some right of use of their property. In conservation easements, of which historic preservation easements are a variant, the right to subdivide or build on a property is typically separated from other rights of ownership for the purpose of protecting a natural resource. A historic preservation easement usually obligates the owner to maintain the property and obtain prior approval from the holder of the easement for any alterations. Income, estate, and other tax benefits often accrue to the donors of such easements.

were the Van Harlingen Historical Society in Montgomery Township, Somerset County, and the Mountain Lakes Historical Society in Morris County. The Somerset County group got a three-year loan for structural repairs to a Dutch farmhouse from the 1750s, which served as its headquarters. The Morris County organization used a six-month loan to move a late 18th Century farmhouse out of reach of a developer's wrecking ball.

The Trust's first grant went toward repair of a wooden pavilion on the Toms River in the tiny Borough of Island Heights in Ocean County. The Trust still offers emergency loans, but it suspended its emergency grants in September, 2009, for lack of a means to replenish the program's account.

The New Jersey Historic Trust came into its own in the mid-80s. A 1986 article in *New Jersey Monthly*, called "A State of Ruins," is often credited with galvanizing the state's historic preservation movement by painting a bleak picture of the condition of many of New Jersey's historic treasures. But the middle of the decade generally witnessed increased activity in preserving historic properties in New Jersey.

For example, in 1984 the Legislature reconstituted the Trust, separating it from the HSC, and in 1985, after almost two decades of agitation from trustees, began giving it a direct state appropriation for staffing and administration. In 1986, the Legislature revised the municipal land use law to allow municipalities to create local historic preservation

Preservation of historic sites means the places . . . where the past can be shown for the education of the public. But it is also something broader. It includes all aspects of New Jersey: its rural landscape and its cities, its individual buildings, the neighborhoods where people lived, played, and worked. Historic preservation is an environmental issue and a quality of life issue as well as a historic issue."

-Constance M. Greiff, at a public hearing before the Assembly Energy and Natural Resources Committee and the Subcommittee on Government Operations of the Assembly Appropriations Committee, "300 Years of New Jersey history -- preservation or destruction," April 27, 1987

commissions. The *New Jersey Monthly* article was as much a reflection of the growing movement as a catalyst of it, and the Trust has always seen itself as part of this movement. A key feature of its success over the years, as described below, is the many partnerships it has sustained.

Considerable public money was being spent on historic properties by the 1980s, but it was haphazard. In fiscal 1987, for example, the Department of Environmental Protection received supplemental appropriations from the legislature totaling nearly \$2.1 million for nineteen properties.⁴ With the question “Is New Jersey committing historical suicide?” raised by *New Jersey Monthly* as a backdrop, Assemblyman Rodney Frelinghuysen (R-Morris) led a search for a way to end this unsystematic pork barrel approach to funding the preservation of historic properties. In April, 1987, he was joined by Assemblywoman Maureen Ogden (R-Essex) in convening a public hearing called, “300 Years of N.J. History – Preservation or Destruction,” at which

more than 40 historians and preservationists testified to the urgent need for a major state initiative to help preserve New Jersey’s historic resources. After the hearing, with the assistance of Senator John Lynch (D-Middlesex), \$25 million for historic preservation was added to a Green Acres bond issue (the state’s sixth since 1961) that was already working its way through the legislative process. Preservationists eagerly joined a coalition called New Jersey Citizens for Green Acres, Arts, and Historic Sites that was promoting the \$100 million bond referendum.

⁴ This is equivalent to more than twice this amount in current dollars, based on the price of a bundle of consumer goods: approximately \$4.3 million. But there are many ways to look at the current value of past dollars. As a proportion of the fiscal 1987 state budget, which was less than 30% the size of the fiscal 2013 budget, \$2.1 million is more like almost \$7 million today.

The First Decade

The New Jersey Green Acres, Cultural Centers and Historic Preservation Bond Act of 1987 was approved in November, with over 62% of the vote. It inaugurated a ten-year period during which the Trust was funded by a comparatively modest portion of large bond sales authorized by the voters for a range of open space acquisition and conservation purposes. The \$25 million for historic preservation (\$22 million for matching grants, no more than half of which could go to state-owned properties, and \$3 million for a revolving loan fund) included in the 1987 bond issue was completely unprecedented, and it

focused national attention on New Jersey. Pennsylvania soon followed in creating a bond-funded bricks and mortar historic preservation program.

The law specifies that the Historic Trust is to administer the new program, but the Trust at the time was a group of volunteers with a small bank account and a consultant under contract to prepare a three-year plan for the organization. It had no staff and no office. Despite these handicaps, and with the help of the State Historic Preservation Office, then known as the Office of New Jersey Heritage, it got right to work.

The Moshe Bayuk House

The story of the Bayuk House in Pittsgrove Township begins in 1881 in Bialystok, Russia, when a 30-something Jewish lawyer named Yehuda Moshe Bayuk was arrested during a sweep of the largely Jewish city that followed the assassination of Czar Alexander II. Upon his release, Bayuk made plans to leave for the United States. But rather than follow the immigrants who were moving to cities, he joined a movement called Am Olam (Eternal People), which maintained that the path to Jewish spiritual renewal and political normalization lay in agriculture.

Am Olam adherents settled in several western states, but their most long-lived efforts were in southern New Jersey, and their most successful New Jersey undertaking was the Alliance Colony. Founded in 1882, the Colony was named for Alliance Israelite Universelle, a French organization that aided its efforts. Alliance soon spawned other Jewish settlements in Rosenhayn, Carmel, and Vineland. Moshe Bayuk, a leader of the community, built his house in 1899. It is one of few remaining buildings, and the last residence from the Alliance Colony. Vacant for many years and slated for demolition, it was purchased in 2005 by the Jewish Federation of Cumberland, Gloucester, and Salem Counties. In partnership with the Alliance Colony Foundation, the Federation hopes to establish an Alliance Heritage Center headquartered at the Bayuk House, and incorporating a surviving synagogue and a Jewish cemetery.

In 2008, the Trust awarded two grants in support of the preservation effort. A planning grant developed a schematic design for the center, including signage, and a study program. The second, a major stabilization grant for the rehabilitation of the house, has yet to be matched. The building remains in poor condition.

The 1990 Capital Needs Survey

The 1987 bond act required the Trust to “conduct a survey to assess the need for historic preservation projects,” which it launched in early 1989 – after legislation in 1988 provided the funding. The results came as a surprise to many. The capital needs in excess of \$388 million⁵ that it identified were frequently described as “astounding.” But it soon became clear to those who worked with the returns that it was actually an underestimate, probably a significant one, for at least three reasons.

First, the Trust did not reach all eligible entities. It sent out nearly 2,500 questionnaires to organizations that owned or managed historic sites, although the state has more than 2,500 historic sites. The surveyors probably found most of the publicly owned sites⁶ (though at the time of the

canvass, the Department of Environmental Protection could not say precisely how many historic structures it owned).

Sites in the hands of non-profit organizations were harder to identify. The survey chose a representative historic district in each county and added properties owned by non-profit organizations in those districts to the master list as a precaution, but there was no telling how many eligible properties were not even surveyed. Sites in private hands were not eligible for Trust grants or loans, so they were not surveyed at all.

Another reason the \$388 million figure was probably low was the rate of return of the questionnaires. The survey received 349 responses, a reasonable 14% return for surveys of this kind. A dozen sites that returned the questionnaire gave no cost estimates, so their costs are not included in the \$388 million. More significantly, there was no way to estimate the capital needs of the historic sites that did not answer at all. Common sense suggests they had to be considerable.

⁵ Using the Consumer Price Index as a measure of inflation, this is equivalent to over \$700 million in 2014.

⁶ State-owned historic sites were at the center of this, roughly half the \$388 million in the survey. Though they were subject to limits, state-owned sites received grants until 1997. They were not eligible for Garden State Preservation Trust grants. In 2006, New Jersey voters amended the state constitution to devote a portion of the corporate business tax to public land management for recreation and conservation purposes. The amount is capped at approximately \$15 million annually until 2016, when the cap rises to roughly \$32 million. Spending began in fiscal year 2007. As of July 2011 (the most recent data

available), the Department of Environmental Protection had spent over \$45 million on historic sites, approximately 60% of the total spending on capital projects for parks, forests, and wildlife management areas.

The last reason lay in the accuracy of the responses. Anyone who has been involved with a construction project – even of modest size – knows how difficult they are to estimate. A number of the larger cost estimates were prepared by professionals. But most were not. Many were clearly too modest. Dozens were \$5,000 or below. More importantly, when Trust staff and board members began scrutinizing the responses, they noticed that most of the project estimates were for immediate needs, and few included any long-term costs

One cannot fault the stewards of these historic properties for failing to estimate long-term needs when they were busy dealing with the pressing problems of maintaining old buildings, but the upshot was that as large as \$388 million seemed at the time, the figure was far too low. A more accurate number might have neared \$1 billion.

We will never know how much the 1990 survey missed. What it found was clear proof of what historic preservation advocates had been maintaining for years. Not only was the need great for funds to repair and renovate historic properties in New Jersey, but the range and variety of historic resources in the state was breathtaking. A few examples from the survey will suffice.

- Lucy, the 65-foot-tall elephant built of wood and tin to promote 1881 real estate sales in the Atlantic City vicinity, was said to need \$200,000 for mechanical and electrical systems and painting. To date, it has received more than twice that from the Trust.
- In Salem City, the prominent Gothic Revival First Presbyterian Church, built in 1845, budgeted \$61,000 for a slate roof. It has received almost \$450,000 in Trust grants.
- The *circa* 1800 vernacular Gilder House in Bordentown, boyhood home of the important New York journalist Richard Watson Gilder, is a key building in the Bordentown Historic District. It was given to the city on the condition that it serve the community as a library or museum. Trustees of the Bordentown Historical Society estimated a need for \$172,000. To date the building has received \$228,706 in Trust grants.
- Allaire Village in Wall Township, Monmouth County, a living-history museum that interprets a pre-Civil War iron works and other aspects of the

early industrial era, identified over \$7 million in structural repairs, renovation, and archaeological research. In an updated survey the Trust conducted in 2012, Allaire identified \$1.8 million in restoration needs.

- In New Brunswick, the Georgian stone farmhouse erected in 1760 by Henry Guest, an associate of John Adams and Thomas Paine, estimated \$340,000 for major exterior repairs.
- The Jacobus Vanderveer House in Bedminster Township, Somerset County, reported a need of \$53,000. To date the Trust has awarded more than \$378,000 for work on this Federal-style dwelling that housed General Henry Knox during the winter of 1778-79 while he commanded the Continental artillery camped in the nearby village of Pluckemin. The project has also received nearly \$461,000 from the Somerset County Historic Preservation Grant Program.
- In Morristown, the Morris County Park Commission estimated work in the order of \$79,000 at Historic Speedwell, where Samuel F.B. Morse and

Alfred Vail sent a message along three miles of wire in what is widely considered the first successful demonstration of the telegraph. To date the Trust has funded over \$115,000 in work at this site, the birthplace of the communications revolution, with another \$2.25 million in work still needed.

- In Passaic County, the Dey Mansion in Wayne, one of the finest examples of Georgian architecture in New Jersey, served as Washington's headquarters in 1780. The estimate of nearly \$127,000 for roof, plaster, and other repairs is far surpassed by the over \$690,000 the Trust has awarded the property to date.
- The Chinkchewunaska Chapter of the Daughters of the American Revolution estimated \$10,000 for repairs to its headquarters, the Van Bunschoten Museum, a 1787 Dutch farmhouse in Wantage Township, Sussex County. The organization has received \$31,133 for planning and repairs.

The Trust issued a report on the survey in 1990, noting that between the range of resources New Jersey had and the level of need for funds,

“additional solutions” for financing historic preservation were necessary. “Bond issues,” it asserted, “cannot and should not be the sole source of preservation assistance.” It called for dedicating a larger proportion of future bond issues to loan funds with more flexible criteria. It urged a separate source of funds to provide loan guarantees to the private sector, and it proposed various tax incentives, including an income tax credit and

several forms of property tax relief for historic buildings in private hands. The report also highlighted the needs of state-owned historic properties, noting that a stable source of funds for the state’s natural and historic resources had been “before the legislature for the past few years.” It pointed to user and leasing fees as devices the state could better use.



Clockwise from top: Lucy the Elephant (Margate, Atlantic County), Allaire Historic Village (Farmingdale, Monmouth County), and Dey Mansion (Wayne, Passaic County).

New Jersey Bond Act of 1987

While the survey was underway, the Trust worked out its plan for matching grants, the main element of which was that it would divide the \$22 million roughly in thirds and conduct three grant rounds. When the survey results showed more urgent demand than expected, the Trust stuck to its three-phase decision, but nevertheless gave almost half of the \$22 million in the first grant round.

The first grant applications went out in the winter of 1990. The response confirmed the depth of demand that the capital needs survey had detected. The Trust received 125 applications requesting more than \$36 million, representing every county in the state and about evenly divided between the public and private sectors. The Trust estimated that the applicants represented more than \$175 million in historic preservation activity, planned or under way, and many of the sites were in such a precarious position that their survival was in question. After careful review, matching grants totaling over \$10 million were recommended to 36 projects in 16 counties. Projects ranged from modest (\$16,000 for a roof and masonry reconstruction of a mid-18th Century tavern in Camden County) to massive

(\$1.1 million for the restoration of the opulent home of the late 19th Century silk manufacturer, Catholina Lambert in Paterson).

The second- and third-round applications continued to reflect the diversity of resources and the great need for funds for repair, restoration, and rehabilitation. Ninety-three applications, requesting nearly \$28 million, reached the office in the second round, of which 21 were funded for roughly \$4.5 million, and 101 applications asking for \$31.3 million came in during the third round, of which 34 were recommended for \$6.6 million in funding.

In total, under the first bond sale, the Trust reviewed 321 projects, chose 90 for funding of more than \$20.4 million, which, it estimated, leveraged other spending at a ratio (after the one-to-one match) of more than 10 to 1, or over \$220 million. It further estimated that for every \$10,000 in Trust grants, one job was created in design or construction. The projects covered the state: from near the New York border (the Long Pond Ironworks in northwestern Passaic County and the Barrett Farm Historic Site in Wawayanda State Park) to the

Separation of Church and State?

Two Methodist churches and a Quaker meetinghouse were among the first sites recommended for matching grants from the Trust, and the question arose straightaway of why they were eligible for public funds. How is offering matching grants to religious institutions consistent with the United States Constitution?

The First Amendment to the Constitution reads, “Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof.” In 1947, the U.S. Supreme Court first held that the establishment clause applies to the states. In 1971, the court developed a three-part test for determining if a particular law or practice climbs too far up the wall dividing church from government:

- 1. Does the law or governmental action have a secular purpose?*
- 2. Does it neither advance nor inhibit religion?*
- 3. Does it foster an excessive government entanglement with religion?*

In 1992, not long after the Trust began making grants, Congress amended the National Historic Preservation Act in a number of important ways, including with respect to funding the “preservation, stabilization, restoration, or rehabilitation” of religious properties. The bill, signed by President George H.W. Bush, incorporated the Court’s standard.

The Historic Trust generally funds the rehabilitation of building exteriors and structural repairs to edifices that are architecturally distinctive, and which contribute to their communities, neighborhoods, and streetscapes. The houses of worship that have received Historic Trust grants for restoration serve as neighborhood anchors, and they are often key contributors to historic districts. The examples from the first bond’s first round are illustrative:

- The mid- 19th Century Solomon Wesley United Methodist Church in Gloucester Township, Camden County, is an African-American church associated with the community of freed slaves known as Davistown.*
- The handsome Gothic Revival Methodist Church in Pemberton in Burlington County is noted for its pointed-arch windows, a defining characteristic of Gothic Revival architecture.*
- The Quaker meetinghouse built in Randolph Township in 1758 is the oldest religious building in continuous use in Morris County. Founders of the meeting also founded the first anti-slavery organization in New Jersey. The Friends Meetinghouse and Cemetery Association of Randolph Township sponsors public programs, including a website, about the meetinghouse and historic preservation.*



From left to right: the Solomon Wesley United Methodist Church in Gloucester Township, the Methodist Church of Pemberton, and the Quaker meetinghouse in Randolph Township.

mouth of Delaware Bay (the Salem Municipal Building and the A.J. Meerwald oyster schooner moored in Bivalve).

The year 1992 marked the Trust's 25th anniversary as well as completion of the final round of the first bond funding and the launch of its revolving loan program, authorized in 1987 and set up by the Legislature in 1991. The funds were loaned - at rates up to 4% - to government agencies and nonprofit organizations for preservation, improvement, restoration, rehabilitation, and acquisition of properties that met eligibility criteria for the NJ Register of Historic Places. The first loan under the program was made to the First United Methodist Church in Mount Holly.

During the Trust's silver anniversary year, the voters of New Jersey approved another multipurpose bond issue: the Green Acres, Clean Water, Farmland and Historic Preservation Bond Act of 1992. With turnout enhanced by the three-way Presidential contest that saw incumbent Republican George H. W. Bush vying with Democratic Governor of Arkansas Bill Clinton and independent Texas businessman H. Ross Perot, it passed with more than 72% of the vote: nearly a 3-1 margin. The \$345 million initiative included \$25 million for historic preservation matching grants. Augmented by an additional \$10 million from a third bond vote (the Green Acres, Farmland and Historic Preservation, and Blue Acres Bond Act of 1995), the Trust conducted another three competitive matching-grant rounds.

The Bond Acts of 1992 and 1995

During its three grant rounds from 1995 to 1997, the Trust awarded \$31.7 million to 91 projects representing all 21 counties. They reflected the great range of historic properties in New Jersey, and again, a couple of examples will suffice. Four lighthouses in southern New Jersey together received more than \$1.75 million. Paulsdale, the mid-19th Century farmhouse that was the childhood home of women’s rights pioneer Alice Paul, received funds for exterior restoration.

NJ Historic Trust Scorecard 1990-1997

Applicants	576
Requests	\$182.8 M
Funded	182
Awarded	\$51.7 M
Funded Projects	148
Municipalities	98
Counties	21
Award Range	\$10,000-\$1.25 M

Two unique courthouses received funds under the second bond sale: the early-19th-Century Hunterdon County Courthouse, which was the scene of the 1935 trial of the Lindbergh baby kidnapper and briefly became the

focus of international attention; and the magnificent Essex County Courthouse, designed in 1904 by architect Cass Gilbert.

With the 1997 completion of the three funding rounds supported by the 1992 and 1995 bond sales, the Trust reached a crossroads. The organization was 30 years old and its bond-funded programs were ten years old. It had given grants totaling nearly \$52 million in a decade. Matched one-to-one, a Rutgers University study released that year estimated that the Trust’s grants leveraged over \$400 million in additional economic activity.

But the funds for matching grants were exhausted. The Trust launched two programs in the mid 1990s that had some potential to generate revenue, but neither was capable of supporting a multi-million dollar grant program. A joint venture with the National Trust for Historic Preservation, called “New Jersey Legacies,” through which owners could donate to the Trust a home that it would resell with a preservation easement, began in 1995. A “Discover New Jersey History” license plate went on sale in 1996, from which proceeds could be designated for grants.

The Garden State Preservation Trust Period

Historic preservationists and open-space advocates first worked together during the campaign for the 1987 bond issue. They reunited twice in support of the subsequent open-space bond votes before joining forces again in 1998. In this fourth campaign, they fought for a new approach – a stable source of funds – and won. In November 1998, the voters of New Jersey approved a constitutional amendment which dedicated \$98 million a year from sales tax revenue to open space, farmland, and historic preservation for the period from 1999 to 2029.

This was a difficult fight. Governor Christine Todd Whitman had

advocated an increase in the gasoline tax, but she was thwarted by the legislature. Public finance experts tend to oppose dedication of general tax revenues to specific programs because it limits the flexibility of subsequent legislatures. Advocates argued that voters who resist 2:1 tax increases in general will support dedicating revenue to specific purposes, such as land acquisition and historic preservation.

Their argument carried the day when the ballot measure passed by a 2-1 margin, and the legislature protected itself by the way it structured the funding. Proceeds from the first ten years of sales-tax dedication (1999-

From the Preamble to the Garden State Preservation Trust Act of 1999:

The Legislature finds and declares that enhancing the quality of life of the citizens of New Jersey is a paramount policy of the State; that the acquisition and preservation of open space, farmland, and historic properties in New Jersey protects and enhances the character and beauty of the State and provides its citizens with greater opportunities for recreation, relaxation, and education....

The Legislature further finds and declares that there is an urgent need to preserve the State's historic heritage to enable present and future generations to experience, understand, and enjoy the landmarks of New Jersey's role in the birth and development of this nation; that the restoration and preservation of properties of historic character and importance in the State is central to meeting this need.

2009) were devoted to new open space, farmland, and historic preservation projects while the revenue over the following 20 years (2009-2029) was set aside for debt service on the bonds issued during the first decade.

To implement the program, the legislature created the Garden State Preservation Trust (GSPT). Most of the attention went to open space acquisition, which was portioned the largest share of the money. After all, Governor Whitman had made the conservation of an additional million acres a centerpiece of her 1998 campaign for reelection. But the preamble to the law creating the Trust, which expressed the public policy vision for the entire program, declared that “enhancing the quality of life” was a “paramount” public policy, and that meeting the “urgent need to preserve” historic sites was a means to that end.

For the New Jersey Historic Trust, the GSPT meant \$60 million – \$6 million a year over ten years – slightly more than the \$57 million for matching grants it had received in the previous decade under the three earlier bond issues. Because a survey the Historic Trust conducted had shown a desire on the part of constituents for planning grants, it created a new category of grants with the GSPT funds: Historic Sites Management grants of \$5,000 to \$50,000 for

assessment and planning. The Historic Trust also broke its capital grants into two categories by size. Level I was for undertakings up to \$50,000; level II for larger projects up to \$750,000. This represented a lower ceiling than previously, in order to distribute the funding more widely. In the earlier funding rounds, a dozen projects of \$800,000 or more had used up 25% of the available money.

Grant applications were distributed in early 2000 and the responses were again reminders of the two salient facts about the historic preservation movement in New Jersey: the state’s historic resources displayed a marvelous variety, and there was a deep need for financial help restoring and rehabilitating them. One hundred fifteen applications requesting \$31.5 million in grants reached the office from all but one of New Jersey’s 21 counties during the first GSPT funding round, of which 50 projects in nineteen counties were recommended for \$12.3 million in funding. There was a new wrinkle under the GSPT. Previously, the Trust’s recommendations had gone directly to the legislature for the development of a bill authorizing funding for the grants; now the Historic Trust’s recommendations went to the Garden State Preservation Trust, which had power to remove sites, but not to add them. It was the

Church of the Presidents

St. James Chapel, located in the Elberon section of Long Branch, was constructed in 1879, when the area was the East Coast's most fashionable resort. Its principal benefactors were railroad car manufacturer newspaper publisher George Pullman, newspaper publisher George W. Childs, and financier Anthony Drexel. The chapel became known as the "Church of the Presidents," due to its association with seven U.S. presidents who were known to have worshipped there. Its Shingle Style cruciform structure, which has not been altered since its tower was added in 1895, was designed by William Appleton Potter, former supervising architect of the United States Treasury.

The chapel was a casualty of the Great Depression, with membership falling so low by 1940 that it was deconsecrated with the intention of razing it. Friends of the chapel discovered a clause in the deed mandating that ownership revert to the original donors if the building were no longer used as a church. They located the heirs of Pullman, Childs, and Drexel and persuaded them to donate the building to the Long Branch Historical Museum Association, which was founded in 1953 for the purpose of caring for the former church. The Association operated a museum in the chapel for decades, until a structural failure, possibly caused by the manner in which the tower had been added a century earlier, forced its closing. A 2002 preservation plan estimated that more than \$2 million would be necessary to reopen the building.

Historic Trust grants in 2004 and 2008 helped stabilize the building and begin its exterior restoration, including the roof, decorative wood shingles and masonry. Grant funds from the Monmouth County Historical Commission and Save America's Treasures have supported the exterior restoration, while restoration work on the interior has yet to begin.



Church of the Presidents, before and after partial restoration.

Trust's recommended list that the legislature voted on.

Funded projects ranged from modest to monumental, and both ends of the spectrum are well-illustrated by two mid-19th-Century Italianate villas.

On the modest side lay the \$16,500 grant to the Woman's Club of Red Bank for a preservation plan for the home of Anthony Reckless, which had been the club's headquarters since 1921. Reckless was closely associated with the commercial growth of Red Bank and served as president of the state Senate during the Civil War.

At the other end of the spectrum was the \$750,000 grant to Hollybush, a National Historic Landmark property on the Rowan University campus in Gloucester County. Built by the owner of a prosperous glassworks, the Italianate villa was acquired in the 1920s by Glassboro Normal School, forerunner of Rowan, and served as the home of its president. In 1967, Hollybush attracted worldwide attention when President Lyndon B. Johnson hosted Soviet Premier Alexei Kosygin at a three-day summit conference, aimed at lessening Cold War tensions.

Since most of the Garden State Preservation Trust's funds were devoted to open space and farmland preservation, its main focus was suburban, even exurban. The law, however, called on the Historic Trust to be mindful of the cities. Cognizant of the heavily urban and industrial nature of New Jersey's past, the GSPT legislation noted that "a significant number" of "historic properties are located in urban centers," and expressed the hope that "their restoration and preservation" would "advance urban revitalization efforts." This is well aimed. It takes a lot to revive a city that has lost its economic base, of course. But, as Donovan D. Rypkema, an expert in the economics of historic preservation notes, nationwide there are few examples of successful downtown revitalization

that do not include historic preservation in the strategy.⁷

With its legislative mandate in mind, the Historic Trust strove to direct a fair share of its grants to New Jersey's struggling cities. Approximately 25% of the grants in the first GSPT round went to distressed communities, a proportion that continued over the decade. Among the urban projects were the YWCA of Plainfield/North Plainfield and the New Jersey Community Development Corp. in Paterson. The Y award was for restoration of and barrier-free access to a theater at its headquarters in Plainfield that had played roles in the labor and civil rights movements. In Paterson, the grant was for rehabilitation and adaptive reuse of the frame-fitting shop at the Rogers Locomotive Works, to house a variety of programs for recent immigrants and people leaving welfare.

The Historic Sites Management grants had an immediate effect. Groups with projects large and small began applying for historic structure reports and preservation plans to guide their rehabilitation efforts. In Warren County, for example, 8 of 15 sites that received matching grants for capital improvements during the Garden

⁷ Rypkema, Donovan D., *The Economics of Historic Preservation: A Community Leader's Guide* (Washington, D.C.: National Trust for Historic Preservation 2005.) P. 62.

State Preservation Trust years, received prior management grants. Projects touched on many aspects of the history of Warren County. They included a stretch between two locks of the Morris Canal, the towpath, and a locktender's house in Allamuchy Township, the two-story brick schoolhouse built in 1869 in Port

Colden, Washington Township; and the Gothic Revival St. Luke's Episcopal Church in Hope Township.

The active period of the Garden State Preservation Trust was scheduled to end 2009, but after being extended twice, it ran until 2012. In 2007, voters approved a one-year, \$200

Hinchliffe Stadium

Built in 1932, the 10,000-seat Hinchliffe Stadium served Paterson's need for an outdoor arena for nearly 75 years. In addition to hosting high school athletics, the horseshoe-shaped stadium was a site for concerts and professional and semi-professional sports. In an era of segregated sports, Hinchliffe hosted games for the Negro National League, considered the premier African-American baseball league of its day.

In 1997, the Paterson school board closed the stadium, unable to afford its maintenance and operation. When proposed for demolition, Preservation New Jersey named Hinchliffe one of New Jersey's Ten Most Endangered Historic Sites. A friends group formed in 2000 and nominated the site to the New Jersey and National Registers of Historic Places. New leadership in the school system developed an ambitious master plan for upgrading the Paterson schools, including improvements to the stadium.

In 2009, the Historic Trust funded a Historic Structure Report that identified priorities and assess costs of repairs. Later that year, the voters of Paterson approved bonds to restore the stadium, and the National Trust for Historic Preservation featured it on the cover of its membership magazine, Preservation. The National Trust also listed the stadium as one of its "11 Most Endangered Historic Places," prompting neighboring public school students of to raise matching funds toward the Historic Trust's grant. In 2011, the Historic Trust awarded a \$500,000 capital grant for the first phase of the stadium's restoration. In a nearly complete reversal of fortune,, in March 2013, Hinchliffe was designated a National Historic Landmark, as an exceptional example of a Negro league ballpark.



Historic view of Hinchliffe Stadium (left), and volunteers cleaning the stadium walls (right).

million measure, from which the Trust was allocated \$6 million. In 2009, New Jersey voters approved further spending on open space, farmland, and historic preservation, despite the deep recession that had set in. They approved a \$400 million bond issue for two more years. The Historic Trust was allocated \$12 million from this second stop-gap measure, bringing its total during the GSPT's thirteen-year period to \$78 million. Under the GSPT, the Trust continued its record of building alliances and supporting the extraordinary range of historic sites and resources throughout the state. It gave 549 grants to 398 properties in over 200 municipalities representing every county. Some examples:

- Sts. Peter and Paul Orthodox Church in Jersey City is not only an important element in the Paulus Hook Historic District, it is a symbol of New Jersey's rich ethnic history. Built in 1853 as the home of a Dutch Reformed congregation, the Gothic Revival sanctuary was remodeled with onion-dome cupolas, Russian crosses, and other details by the Russian Orthodox congregation which purchased it from the Calvinists in 1907. Trust grants have helped with the multi-phased effort to restore the exterior to its appearance soon after the

A building does not have to be an important work of architecture to become a first-rate landmark. Landmarks are fashioned by those who encounter them after they are built. The essential feature of a landmark is not its design, but the place it holds in a city's memory. Compared to the place it occupies in social history, a landmark's artistic qualities are incidental.

-Herbert Muschamp

Orthodox remodeling in the early-20th-Century.

- The Summit Playhouse, a Romanesque Revival brick building, was Summit's first library. The picturesque slate, granite, and brick structure, built in 1891, was vacant from 1910 – when the municipality opened a new library – until 1918, when the Playhouse Association, one of the oldest amateur theater companies in the country, rescued it. A Trust grant made possible the building's nomination to the New Jersey and National Registers of Historic Places.

- Few buildings in New Jersey have a prouder connection to the Revolutionary War than the First Presbyterian Church of Elizabeth. Besides its pastor, James Caldwell, many figures who played important roles during the war years were congregants of “Old First,” and are interred in the church’s burial grounds, which Trust grants helped restore. Two prominent members of the founders’ generation, future bitter 19th century rivals Aaron Burr and Alexander Hamilton, were students at the academy associated with First Presbyterian before the War for Independence.
- The oldest continually operating school building in New Jersey, District Schoolhouse 98 in Stockton, was built in 1872 and enlarged a decade later. The vernacular Victorian building was stabilized, restored, and painted in late-19th-Century colors with a Trust grant. The work was based on a preservation plan also funded by the Trust.
- Cadwalader Park was designed beginning in 1888 by famed landscape architect Frederick Law Olmsted. It is Trenton’s

oldest and largest park. Olmsted’s main trademarks – gently rolling terrain interrupted by curved paths and roads, and naturalized tree and shrub plantings – are visible in these 105 acres. A Trust-funded management plan is guiding restoration of the park’s resources, which include an 18th-Century cottage, a mid-19th-Century-mansion, and two early 20th Century Arts and Crafts-style buildings, one of which was restored with Trust support. A Trust grant has also supported preparation of a walking tour and improved signage.

The New Jersey Historic Trust offered its first matching grants for the restoration and rehabilitation of historic properties – sometimes called “bricks and mortar” grants – in 1990. It offered a last group of Historic Sites Management grants in 2012. Over those years, \$134.8 million of Trust money went to every county, every legislative district, and over 200 municipalities. It aided historic properties of every imaginable kind: churches, schools, libraries, courthouses, county and municipal buildings, homes, factories, train stations, lighthouses, and Lucy the Margate Elephant.



Ribbon cutting at the Bayshore Center at Bivalve (top) and the restored A.J. Meerwald Schooner (bottom).

Some of these buildings would not have survived without Trust support. Others received new leases on life as a result of adaptive reuse made possible by Trust matching grants. Still others diluted pockets of poverty, or improved neighborhoods and streetscapes, which helped increase property values. All Trust projects gave new or improved futures to important pieces of the past. For most preservationists this is benefit enough. The refurbished buildings enhanced the quality of life in a variety of ways, but also helped new businesses form, stimulated private investment, and made a variety of other economic contributions.

Bayshore Center at Bivalve

In 1988, a small group of enthusiasts salvaged a 60-year-old oyster schooner, the A. J. Meerwald, from a Mauricetown harbor where it was mired. Today the organization, now called the Bayshore Center at Bivalve, boasts more than 2,000 members and provides programming about the Delaware Bay's maritime history and traditions to more than 50,000 people a year.

Volunteers were already restoring the 115-foot-long wooden ship for use as a sailing classroom for marine ecology, when the Historic Trust awarded a \$265,000 matching grant in 1991. The first significant funding the group had received, the grant paid for for the historic vessel report that guided the restoration and for a portion of the restoration work. A few years later, with the Meerwald under sail, the group turned its attention to finding a home port for the schooner that could also serve as a Delaware Bay learning center. In 2001, it purchased a collection of dilapidated shipping sheds and wharves, which were originally built by the Central Railroad of New Jersey in 1904, for the then flourishing oyster industry.

The Historic Trust was again able to help. It awarded two matching grants to the group, which had reorganized as the Bayshore Discovery Project. One grant produced a preservation plan for the large sheds and another helped pay for early phases of their restoration. The \$5 million project was completed in 2011. The Delaware Bay Museum in the refurbished sheds and wharves is now a significant regional heritage tourism destination in New Jersey's poorest county. The complex includes an art gallery, café, and local history and ecology resource center. Piloted by a Trust-funded interpretive plan, the museum interprets the bay's entire maritime history, including shipbuilding, oystering, commercial fishing, and recreation.

The Economic Benefits of Historic Preservation

We can debate whether economic contributions deserve equal billing with the historical and aesthetic benefits of historic preservation, but they should not be overlooked. For good reasons, the cultural benefits of preserving old buildings usually dominate the discussion. As hundreds of writers and politicians have observed over the years, all societies need history. In the United States, we need it for citizenship, for national identity, for creating binding ties among diverse populations.

The built environment, of course, is not the only window on the past that is available to us. We have libraries dense with old books, archives packed with manuscripts, and museums replete with paintings and artifacts. But buildings have a special hold on our hearts and minds.



A country without a past has the emptiness of a barren continent; and a city without old buildings is like a man without a memory.

- Graeme Shankland, British planner



Former British Prime Minister Winston Churchill is often quoted as observing that first “we shape our buildings,” then “they shape us.” It is because buildings do, indeed, “shape us” that they are unique historical documents. Only in buildings can we actually stand where the history of a place happened. Only with buildings do we experience history with all our senses. We can see history in the building materials: the wood, brick, and plaster; we can feel it in the worn door knobs or the nicked banisters; we can hear its echoes in lobbies and stairwells; and we can sometimes even smell it.

Old buildings make up the neighborhoods we want to work in and visit and the communities where we want to live. It is not going too far to maintain that our character as a civilization can be measured by the care we take of the historical architecture that we live in or near.

There is at least one other very good reason for communities to preserve their old buildings. It makes fiscal sense to do so. As Randy Mason of the University of Pennsylvania put it in a study he conducted for the Brookings Institution, “Nearly any way the effects are measured, be they direct or indirect, historic preservation tends to

yield significant benefits to the economy.”⁸

The details of this can get rather technical, and this report is not the place to rehash the dozens of studies that have been conducted in New Jersey and over 20 other states. While their methods have varied, these investigations have uniformly found that preservation pays. It does not matter how one looks at it, whether it is the job creation resulting from single projects, the cost effectiveness of downtown revitalization, the stabilizing impact that historic districts can have on neighborhoods, or the revenues generated by heritage tourism. Public money spent on historic preservation creates jobs and leverages private investment so efficiently that the final cost to taxpayers is much less than the large dollar sums suggest.

Despite a widespread perception to the contrary, experts in the field have known for at least fifteen years that preservation pays. Just as the New Jersey Historic Trust was a pioneer among state programs funding capital improvements to historic properties, the Trust was also a path breaker in studying the economic impact of public support for historic preservation.

⁸ Mason, Randy, *Economics and Historic Preservation: A Review of the Literature*. (Washington, D.C.: The Brookings Institution, Metropolitan Policy Program 2005.)



Cities that ignore their historic preservationists and do not pay attention to the revitalization and economic development that can follow from their efforts are almost certain to suffer a dollar loss.

*-Arthur Frommer,
Travel Writer*



One of the first empirical studies of the subject was conducted in the late 1990s by the Center for Urban Policy Research at Rutgers. Funded by the New Jersey Historic Trust, the researchers, led by Professor David Listokin, found that Trust grants leveraged more than seven dollars in total preservation activity for every grant dollar expended. The tax gains from this amount of Trust-supported rehabilitation, combined with enhanced tax revenues from increased heritage tourism, “significantly reduce” the net cost “to New Jersey taxpayers” of the Historic Trust’s matching grants.

There are many aspects to the economic argument for historic preservation, but the basic takeaway is that building tomorrow’s desirable neighborhoods and attracting tomorrow’s jobs need not entail sacrificing yesterday’s buildings.

The first thing that most social scientists look for to measure economic impact is job creation. Research suggests that historic preservation spending creates more jobs per dollar than new construction, principally because rehabilitation is labor intensive. As proportions of a total project, a greater amount in a restoration project is spent on labor (up to 70%, mostly local) than in new construction, where a comparatively larger amount is spent on materials, many of which come from a distance.

Another study by Listokin found that in New Jersey, \$1 million in non-residential historic rehabilitation spending generated 38.3 jobs nationally and 19.3 in-state. Comparable figures for non-residential new construction were 36.1 and 16.7. The Historic Trust's own data are more conservative than this, but they still show considerable job creation from preservation spending. As of mid-March, 2013, the Trust had 531 completed projects on its books, from which professional job creation data had been collected for 164, and trades and construction job data for 161. These projects, in which the Trust had invested \$44 million, and which represented \$135 million in total costs, generated 977 professional jobs and 3,831 trades and construction jobs. Studies have shown that \$1 million dollars of building rehabilitation adds more jobs and more household income

than does \$1 million dollars of typical manufacturing production.

Thirteen of New Jersey's 21 counties operate their own historic preservation grant programs. None collects job creation data, although, as one respondent wrote to the Trust, the typical project in Monmouth County "keeps smaller craftsmen busy for the time of the project," which is exactly the kind of impact that economists consider most efficacious. The tradesmen are local. They pay taxes on the income they earn, and their households pay sales tax on the additional goods and services they buy with the earnings. The workers also buy tools and supplies for their jobs, on which they pay sales tax. This additional consumption in turn increases the income of the vendors from whom the goods and services are purchased. Their added income is taxed, and they pay sales taxes on their increased consumption.

The county grant programs are a mixed bag. Some have been in operation since the late 1990s, while one started in 2012 and another in 2013. Some require matches, some do not. The matching percentages vary. Some counties accept the dollar value of services donated by volunteers as part of the match, others require all-cash matches. In total, the counties have granted roughly \$80 million to more than 250 historic preservation

projects. Many projects, for example the Christoffel Vought House in Hunterdon County's Clinton Township and the First Presbyterian Church of Elizabeth in Union County, have received both New Jersey Historic Trust grants and grants from their counties.

There is synergy between the Trust and the counties, regardless of precisely how many projects get grants from both levels of government. Property values are locality dependent. Who has not heard that the three rules of real estate are "location, location, location?" When a building is neglected, its neighbors suffer too. Disuse and decay are contagious. Contrariwise, when a building is refurbished, its neighborhood benefits. Reinvestment in historic buildings helps revitalize depressed areas. It reduces vacancy rates, attracts new business, and enhances the local economy.

The same benefits are found in residential areas. When homes are updated, property values rise. Rehabilitation spurs rehabilitation in a virtuous cycle. The more renovated properties in an area, the more interested lenders there are likely to be. Competition among potential lenders results in better loan terms. Cheaper loans mean higher appraisals, which in turn make yet more credit available, enabling more

restorations. Studies show that restored buildings appreciate in value more quickly than either new or unrestored buildings. When any part of the public sector invests in the renovation of a historic building, it helps other components that do the same thing. Stabilizing property values in an area attracts more investment, helping to maintain or to enhance tax collection.

Many studies show that property values rise faster in historic districts. At worst, the returns are neutral. No serious investigation has found a negative effect on property values from historic designation. In 2000, Professor Listokin from Rutgers found that in both Texas and New Jersey, historic designation was associated with small but real property value increases.⁹

Each building project is unique, so there is no absolute standard for determining whether preservation or new construction is cheaper. In the short term, a low-cost new building is probably the cheaper alternative. But a high-quality new building will usually be more expensive than rehabilitating an old one. If no demolition is required, the range is between 12% less and 9% more for

⁹ Listokin, David and Michael I. Lahr, "Economic Impacts of Preservation in New Jersey and Texas." *Forum Journal*. Vol. 14, No.3 (Spring 2000.)

rehabilitation. The usual savings of rehabilitation over new construction is around 4% for a major rehabilitation and more if less rehabilitation is necessary. Rehabilitation over new construction represents a large cost saving if demolition costs are included.

When other energy cost savings and other environmental factors are considered, the savings grow even more.

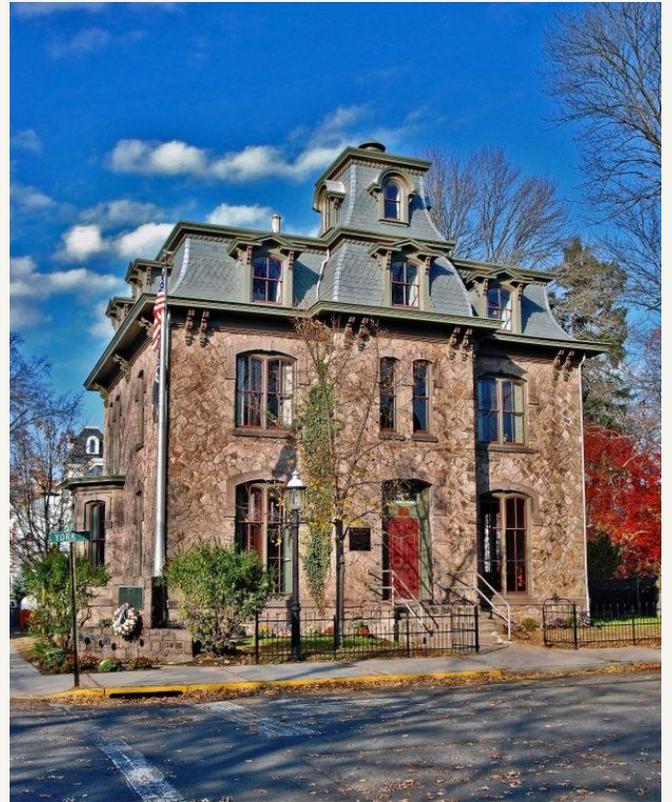
The Department of Defense, for example, has found that rehabilitating its buildings and modernizing their energy systems is cheaper and more energy-efficient than building new.

Preservation pays, however one looks at it.

Lambertville City Hall

The elegant Second Empire style building that is home to Lambertville city government was built in 1871 by lawyer and future mayor Alexander H. Holcombe, a descendant of Lambertville's first family. Purchased by the city in 1950, it has housed many civic functions, including the clerk's office, police department, municipal court, and the tax office. For several years, the second floor was home to the public library. It is a contributing element to the Lambertville Historic District, which was listed in 1983 on the New Jersey and National Registers of Historic Places.

In 1999, when the city was seeking a new location for the police department, it considered selling the Holcombe House, until residents persuaded the town fathers to renovate the building instead. A 2001 planning grant from the Historic Trust resulted in a preservation plan for the structure. The first phase of the plan's implementation was completed with the benefit of a 2004 Historic Trust grant of \$486,000 that enabled re-pointing of the building's stonework, restoration and repair of windows, and installation of a new slate roof.



Heritage Tourism

The most direct payoff from historic preservation comes from heritage tourism.

Close to 40% of the American public takes at least one trip a year of over 50 miles from home that includes visiting a historical or cultural site, according to one recent study. Research consistently shows that cultural and heritage tourists spend more money and stay longer than other travelers. A recent study by the Mandela Group calculated that cultural and heritage travelers spend on average 60% more on their trips than do non-cultural and non-heritage travelers.¹⁰

These visitors are looking for a sense of being *someplace*, not just *any place*, and nothing conveys a sense of place better than old buildings and neighborhoods. Not only do historic buildings make for places where people want to live, they make places they want to visit, too. The well-known travel advisor Arthur Frommer suggests that when a city has no recreational attractions, it will draw visitors only if it has preserved some of its past.

¹⁰ Mandela Group, “Cultural & Heritage Traveler Study” (2013.)

A report commissioned by the Historic Trust, called “Tourism Economics: The Economics and Fiscal Impacts of Heritage Tourism in New Jersey,” recently demonstrated that heritage tourism generated \$2.8 billion in visitor spending in New Jersey in 2012. This is 8% of the total economic impact of New Jersey’s enormous tourism industry. Using a sophisticated economic model, the authors estimated that heritage tourism produced more than 37,500 jobs in New Jersey and generated \$335 million in state and local tax revenues, easily repaying the comparatively modest investment the state makes in support of preservation activities.¹¹ A larger investment in heritage tourism would reap benefits that would be spread throughout the economy. The state treasury would see increased revenue. The local property tax base would grow. Small businesses would sell more goods and services.

Tourism is a larger proportion of Cape May County’s economy than of any other county in the state. “Tourism Economics” calculated that out-of-town visitors spent \$240 million in 2012. Over the last 25 years, heritage tourism has become an important ingredient in the county’s economy,

¹¹ Tourism Economics, *The Economic and Fiscal Impacts of Heritage Tourism in New Jersey* (July 2013.)

Heritage Tourism in Cape May

Funding from the New Jersey Historic Trust has helped transform the tourism economy of the Cape May area. Grants totaling nearly \$2.6 million to the Mid-Atlantic Center for the Arts & Humanities and the Naval Air Station Wildwood Foundation enabled the restoration and enhancement of visitor amenities at four area landmarks.



Cape May Lighthouse

Three Trust grants totaling over \$925,000 provided roughly half of the funds to restore the 1859 Cape May lighthouse, its oil storage building, and surrounding grounds. The lighthouse has become one of New Jersey's leading heritage tourism destinations, attracting over 100,000 visitors in peak years.



Naval Air Station Wildwood

This former dive bomber training facility was established by the U.S. Navy in 1943. At war's end it was given to the County, which sold Hangar No. 1 to the air station foundation in 1997. Over \$900,000 in Trust grants helped renovate the massive wooden structure. Now an aviation museum drawing roughly 30,000 visitors a year, it boasts aircraft, military memorabilia, and interactive exhibits.



Emlen Physick Estate

The Mid-Atlantic Center began restoring the 1879 Stick Style mansion attributed to architect Frank Furness long before it received Trust funding. Trust grants helped rebuild two of the "upside-down" chimneys, restore windows, plan the air-conditioning system, and refurbish the landscape. A Trust loan underwrote restoration of the carriage house. The Physick Estate currently attracts 25,000 to 30,000 visitors a year.



Fire Control Tower No. 23

One of 15 towers built to protect Delaware Bay from incursions by German warships and submarines, the lookout opened to the public in 2009. It joined the aviation museum as a second significant World War II era heritage tourism destination in the Cape May area. The recipient of over \$570,000 in Trust matching grants, the tower near attracts 12,000 to 15,000 visitors a year.

extending the tourism season beyond the summer months, and drawing hundreds of thousands of visitors a year to the area's hotels, inns, restaurants, and shops. It is estimated that every 160 visitors adds one job to the economy. Both the Arts Center and the Air Station have been leading players in this growth, and Historic Trust funding has been essential to their success.

The grants of the New Jersey Historic Trust have contributed materially to the growth of the heritage tourism industry in our state. Cape May is an obvious example. But a pair of recent grants to collaborative projects in Camden County suggests a hopeful new heritage tourism direction for the trust. One, called "The Pathways to Freedom Tour," funded the development and marketing of an audio tour of four sites associated with

the Underground Railroad, the informal network of secret routes and safe houses that aided runaway slaves.

The other grant funded a tour linking three sites in the city of Camden, including the last home of 19th-Century poet Walt Whitman, to interpret the history of the struggling southern New Jersey city from the late 18th to the early 20th-Century. Our neighbors - New York, Pennsylvania, and Delaware - all seem to understand that investment in heritage tourism can be rewarded by large returns. They all feature robust heritage tourism marketing campaigns. By failing to capitalize on the vast potential of its heritage tourism industry, New Jersey is missing a profitable opportunity to do well by doing good.

The 2012 Capital Needs Survey

In 2012, the Trust launched a comprehensive capital needs survey to identify the state's near- and middle-term rehabilitation and restoration needs. The total came to \$751 million. When we add the \$142 million of need for improvements to visitor amenities - a critical part of accommodating and encouraging heritage tourism - the total grows to \$893 million.

The Trust undertook this survey for a number of reasons. It knew the 1997 and 1999 bond funds were dwindling. As much as it had accomplished in 20-plus years of awarding matching grants, there were many worthy historic buildings in New Jersey in need of financial help. The Trust also understood that once a property is restored, significant stewardship costs remain. It conducted the 2012 survey to collect hard data on the state of the preservation field.

The survey received responses from 483 historic properties in 353 municipalities. The summary that follows is based on the 331 entities whose responses included financial data. About a quarter of the respondents did not provide cost estimates.

More than 33% of the respondents that included financial estimates came

from the seven northern New Jersey counties of Bergen, Essex, Hudson, Morris, Passaic, Sussex, and Warren. Their needs represented 76% of the total reflected in the survey. The six central counties (Hunterdon, Mercer, Middlesex, Monmouth, Somerset, and Union) represented 43% percent of the responses and 18% of the need. The eight counties in the south (Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean, and Salem), comprised 24% of the respondents, but accounted for only 6% of the need.

Responses came from both the public and private sectors. Government represented 58% of the respondents and 81% of the need. The non-profit sector represented 42% of the respondents and 18% of the need. State government, which was not eligible for Historic Trust grants under the terms of the Garden State Preservation Trust legislation, accounted for almost \$485 million, approximately 64% of the total need in the survey.¹²

¹² The portion of the corporate business tax that is constitutionally earmarked for recreation and conservation, including state-owned historic properties, will rise in 2016 from roughly \$15 million a year to roughly \$32 million.

Proportions of Total Need Reflected in the Survey

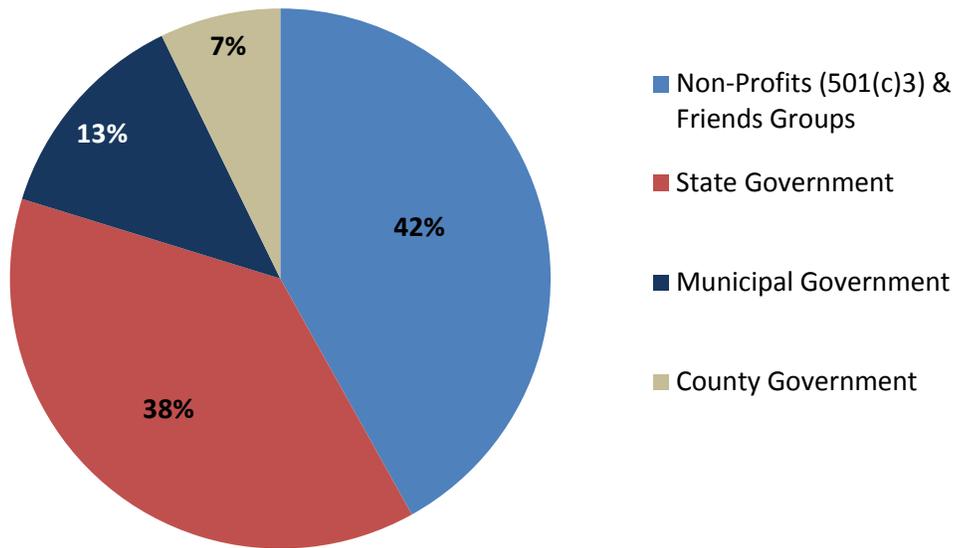
There are two main reasons behind the disproportionate size of the state government participation. One is that state government is by far the largest steward of historic property. The other is that state government agencies are in a better position to respond to surveys such as this. Three government entities, New Jersey Transit, the Division of Parks and Forestry in the Department of Environmental Protection, and Rutgers, account for 92% of the state government responses, and an equivalent amount of the need. Because these agencies own so many historic properties, they are motivated to participate in the survey. They were also more likely to be aware that a sister agency was conducting such a survey, and more likely to have someone equipped to submit the requisite material.

The property types reflected in the survey cover the entire range of historic resources in New Jersey: churches, schools, factories, transportation terminals, residences, and public buildings. Their current uses, included, for example, 38 train stations, 17 libraries, 15 community centers, 13 houses of worship, and 12 offices – not to mention the dozens of museums and historic sites.

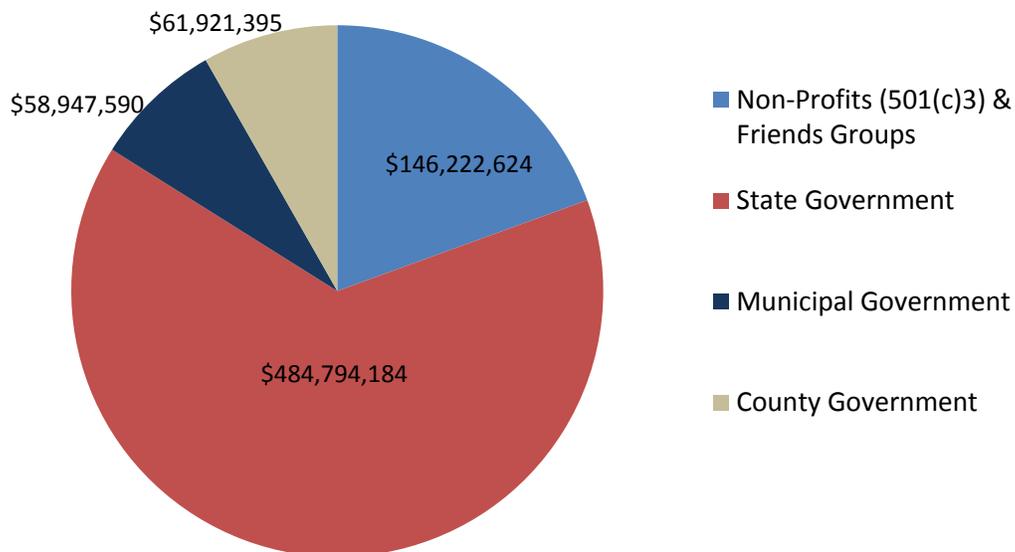
The \$751 million figure is roughly consistent with the inflation-adjusted 1990 approximation of over \$700 million. Like the 1990 estimate, it is probably too low, and for similar reasons: the respondents were too few, and their estimates were too modest. The survey received input from just over 480 sites, nowhere near the total number of historic properties in New Jersey. Moreover, a quarter of the survey respondents did not provide cost estimates. A higher level of full participation in the survey would likely add hundreds of millions to the total need.

The 2012 survey form asked respondents whether their estimates were rough or detailed. Many survey respondents did not answer, so we may assume their estimates were rough. Of those who did answer, twelve times as many respondents provided a “rough estimate” than a “detailed cost estimate.” Thus it is safe to project that most of the figures that added up to \$751 million in 2012 are too low.

Survey Respondents by Organization Type



Capital Need by Organization Type (in Millions)



Where does the Historic Trust go next?

Here is what we know: Historic preservation is good for New Jersey socially, culturally, and economically. If New Jersey's desirable places are to remain desirable, and if our places that need improvement are to improve, large-scale public investment in historic preservation is necessary. Necessary but not sufficient. The \$751 million figure from the 2012 capital needs survey is both too low and too high, especially when you add in the need of \$142 million to make sites heritage tourism-ready. It is a significant underestimate; the need is demonstrably larger. But it is also far more money than bond-funded matching grants and other government programs can support. The public sector can neither do this alone, nor remain on the sidelines. New Jersey's elected leaders must renew funding to the New Jersey Historic Trust so it can resume the matching grants that have proven so essential to historic preservation in New Jersey during the last 25 years.

The Trust, for its part, must look to be more creative with its resources. It is important to recognize that the preservation movement cannot save every deserving historic property. The Trust must start considering the viability of proposed adaptive reuses and the sustainability of a steward's plans for its building in deciding

whom and what projects to fund. This includes disaster planning. Virtually every student of climate change believes New Jersey over the course of the 21st Century will experience more frequent and more drastic storms. If the Trust is to invest wisely in helping New Jersey's historic fabric wear well into the future, it must consider how the buildings will weather future storms.

Since its grants and loans cannot meet New Jersey's needs for preservation funds, the Trust must build on the leadership role that more than two decades administering the grant program has bestowed it, and seek means for the grants to have maximum impact. Over the years the Trust has built many important partnerships. It must develop more. In 2011, for example, it began partnering with the 1772 Foundation to offer small (up to \$15,000) matching capital grants. Through this program, the Trust was able to fund modest-sized historic projects that might not otherwise be competitive in the larger grant rounds.

Fourteen of New Jersey's 21 counties have historic preservation grant programs, which have awarded almost \$80 million. The Trust could pursue more formal partnerships with the counties and encourage other counties

to start new programs. Another way might be to work with community groups to form nonprofit organizations that can care for historic properties and vie for grants.

We should be very proud of the many local history museums in our communities that have been aided by Trust grants. They are essential. Two historians who looked into the matter discovered that Americans trust the history they learn from museums over all other sources.¹³

Our museums are also important small businesses. They hire and spend and consume like other businesses. They are an important piece of the historic preservation economic engine. However not every historic site needs to be a museum. We must reuse historic buildings in a wider variety of ways than we do now.

Historic sites can retain their interpretive power when they are converted to new uses. Architecturally interesting buildings, for example, make good retail and office space and attractive residences. The Trust should be partnering with state-government agencies that can promote adaptive reuses of historic properties. Organizations such as the Housing

and Mortgage Finance Agency and the Economic Development Authority already redevelop historic buildings. By working with them, the Trust can promote adaptive reuse of historic resources, and ensure that renovations are carried out with sensitivity.

Besides its grant program, the Trust has other tools available. Loans should play a more important role. The first bond sale devoted \$3 million to loans, and, in 1990 the Trust urged the Legislature to devote a larger proportion of future bond proceeds to loan programs with flexible criteria. One such use might be to make low-interest loans to neighborhood nonprofit organizations that could use the Trust's support to leverage other financing for rehabilitating historic properties.

The easement program is another tool that the Historic Trust could wield with more authority, but it will need funds to do so. Currently it relies on donated easements. Buying easements to protect properties and ensure their proper treatment while leaving them in private hands is common in open-space preservation. It could be applied to historic properties, too, and would allow the Trust to protect important historic resources while maintaining the property's active use.

One of the most powerful preservation tools is controversial in New Jersey, a

¹³ Rosenzweig, Roy and David Thelan, *The Presence of the Past: Popular Uses of History in American Life* (New York: Columbia University, 1998.)

historic preservation tax credit, which preservationists have been advocating since 1990. Nearby New York, Pennsylvania, Connecticut, Delaware, and Maryland offer some form credit on state taxes for investment in rehabilitating historic properties.

Statistics compiled in 2013 by the National Park show New Jersey is 35th nationally in rehabilitation expenditures that qualified for federal tax benefits, ahead of states such as Arkansas, the Dakotas, West Virginia, and Wyoming. Private businesses and homeowners are investing in rehabilitation - but not in New Jersey.

One of the watchwords of our new millennium is sustainability. What can we do to ensure that we can continue living comfortably in the future? We are learning to manage resources of all kinds more carefully. Public budgets have no room for waste. We try to discard less and recycle more. We aim to conserve energy and to patronize local merchants. Public investment in historic preservation is perfectly consistent with this ethos of sustainability.

Over 25 years, the New Jersey Historic Trust has funded hundreds of projects that made old buildings more efficient through rehabilitation. Yet, in keeping some of these buildings from the wrecking ball, it made

perhaps a greater contribution, by recycling on a grand scale. The waste involved in tearing down an old building that could have been put to a new use and transporting the rubble to a landfill is easy to comprehend. Additionally, the money the Trust spent – along with the extra money that was raised to match it – sluiced its way through the local economy, adding jobs and increasing tax revenue.

Historic preservation is not the sole answer to any of our social ills. But if one wants effective environmental and housing policies, historic preservation is necessary. If one wants to be fiscally responsible, it is mandatory. If one wants vibrant downtowns and smart growth, it is essential.

If we want to repair our cities, mend our small towns, improve our neighborhoods, and strengthen our communities, we must invest in the business of preserving our architectural legacy.

The Stickley Museum at Craftsman Farms

Craftsman Farms was founded by furniture maker Gustav Stickley, a leading practitioner of the international design movement known as the Arts and Crafts style. In 1908, Stickley began acquiring land to establish a “live-close-to-nature” oriented community and boarding school. When the school didn’t take off, Stickley moved his family into the main building, a house constructed of chestnut logs and stones from the property. They lived there until Stickley went bankrupt in 1915. The property was purchased in 1917 by Major George W. Farny, a highway engineer, and his wife, a member of the Wurlitzer family of organ and piano makers. The Farnys preserved Stickley’s vision, which inspired a new generation of enthusiasts who rediscovered the Arts and Crafts style in the 1970s.

In 1987, a developer proposed building 52 townhouses on the site and renovating the Stickley residence as a clubhouse. Local opposition to the plan led Parsippany-Troy Hills to establish an Open Space Trust Fund, accept Green Acres funding, and take the 26-acre property through eminent domain. In 1989 the municipality transferred the property to the nonprofit Craftsman Farms Foundation.

From the outset, the Historic Trust was a close partner with Craftsman Farms, designated a National Historic Landmark in 1990. Friends of the site consulted with the Trust when they first began opposing its development. In 1988 the Trust joined with the Morris County Trust for Historic Preservation and the National Trust in commissioning a feasibility study that opened the way for the township to buy the property. A \$100,000 matching grant in 1987 enabled the first phase of renovation. In 1996, the Township, Foundation and Historic Trust were honored with a National Preservation Honor Award from the National Trust. Three subsequent grants to the Foundation have brought the Historic Trust’s level of support to more than \$620,000. The Foundation recently identified nearly \$3.4 million in projects in need of funding, including the preservation of numerous outbuildings and site improvements.



Appendix

Capital Needs Survey Data by County

Atlantic County

Property	Organization	Municipality	Capital Need
Absecon Lighthouse	Absecon Lighthouse	Atlantic City	\$58,200
Somers Point Historical Museum	Somers Point Historical Society	Somers Point City	13,000

Bergen County

Property	Organization	Municipality	Capital Need
Allendale Station	NJ Transit	Allendale Boro	\$270,000
John Fell House	Concerned Citizens of Allendale, Inc.	Allendale Boro	400,000
Blackledge-Kearney House	Palisades Interstate Park Commission	Alpine Boro	30,000
Palisades Interstate Parkway	Palisades Interstate Park Commission	Alpine Boro	11,000,000
Dixon Homestead Library - Derick Banta House	Dixon Homestead Library	Dumont Boro	500,000
Edgewater Free Public Library	Edgewater Free Public Library	Edgewater Boro	756,180
Radburn Station	NJ Transit	Fair Lawn Boro	880,000
Glen Rock - Main Line Station	NJ Transit	Glen Rock Boro	100,000
The Hermitage	NJ DEP, Office of Resource Development	Hohokus Boro	600,000
1871 Mahwah Railroad Depot and Park - ADA Accessibility	Mahwah Museum Society, Inc.	Mahwah Twp.	30,000
1871 Mahwah Railroad Depot and Park	NJ Transit	Mahwah Twp.	225,000
Van Allen House	Oakland Historical Society, Inc.	Oakland Boro	1,222,050
Blauvelt Mansion	Save the Blauvelt Mansion	Oradell Boro	1,350,000
New Milford Plant of the Hackensack Water Works	Bergen County Division of Cultural & Historic Affairs	Oradell Boro	6,000,000
Park Ridge Station	NJ Transit	Park Ridge Boro	8,000
Ramsey Station	NJ Transit	Ramsey Boro	24,000
Graydon Pond and Park	The Preserve Graydon Coalition	Ridgewood Village	100,000
Rutherford Station	NJ Transit	Rutherford Boro	16,000
Yearance-Berry House	Meadowlands Museum	Rutherford Boro	131,000
Tenafly Railroad Station	Tenafly Historic Preservation Commission	Tenafly Boro	75,000
Aviation Hall of Fame and Museum of New Jersey	Aviation Hall of Fame and Museum of New Jersey	Teterboro Boro	50,000
Hopper-Goetschius House Museum	Upper Saddle River Historical Society	Upper Saddle River Boro	16,000

Burlington County

Property/Site	Organization	Municipality	Capital Need
Christ Episcopal Church	Christ Episcopal Church	Bordentown City	\$11,000
Captain James Lawrence House	NJ DEP, Office of Resource Development	Burlington City	200,000
Doane Academy (St. Mary's Hall)	Doane Academy	Burlington City	500,000
Hoskins House	City of Burlington	Burlington City	30,000
The Carriage House	City of Burlington	Burlington City	30,000
William R. Allen School	City of Burlington	Burlington City	4,050,000
West Hill	Masonic Charity Foundation of NJ	Burlington Twp.	48,000
Evans Cooper House	Township of Evesham	Evesham Twp.	1,300,000
Dr. James Still's Office	NJ DEP, Office of Resource Development	Medford Twp.	1,200,000
Moorestown Community House	Moorestown Community House	Moorestown Twp.	200,000
Smith-Cadbury Mansion	Historical Society of Moorestown	Moorestown Twp.	50,000
Langstaff Mansion	Burlington County Lyceum of History & Natural Sciences	Mount Holly Twp.	100,000
Paulsdale	Alice Paul Institute, Inc.	Mount Laurel Twp.	50,000
Whitesbog Village	NJ DEP, Office of Resource Development	Pemberton Twp.	3,200,000
Atsion General Store	NJ DEP, Office of Resource Development	Shamong Twp.	700,000
Batsto Village Grist Mill	NJ DEP, Office of Resource Development	Washington Twp.	1,250,000

Camden County

Property/Site	Organization	Municipality	Capital Need
Pomona Hall	Camden County Historical Society	Camden City	\$60,000
Macedonia African Methodist Episcopal Church	Macedonia Historical Association, Inc.	Camden City	500,000
St. Paul Episcopal Church	St. Pauls Church	Camden City	450,000
Walt Whitman House Complex	NJ DEP, Office of Resource Development	Camden City	1,100,000
Barclay Farmstead	Cherry Hill Township	Cherry Hill Twp.	50,000
Collings-Knight Homestead	Friends of Collings-Knight Homestead	Collingswood Boro	184,000
Gabriel Davies Tavern	Gloucester Township	Gloucester Twp.	150,000
Haddon Heights Passenger Station	Delaware & Susquehanna Model Railroad Club, Inc.	Haddon Heights Boro	48,000
Hopkins House	Camden County Cultural & Heritage Commission	Haddon Twp.	20,000
The Ritz Theatre	The Ritz Theatre Company	Haddon Twp.	50,000
First Presbyterian Church of Haddonfield - Church, Exterior	First Presbyterian Church of Haddonfield	Haddonfield Boro	3,393,000
First Presbyterian Church of Haddonfield - Church, Interior	First Presbyterian Church of Haddonfield	Haddonfield Boro	114,000
First Presbyterian Church of Haddonfield- Manse	First Presbyterian Church of Haddonfield	Haddonfield Boro	264,000
Greenfield Hall	Historical Society of Haddonfield	Haddonfield Boro	25,000
Haddonfield Fire Station	Haddon Fire Company No.1	Haddonfield Boro	50,000
Indian King Tavern	NJ DEP, Office of Resource Development	Haddonfield Boro	1,500,000
Cord Mansion	Borough of Laurel Springs	Laurel Springs Boro	320,000

Cape May County

Property/Site	Organization	Municipality	Capital Need
Robert Shackleton Playhouse	Cape May Stage	Cape May City	\$135,000
Emlen Physick Estate	Mid-Atlantic Center for the Arts & Humanities	Cape May City	100,000
Memucan Hughes Colonial House	Greater Cape May Historical Society	Cape May City	5,290
Joseph Falkinburg House	The Arc of Cape May County, Inc.	Dennis Twp.	73,500
Whitesboro School	Cape Human Resources	Middle Twp.	40,000

Cumberland County

Property/Site	Organization	Municipality	Capital Need
Ferracute Complex	City of Bridgeton Historic Preservation Commission	Bridgeton City	\$750,000
New Sweden Colonial Farmstead	New Sweden Colonial Farmstead	Bridgeton City	210,000
New Sweden Colonial Farmstead - Interpretive Planning	New Sweden Colonial Farmstead	Bridgeton City	50,000
East Point Lighthouse	Maurice River Historical Society	Maurice River Twp.	910,000
Millville Army Air Field Museum	Millville Army Air Field Museum Inc.	Millville City	50,000
Wheaton House	NJ DEP, Office of Resource Development	Stow Creek Twp.	900,000
Landis Intermediate School	Landis Intermediate School	Vineland City	450,000
Vineland Historical and Antiquarian Society	Vineland Historical and Antiquarian Society	Vineland City	24,500

Essex County

Property/Site	Organization	Municipality	Capital Need
Belleville Public Library and Information Center	Belleville Public Library and Information Center	Belleville Twp.	\$420,000
Bloomfield Station	NJ Transit	Bloomfield Twp.	1,200,000
Isaac Collins House	Historical Society of Bloomfield	Bloomfield Twp.	850,000
Morris Canal	Historical Society of Bloomfield	Bloomfield Twp.	120,000
Grover Cleveland Birthplace (Caldwell Presbyterian Church Manse)	NJ DEP, Office of Resource Development	Caldwell Boro Twp.	200,000
Highland Avenue Station	NJ Transit	City Of Orange Twp.	640,000
Orange Station	NJ Transit	City Of Orange Twp.	190,000
Brick Church Station	NJ Transit	East Orange City	1,000,000
East Orange Station	NJ Transit	East Orange City	2,250,000
Glen Ridge Station	NJ Transit	Glen Ridge Boro Twp.	250,000
Minnie A. Lucy Building	Montclair Child Development Center Inc.	Glen Ridge Boro Twp.	75,000
Durand-Hedden House	Durand-Hedden House and Garden Association	Maplewood Twp.	103,500
Maplewood Station	NJ Transit	Maplewood Twp.	2,100,000
Bellevue Avenue Branch	Montclair Public Library	Montclair Twp.	360,000
Central Presbyterian Church	Central Presbyterian Church	Montclair Twp.	136,000

Watchung Avenue Station	NJ Transit	Montclair Twp.	1,300,000
1885 Ballantine House - Façade	Newark Museum	Newark City	1,152,617
1885 Ballantine House - Interior	Newark Museum	Newark City	359,215
1885 Ballantine House - Carriage House	Newark Museum	Newark City	1,176,184
Ward Carriage House	Newark Museum	Newark City	1,500,000
Eberhardt Hall	New Jersey Institute of Technology	Newark City	250,000
Newark Penn Station	NJ Transit	Newark City	100,000,000
Newark Public Library - Main Building	Newark Free Public Library	Newark City	80,000
Mountain Station	NJ Transit	South Orange Village Twp.	20,000
South Orange Station	NJ Transit	South Orange Village Twp.	16,000
Kip's Castle Park	Essex County Division of Cultural and Historic Affairs	Verona Twp.	1,100,100

Gloucester County

Property/Site	Organization	Municipality	Capital Need
Mullica Hill Friends Meeting House	Mullica Hill Monthly Meeting	Harrison Twp.	\$40,967
Sewell Train Station	David and Lisa Diehl	Mantua Twp.	420,000
Carpenter Street School House	City of Woodbury	Woodbury City	200,000
City Hall	City of Woodbury	Woodbury City	100,000
G.G. Green Estates Stable House	Village Green Preservation Society	Woodbury City	100,000
G.G. Green Opera House Block	Village Green Preservation Society	Woodbury City	1,000,000
Green Castle Hotel	Village Green Preservation Society	Woodbury City	987,000
Kemble Memorial United Methodist Church	Kemble Memorial United Methodist Church	Woodbury City	108,000
United States Post Office	United States Government Postal Service	Woodbury City	50,000
Woodbury City Jr./Sr. High School	Woodbury City Public Schools	Woodbury City	1,245,000

Hudson County

Property/Site	Organization	Municipality	Capital Need
Hoboken City Hall	City of Hoboken	Hoboken City	\$2,660,000
Hoboken Terminal	NJ Transit	Hoboken City	200,000,000
Barrow Mansion	Barrow Mansion Development Corp	Jersey City	100,000
Central Railroad of New Jersey Terminal	NJ DEP, Office of Resource Development	Jersey City	27,000,000
Central Railroad of New Jersey Terminal - Train Shed	Liberty Historic Railway, Inc.	Jersey City	68,000,000
Historic Jersey City & Harsimus Cemetery	Historic Jersey City & Harsimus Cemetery	Jersey City	475,000
Jersey City Free Public Library	Jersey City Free Public Library	Jersey City	7,393,000
Metropolitan AME Zion Church	Metropolitan AME Zion Church/Metro-Spec Corp.	Jersey City	1,000,000
St. Matthews Lutheran Church	St. Matthews Lutheran Church	Jersey City	400,000

Hunterdon County

Property/Site	Organization	Municipality	Capital Need
Red Mill Museum Village	Red Mill Museum Village, Inc.	Clinton Town	\$58,000
1759 Vought House	1759 Vought House Inc.	Clinton Twp.	1,200,000
Barcroft Ruin	NJ Conservation Foundation	Delaware Twp.	302,500
Holcombe House	Delaware Township Historical Society	Delaware Twp.	500,000
Saxtonville Tavern	Delaware Township Historical Society	Delaware Twp.	500,000
Samuel Fleming House	Samuel Fleming House	Flemington Boro	140,000
The Doric House	Hunterdon County Historical Society	Flemington Boro	88,000
Valley Presbyterian Church	Musconetcong River Management Council, Musconetcong Watershed Association	Hampton Boro	9,000
Annex	Borough of High Bridge	High Bridge Boro	100,000
Solitude House	Borough of High Bridge	High Bridge Boro	127,000
High Bridge Station	NJ Transit	High Bridge Boro	1,500,000
Delaware & Raritan Canal State Park - Canal Houses	NJ DEP, Office of Resource Development	Lambertville City	900,000
Delaware & Raritan Canal State Park - Towpaths	NJ DEP, Office of Resource Development	Lambertville City	850,000
Case Dvoor Farmstead	Hunterdon Land Trust	Raritan Twp.	3,400,000
Fairmount Presbyterian Church	Fairmount Presbyterian Church	Tewksbury Twp.	50,000

Mercer County

Property/Site	Organization	Municipality	Capital Need
1867 Sanctuary at Ewing	Preservation New Jersey	Ewing Twp.	\$1,111,000
John Abbott II House	Historical Society of Hamilton Township, Inc.	Hamilton Twp.	25,000
Hart-Lawyer Farmstead	Howell Living History Farm	Hopewell Twp.	280,000
Henry Phillips House	Howell Living History Farm	Hopewell Twp.	2,000,000
John Phillips House	Howell Living History Farm	Hopewell Twp.	2,350,000
Phillips Grist Mill	Howell Living History Farm	Hopewell Twp.	200,000
Pleasant Valley Blacksmith Shop	Howell Living History Farm	Hopewell Twp.	250,000
Pleasant Valley Schoolhouse	Howell Living History Farm	Hopewell Twp.	1,700,000
Upper Bellemont Barn	Howell Living History Farm	Hopewell Twp.	2,600,000
Washington Crossing State Park	NJ DEP, Office of Resource Development	Hopewell Twp.	1,100,000
Morven	Historic Morven, Inc.	Princeton	200,000
Drumthwacket	NJ DEP, Office of Resource Development	Princeton	1,050,000
Princeton Battlefield State Park	NJ DEP, Office of Resource Development	Princeton	1,600,000
The Oswald and Elizabeth Veblen House and Cottage	Mercer County Planning Division	Princeton	1,413,250
Old Barracks Museum	Old Barracks Museum	Trenton City	139,000
St. Michael's Church	St. Michael's Church	Trenton City	870,000
The Contemporary Victorian Townhouse Museum & Auditorium	The Contemporary	Trenton City	158,000

Mill Hill Playhouse	Passage Theatre	Trenton City	290,000
Trenton Quaker Meeting House	Trenton Meeting of Friends	Trenton City	217,672
John Rogers House	Mercer County Planning Division	West Windsor Twp.	1,001,245

Middlesex County

Property/Site	Organization	Municipality	Capital Need
Cranbury History Center	Cranbury Historical & Preservation Society	Cranbury Twp.	\$4,000
Danish Home of Edison NJ	Danish Home of Edison NJ	Edison Twp.	320,850
Thomas A. Edison Memorial Tower	NJ DEP, Office of Resource Development	Edison Twp.	3,000,000
Raritan River Railroad Depot/Freight Station	Raritan River Historic Railway Society	Milltown Boro	90,000
First Reformed Church	First Reformed Church of New Brunswick	New Brunswick City	5,736,177
Bucclench Mansion	Jersey Blue Chapter - Daughters of the American Revolution NSDAR	New Brunswick City	250,000
New Brunswick Station	NJ Transit	New Brunswick City	890,000
172 College Avenue	Rutgers, The State University	New Brunswick City	280,000
35 College Avenue	Rutgers, The State University	New Brunswick City	193,200
56 College Avenue	Rutgers, The State University	New Brunswick City	225,000
60 College Avenue	Rutgers, The State University	New Brunswick City	240,000
64 College Avenue	Rutgers, The State University	New Brunswick City	250,000
84 College Avenue	Rutgers, The State University	New Brunswick City	210,000
88 College Avenue	Rutgers, The State University	New Brunswick City	250,000
Air Force ROTC Building	Rutgers, The State University	New Brunswick City	255,000
Antilles Field	Rutgers, The State University	New Brunswick City	3,500,000
Bildner Center for Jewish Studies	Rutgers, The State University	New Brunswick City	540,000
Corwin Dormitories	Rutgers, The State University	New Brunswick City	2,750,000
Daniel Schanck Observatory	Rutgers, the State University	New Brunswick City	500,000
Farm Manager's Residences	Rutgers, The State University	New Brunswick City	390,000
Geological Hall	Rutgers, The State University	New Brunswick City	1,550,000
Graduate Music House	Rutgers, The State University	New Brunswick City	200,000
Huntington House	Rutgers, The State University	New Brunswick City	220,000
Lindenwood - Estate of Sydney B. Carpender	Rutgers, The State University	New Brunswick City	2,250,000
McKinney Hall	Rutgers, The State University	New Brunswick City	175,000
Meteorology Building	Rutgers, The State University	New Brunswick City	335,000
Murray Hall	Rutgers, The State University	New Brunswick City	1,075,000
New Jersey Hall	Rutgers, The State University	New Brunswick City	490,000
Old Blake	Rutgers, The State University	New Brunswick City	320,000
Old Gibbons	Rutgers, The State University	New Brunswick City	1,280,000
Old Queen's - Misc.	Rutgers, The State University	New Brunswick City	859,000
Old Queen's - Gates	Rutgers, The State University	New Brunswick City	580,000
Simeon DeWitt Building	Rutgers, The State University	New Brunswick City	150,000

Van Dyck Hall	Rutgers, The State University	New Brunswick City	300,000
Voorhees Chapel	Rutgers, The State University	New Brunswick City	750,000
Voorhees Hall	Rutgers, The State University	New Brunswick City	500,000
Waller Hall	Rutgers, The State University	New Brunswick City	750,000
Woodlawn Carriage House	Rutgers, The State University	New Brunswick City	300,000
Woodlawn Gatehouse	Rutgers, The State University	New Brunswick City	150,000
Winants Hall	Rutgers, The State University	New Brunswick City	1,991,900
Bio-resource Engineering	Rutgers, The State University	North Brunswick Twp.	650,000
College Farm	Rutgers, The State University	North Brunswick Twp.	3,000,000
Cook Farm	Rutgers, The State University	North Brunswick Twp.	200,000
Laws Farmhouse	Rutgers, The State University	North Brunswick Twp.	270,000
Round Barn	Rutgers, The State University	North Brunswick Twp.	130,000
Voorhees Farmhouse	Rutgers, The State University	North Brunswick Twp.	225,000
Warnsdorfer Farm	Rutgers, The State University	North Brunswick Twp.	300,000
Kearny Cottage	Kearny Cottage Historical Association	Perth Amboy City	85,000
Perth Amboy Free Public Library	Perth Amboy Free Public Library	Perth Amboy City	9,400,000
Perth Amboy Station	NJ Transit	Perth Amboy City	280,000
Proprietary House - Exterior	NJ DEP, Office of Resource Development	Perth Amboy City	1,150,000
Proprietary House - Interior & Interpretive	The Proprietary House Association	Perth Amboy City	2,700,000
The Ferry Slip Museum	The Ferry Slip Museum	Perth Amboy City	75,000
Cornelius Low House	Middlesex County Cultural and Heritage Commission	Piscataway Twp.	175,000
East Jersey Olde Towne Village	Middlesex County Cultural and Heritage Commission	Piscataway Twp.	1,430,000
The Metlar-Bodine House Museum	Piscataway Township/The Fellowship for Metlar House	Piscataway Twp.	250,000
Mapleton Preserve	Mapleton Preserve Commission	South Brunswick Twp.	10,594,084
Slack-Carroll House	Dayton Village Citizens' Coalition	South Brunswick Twp.	23,000
Barron Arts Center	Barron Arts Center	Woodbridge Twp.	93,000

Monmouth County

Property/Site	Organization	Municipality	Capital Need
Belmar Public Library	Belmar Historical Society	Belmar Boro	\$300,000
Union Firehouse	Belmar Historical Society	Belmar Boro	90,000
Bradley Beach Station	NJ Transit	Bradley Beach Boro	23,000
Georgia Road Schoolhouse	Freehold Township Heritage Society	Freehold Twp.	8,500
Walker Combs Hartshorne Farm - Oakley Farm Museum	Freehold Township Heritage Society	Freehold Twp.	27,000
West Freehold Schoolhouse	Freehold Township Heritage Society	Freehold Twp.	3,500
Wikoff Hill Burial Ground	Freehold Township Heritage Society	Freehold Twp.	2,000
Navesink Lighthouse	NJ DEP, Office of Resource Development	Highlands Boro	750,000
Madison Station	NJ Transit	Madison Boro	30,000
Monmouth Battlefield State Park	NJ DEP, Office of Resource Development	Manalapan Twp.	1,800,000

Portland Place	Monmouth County Park System	Middletown Twp.	1,800,000
Allen House Barn	Township of Millstone	Millstone Twp.	50,000
Clarksburg Methodist Episcopal Church	Township of Millstone	Millstone Twp.	150,000
Thomas Baird Homestead and Community Resource Center	Township of Millstone	Millstone Twp.	60,000
Red Bank Public Library	Red Bank Public Library/Eisner Memorial	Red Bank Boro	140,000
Red Bank Station	NJ Transit	Red Bank Boro	1,650,000
Franklin Delano Roosevelt Memorial	Borough of Roosevelt	Roosevelt Boro	56,000
Allaire State Park - Historic Village Buildings	NJ DEP, Office of Resource Development	Wall Twp.	1,800,000
Camp Evans Historic District	InfoAge Science History Center	Wall Twp.	600,000
Woodrow Wilson Hall	Monmouth University	West Long Branch Boro	12,750,000

Morris County

Property/Site	Organization	Municipality	Capital Need
Boonton Holmes Public Library	Boonton Holmes Public Library	Boonton Town	\$352,100
Rockefeller Building	Chester Borough	Chester Boro	2,500
Lincoln Park Station	NJ Transit	Lincoln Park Boro	440,000
Millington Schoolhouse Old Town Hall	Long Hill Township	Long Hill Twp.	800,000
Millington Station	NJ Transit	Long Hill Twp.	250,000
James Library/Museum of Early Trades and Crafts	Museum of Early Trades and Crafts	Madison Boro	1,740,688
Ralston Cider Mill Museum	Ralston Cider Mill Museum	Mendham Twp.	325,000
Camp Dawson	Montville Twp Historical Society	Montville Twp.	120,000
Heirwarter Property (Wild Acres)	Montville Twp Historical Society	Montville Twp.	200,000
Henry Doremus Dutch Stone Farmhouse	Montville Twp Historical Society	Montville Twp.	60,000
Morris Plains Station	NJ Transit	Morris Plains Boro	945,000
Fosterfields Living Historical Farm	Morris County Park Commission	Morris Twp.	1,300,000
Acorn Hall	Morris County Historical Society	Morristown Town	274,100
Historic Speedwell	Historic Speedwell	Morristown Town	22,250,000
Macculloch Hall Historical Museum	Macculloch Hall Historical Museum	Morristown Town	5,000
Morristown and Morris Township Library	Morristown and Morris Township Library	Morristown Town	560,000
Morristown Station	NJ Transit	Morristown Town	310,000
Willow Hall	Passaic River Coaliton	Morristown Town	488,560
Mt. Olive Village	Township of Mt. Olive	Mount Olive Twp.	1,200,000
Seward House and Barn at Turkey Brook Park	Township of Mt. Olive	Mount Olive Twp.	1,550,000
Netcong Station	NJ Transit	Netcong Boro	105,000
Stickley Museum at Craftsman Farms	The Craftsman Farms Foundation, Inc.	Parsippany-Troy Hills Twp.	3,250,000
Stickley Museum at Craftsman Farms - Planning	The Craftsman Farms Foundation, Inc.	Parsippany-Troy Hills Twp.	115,000
J. Smith Richardson History House	Mount Tabor Historical Society	Parsippany-Troy Hills Twp.	474,326
Ford-Faesch Ironmaster's House	Historical Society of Rockaway Township	Rockaway Twp.	910,000
King Store and House	Roxbury Historic Trust, Inc.	Roxbury Twp.	2,529,246

Morris Canal - Hopatcong State Park	NJ DEP, Office of Resource Development	Roxbury Twp.	350,000
Obadiah LaTourette Grist and Saw Mill	Washington Township Land Trust of Morris County, Inc.	Washington Twp.	150,000
Morris Canal - Lock 2 East	Wharton Borough	Wharton Boro	572,900

Ocean County

Property/Site	Organization	Municipality	Capital Need
Barnegat Lighthouse	NJ DEP, Office of Resource Development	Barnegat Light Boro	\$300,000
Cedar Bridge Tavern	Ocean County Cultural & Heritage Commission	Barnegat Twp.	1,600,000
Fisherman's Cottage	Long Beach Island Historical Association	Beach Haven Boro	210,000
Long Beach Island Museum	Long Beach Island Historical Association	Beach Haven Boro	30,000
Havens Homestead Museum	Brick Township Historical Society	Brick Twp.	5,000
Double Trouble State Park	NJ DEP, Office of Resource Development	Lacey Twp.	800,000
Strand Theater	Lakewood Development Corporation	Lakewood Twp.	450,000
Cavalry Cottage	Stafford Township Historical Society, inc.	Stafford Twp.	550,000
Manahawkin Station, Tuckerton Railroad	Stafford Township Historical Society, Inc.	Stafford Twp.	105,000
Manahawkin Old Baptist church	Stafford Township Historical Society, Inc.	Stafford Twp.	1,600,000
The Shack	The Shack	Stafford Twp.	65,000
Ocean County Historical Society	Ocean County Historical Society	Toms River Twp.	5,000
Andrews-Bartlett Homestead	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	2,100,000
Bartlett-Rockhill-Bartlett House	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	1,050,000
Historic Wooden Boats	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	300,000
Periwinkle House Boat	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	110,000
Skinner Donnelly Houseboat	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	110,000
Sony Brae Salt box	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	350,000

Passaic County

Property/Site	Organization	Municipality	Capital Need
Clifton Municipal Complex	Clifton Arts Center & Sculpture Park	Clifton City	\$3,000
Morris Canal - Clifton	Friends of the Morris Canal Park in Clifton, NJ	Clifton City	2,500
Botto House, American Labor Museum	Botto House American Labor Museum	Haledon Boro	20,000
Market Street Bus Garage	NJ Transit	Paterson City	18,900,000
Long Pond Ironworks Furnace	NJ DEP, Office of Resource Development	Ringwood Boro	1,150,000
Ringwood Manor	NJ DEP, Office of Resource Development	Ringwood Boro	1,500,000
Ringwood Manor - HVAC	NJ DEP, Office of Resource Development	Ringwood Boro	3,500,000
Skylands Dairy Barn/Workshop	NJ DEP, Office of Resource Development	Ringwood Boro	2,500,000
Hobart Manor	William Paterson University of New Jersey, Inc. Foundation	Wayne Twp.	1,100,000
Mead-Van Duyne Historic House Museum	Wayne Township	Wayne Twp.	80,000

Schuyler Colfax Historic House Museum	Wayne Township	Wayne Twp.	275,000
Van Riper-Hopper House	Wayne Township	Wayne Twp.	300,000
Somers Mansion	NJ DEP, Office of Resource Development	West Milford Twp.	200,000
Hinchliffe Stadium	Paterson Board of Education	Paterson City	21,000,000

Salem County

Property/Site	Organization	Municipality	Capital Need
Hancock House	NJ DEP, Office of Resource Development	Lower Alloways Creek Twp.	\$350,000
Marshalltown School	Mannington Township	Mannington Twp.	260,000
Town Hall	Mannington Township	Mannington Twp.	15,000
Church Landing Farm Museum	Pennsville Township Historical Society	Pennsville Twp.	12,000
Fort Mott State Park	NJ DEP, Office of Resource Development	Pennsville Twp.	6,750,000
Salem Friends Meeting House	Salem Monthly Meeting of the Religious Society of Friends	Salem City	30,000

Somerset County

Property/Site	Organization	Municipality	Capital Need
Basking Ridge Station	NJ Transit	Bernards Twp.	\$85,000
Boudinot Southard Farmstead	County of Somerset	Bernards Twp.	969,000
Lyons Station	NJ Transit	Bernards Twp.	150,000
Bernardsville Station	NJ Transit	Bernardsville Boro	85,000
Olcott Building	Somerset Hills School District	Bernardsville Boro	2,072,000
Bound Brook Memorial Library	Bound Brook Memorial Library	Bound Brook Boro	82,800
Brook Arts Center	Brook Arts Center	Bound Brook Boro	500,000
Far Hills Station	NJ Transit	Far Hills Boro	67,000
Six Mile Run Reservoir Site	NJ DEP, Office of Resource Development	Frankford Twp.	1,500,000
Delaware & Raritan Canal State Park - Lock 9	D&R Canal Watch	Franklin Twp.	505,000
Rockingham State Historic Site	NJ DEP, Office of Resource Development	Franklin Twp.	1,400,000
Old Millstone Forge	Old Millstone Forge Association	Millstone Boro	500,000
Gulick House	Van Harlingen Historical Society	Montgomery Twp.	16,000
Van Deventer-Brunson Mansion	Friends of Vermeule Mansion, Inc.	North Plainfield Boro	4,000
16 Anderson Street Firehouse	Borough of Raritan	Raritan Boro	421,910
Daniel Roberts House	Borough of Somerville	Somerville Boro	250,000
Old Dutch Parsonage	NJ DEP, Office of Resource Development	Somerville Boro	550,000
Wallace House	NJ DEP, Office of Resource Development	Somerville Boro	250,000
Abraham Staats House	Friends of Abraham Staats House Inc	South Bound Brook Boro	20,000

Sussex County

Property/Site	Organization	Municipality	Capital Need
Waterloo Village	NJ DEP, Office of Resource Development	Byram Twp.	\$8,600,000
Edision School House Hungarian Church Museum	Franklin Historical Society	Franklin Boro	300,000
Roper Cabin	NJ DEP, Office of Resource Development	Sandyston Twp.	200,000
Double Pond Village	NJ DEP, Office of Resource Development	Vernon Twp.	350,000
High Breeze Farm/Barrett Farm	NJ DEP, Office of Resource Development	Vernon Twp.	850,000
Lusscroft Farm	NJ DEP, Office of Resource Development	Wantage Twp.	3,000,000

Union County

Property/Site	Organization	Municipality	Capital Need
Deserted Village of Feltville/Glenside Park	Union County Department of Parks & Community Renewal	Berkeley Heights Twp.	\$2,800,000
Homestead Farm at Oak Ridge	Union County Department of Parks & Community Renewal	Clark Twp.	1,200,000
Cranford Station	NJ Transit	Cranford Twp.	280,000
Boxwood Hall	NJ DEP, Office of Resource Development	Elizabeth City	200,000
Union County Park Commission Administration Complex	Union County Department of Parks & Community Renewal	Elizabeth City	2,150,000
Evergreen Cemetery & Crematory	Evergreen Cemetery & Crematory	Hillside Twp.	522,995
Murray Hill Station	NJ Transit	New Providence Boro	280,000
New Providence Station	NJ Transit	New Providence Boro	175,000
George A. Strong Residence	duCret Schol of the Arts, Inc.	Plainfield City	3,071,400
Grace Church	Grace Church	Plainfield City	620,000
Netherwood Station	NJ Transit	Plainfield City	1,400,000
Plainfield Station	NJ Transit	Plainfield City	230,000
The Nathaniel Drake House	The Historical Society of Plainfield	Plainfield City	220,000
Carter House	Summit Historical Society	Summit City	80,000
Twin Maples	The Fortnightly Club of Summit	Summit City	52,000

Warren County

Property/Site	Organization	Municipality	Capital Need
Lock Tender's House	NJ DEP, Office of Resource Development	Allamuchy Twp.	\$300,000
Rutherford Hall	Allamuchy Township Board of Education	Allamuchy Twp.	850,000
Asbury Grist Mill	Musconetcong Watershed Association	Franklin Twp.	430,000
Morris Canal - Lock 7 West "The Bread Lock"	Warren County Planning Department	Franklin Twp.	2,250,000
Morris Canal - Inclined Plane 9 West	Warren County Planning Department	Greenwich Twp.	5,000,000
Ramsaysburg Homestead	Knowlton Township Historic Commission	Knowlton Twp.	980,000
Second Presbyterian Church - Chapel/Community Center	Second Presbyterian Church	Oxford Twp.	277,467

Second Presbyterian Church - Church Building	Second Presbyterian Church	Oxford Twp.	645,103
James Campbell House	The Campbell Cultural Heritage House, Inc.	Washington Boro	250,017
Taylor Street School	Washington Borough School District	Watchung Boro	3,200,000

Total Capital Need of Respondents: \$751,885,793

Visitor Amenities Needs by County

Note: Visitor amenities are items that enhance visitor experience, including (but not limited to): signage, parking, walkways and paths, restrooms, ADA accessibility, public meeting space, and staff office space.

Atlantic County

Property/Site	Organization	Municipality	Total
Somers Point Historical Museum	Somers Point Historical Society	Somers Point City	\$19,000

Bergen County

Property/Site	Organization	Municipality	Total
The John Fell House	Concerned Citizens of Allendale, Inc. The John Fell House	Allendale Boro	\$16,000
Palisades Interstate Parkway	Palisades Interstate Park Commission	Alpine Boro	800,000
Edgewater Free Public Library	Edgewater Free Public Library	Edgewater Boro	756,180
The Hermitage (Waldwick Cottage)	NJ DEP, Office of Resource Development	Hohokus Boro	600,000
1871 Mahwah Railroad Depot and Park	Mahwah Museum Society, Inc.	Mahwah Twp.	30,000
Van Allen House Site	Oakland Historical Society, Inc.	Oakland Boro	73,650
New Milford Plant of the Hackensack Water Works	Bergen County Division of Cultural & Historic Affairs	Oradell Boro	1,010,000
Aviation Hall of Fame and Museum of New Jersey	Aviation Hall of Fame and Museum of New Jersey	Teterboro Boro	27,500
Hopper-Goetschius House Museum	Upper Saddle River Historical Society	Upper Saddle River Boro	5,000

Burlington County

Property/Site	Organization	Municipality	Total
Captain James Lawrence House	NJ DEP, Office of Resource Development	Burlington City	\$200,000
Hoskins House	City of Burlington	Burlington City	30,000
Dr. James Still's Office	NJ DEP, Office of Resource Development	Medford Twp.	1,200,000
Langstaff Mansion	Burlington County Lyceum of History & Natural Sciences / Mount Holly Library	Mount Holly Twp.	35,000
Whitesbog Village	NJ DEP, Office of Resource Development	Pemberton Twp.	3,200,000
Atsion General Store	NJ DEP, Office of Resource Development	Shamong Twp.	700,000
Batsto Village Grist Mill	NJ DEP, Office of Resource Development	Washington Twp.	1,250,000

Camden County

Property/Site	Organization	Municipality	Total
Walt Whitman House Complex	NJ DEP, Office of Resource Development	Camden City	\$1,100,000
Barclay Farmstead	Cherry Hill Township	Cherry Hill Twp.	50,000
Haddonfield Fire Station	Haddon Fire Company No.1	Haddonfield Boro	1,500
Indian King Tavern	NJ DEP, Office of Resource Development	Haddonfield Boro	1,500,000

Cord Mansion	Borough of Laurel Springs	Laurel Springs Boro	320,000
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Cape May County

Property/Site	Organization	Municipality	Total
Cape May Stage, Robert Shackleton Playhouse	Cape May Stage	Cape May City	\$8,500
Emlen Physick Estate	Mid-Atlantic Center for the Arts & Humanities	Cape May City	225,000
Memucan Hughes Colonial House	Greater Cape May Historical Society	Cape May City	775
Joseph Falkinburg House	The Arc of Cape May County, Inc.	Dennis Twp.	12,500

Cumberland County

Property/Site	Organization	Municipality	Total
New Sweden Colonial Farmstead	New Sweden Colonial Farmstead	Bridgeton City	\$8,000
Wheaton House	NJ DEP, Office of Resource Development	Stow Creek Twp.	900,000
Vineland Historical and Antiquarian Society	Vineland Historical and Antiquarian Society	Vineland City	24,500

Essex County

Property/Site	Organization	Municipality	Total
Collins House Associated Well	Historical Society of Bloomfield	Bloomfield Twp.	\$21,000
Morris Canal – Bloomfield segment	Historical Society of Bloomfield	Bloomfield Twp.	26,000
Grover Cleveland Birthplace (Caldwell Presbyterian Church Manse)	NJ DEP, Office of Resource Development	Caldwell Boro Twp.	200,000
Durand-Hedden House	Durand-Hedden House and Garden Association	Maplewood Twp.	40,000
Newark Museum - Ballantine House	Newark Museum	Newark City	25,000,000
Newark Public Library - Main Building	Newark Free Public Library	Newark City	850,000

Hudson County

Property/Site	Organization	Municipality	Total
Hoboken City Hall	City of Hoboken	Hoboken City	\$2,660,000
Historic Jersey City & Harsimus Cemetery	Historic Jersey City & Harsimus Cemetery	Jersey City	148,000
Jersey City Free Public Library	Jersey City Free Public Library	Jersey City	2,850,000
Metropolitan AME Zion Church	Metropolitan AME Zion Church/Metro-Spec Corp.	Jersey City	300,000
Central Railroad of New Jersey Terminal	NJ DEP, Office of Resource Development	Jersey City	27,000,000

Hunterdon County

Property/Site	Organization	Municipality	Total
Red Mill Museum Village	Red Mill Museum Village, Inc.	Clinton Town	\$206,600
1759 Vought House	1759 Vought House Inc.	Clinton Twp.	94,000
The Doric House	Hunterdon County Historical Society	Flemington Boro	79,000
Samuel Fleming House	Samuel Fleming House	Flemington Boro	208,750
Annex	The Borough of High Bridge	High Bridge Boro	99,000
Solitude House	The Borough of High Bridge	High Bridge Boro	492,000
Marshall House	Lambertville Historical Society	Lambertville City	6,000
Delaware & Raritan Canal State Park - Canal Houses	NJ DEP, Office of Resource Development	Lambertville City	900,000
Delaware & Raritan Canal State Park - Towpaths	NJ DEP, Office of Resource Development	Lambertville City	850,000

Mercer County

Property/Site	Organization	Municipality	Total
Hart-Lawyer Farmstead	Howell Living History Farm	Hopewell Twp.	\$280,000
Henry Phillips House	Howell Living History Farm	Hopewell Twp.	130,000
John Phillips House	Howell Living History Farm	Hopewell Twp.	230,000
Phillips Grist Mill	Howell Living History Farm	Hopewell Twp.	200,000
Pleasant Valley Blacksmith Shop	Howell Living History Farm	Hopewell Twp.	180,000
Pleasant Valley Schoolhouse	Howell Living History Farm	Hopewell Twp.	210,000
Upper Bellemont Barn	Howell Living History Farm	Hopewell Twp.	750,000
Washington Crossing State Park	NJ DEP, Office of Resource Development	Hopewell Twp.	1,100,000
Morven	Historic Morven, Inc.	Princeton Twp.	6,060,000
Drumthwacket	NJ DEP, Office of Resource Development	Princeton Twp.	1,050,000
Princeton Battlefield State Park	NJ DEP, Office of Resource Development	Princeton Twp.	1,600,000
Mill Hill Playhouse	Passage Theatre	Trenton City	280,000
Old Barracks Museum	Old Barracks Museum	Trenton City	56,456

Middlesex County

Property/Site	Organization	Municipality	Total
Danish Home of Edison NJ	Danish Home of Edison NJ	Edison Twp.	\$32,085
Thomas A. Edison Memorial Tower	NJ DEP, Office of Resource Development	Edison Twp.	3,000,000
Raritan River Railroad Depot/Freight Station	Raritan River Historic Railway Society	Milltown Boro	55,400
Bucleuch Mansion	Jersey Blue Chapter - Daughters of the American Revolution NSDAR	New Brunswick City	10,675
First Reformed Church	First Reformed Church of New Brunswick	New Brunswick City	2,690
Geological Hall	Rutgers, The State University	New Brunswick City	25,000
Old Queen's Campus - Gates	Rutgers, The State University	New Brunswick City	70,000
Proprietary House (The Westminster)	NJ DEP, Office of Resource Development	Perth Amboy City	1,150,000
Cornelius Low House	Middlesex County Cultural and Heritage Commission	Piscataway Twp.	3,180,000

East Jersey Olde Towne Village	Middlesex County Cultural and Heritage Commission	Piscataway Twp.	135,000
Metlar-Bodine House Museum	Piscataway Township	Piscataway Twp.	1,500,000
Mapleton Preserve	Mapleton Preserve Commission	South Brunswick Twp.	282,000
Slack-Carroll House	Dayton Village Citizens' Coalition	South Brunswick Twp.	50,000

Monmouth County

Property/Site	Organization	Municipality	Total
Navesink Lighthouse (Twin Lights)	NJ DEP, Office of Resource Development	Highlands Boro	\$750,000
Monmouth Battlefield State Park	NJ DEP, Office of Resource Development	Manalapan Twp.	1,800,000
Portland Place	Monmouth County Park System	Middletown Twp.	100,000
Allen House Barn	Township of Millstone	Millstone Twp.	3,000
Clarksburg Methodist Episcopal Church	Township of Millstone	Millstone Twp.	26,000
Thomas Baird Homestead and Community Resource Center	Township of Millstone	Millstone Twp.	23,000
Red Bank Public Library	Red Bank Public Library/Eisner Memorial	Red Bank Boro	117,000
Camp Evans Historic District	InfoAge Science History Center	Wall Twp.	\$151,000

Morris County

Property/Site	Organization	Municipality	Total
Ayres [Knuth] Farm	Ayres/Knuth Farm Foundation, Inc.	Denville Twp.	\$200,000
Ralston Cider Mill Museum	Ralston Cider Mill Museum	Mendham Twp.	210,000
Henry Doremus Dutch Stone Farmhouse	Montville Twp Historical Society	Montville Twp.	44,500
Fosterfields Living Historical Farm	Morris County Park Commission	Morris Twp.	2,000
Historic Speedwell	Historic Speedwell	Morristown Town	110,000
Macculloch Hall Historical Museum	Macculloch Hall Historical Museum	Morristown Town	102,500
J. Smith Richardson History House	Mount Tabor Historical Society	Parsippany-Troy Hills Twp.	98,000
Stickley Museum at Craftsman Farms	The Craftsman Farms Foundation, Inc	Parsippany-Troy Hills Twp.	2,243,250
Ford-Faesch Ironmaster's House	Historical Society of Rockaway Township	Rockaway Twp.	124,100
King Store and House	Roxbury Historic Trust, Inc.	Roxbury Twp.	185,000
Morris Canal - Hopatcong State Park segment	NJ DEP, Office of Resource Development	Roxbury Twp.	350,000

Ocean County

Property/Site	Organization	Municipality	Total
Barnegat Lighthouse	NJ DEP, Office of Resource Development	Barnegat Light Boro	\$300,000
Cedar Bridge Tavern	Ocean County Cultural & Heritage Commission	Barnegat Twp.	562,500
Fisherman's Cottage	Long Beach Island Historical Association	Beach Haven Boro	60,000
Long Beach Island Museum	Long Beach Island Historical Association	Beach Haven Boro	10,000
Double Trouble State Park	NJ DEP, Office of Resource Development	Lacey Twp.	800,000
Strand Theater	Lakewood Development Corporation	Lakewood Twp.	436,000

Cavalry Cottage	Stafford Township Historical Society, Inc.	Stafford Twp.	175,000
Manahawken Station, Tuckerton Railroad	Stafford Township Historical Society, Inc.	Stafford Twp.	105,000
Rockhill-Bartlett-Rockhill House	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	1,912,500
Sony Brae Salt Box	Barnegat Bay Decoy and Baymen's Museum	Tuckerton Boro	100,000

Passaic County

Property/Site	Organization	Municipality	Total
Morris Canal Park - Clifton segment	Friends of the Morris Canal Park in Clifton, NJ	Clifton City	\$2,500
Long Pond Ironworks furnace	NJ DEP, Office of Resource Development	Ringwood Boro	1,150,000
Ringwood Manor	NJ DEP, Office of Resource Development	Ringwood Boro	1,500,000
Skylands Dairy Barn/Workshop	NJ DEP, Office of Resource Development	Ringwood Boro	2,500,000
Somers Mansion	NJ DEP, Office of Resource Development	West Milford Twp.	200,000

Salem County

Property/Site	Organization	Municipality	Total
Hancock House	NJ DEP, Office of Resource Development	Lower Alloways Creek Twp.	\$350,000
Marshalltown School	Mannington Township	Mannington Twp.	110,000
Church Landing Farm Museum	Pennsville Township Historical Society	Pennsville Twp.	19,000
Fort Mott State Park	NJ DEP, Office of Resource Development	Pennsville Twp.	6,750,000

Somerset County

Property/Site	Organization	Municipality	Total
Olcott Building	Somerset Hills School District	Bernardsville Boro	\$2,179,500
Six Mile Run Reservoir Site	NJ DEP, Office of Resource Development	Frankford Twp.	1,500,000
Rockingham State Historic Site	NJ DEP, Office of Resource Development	Franklin Twp.	1,400,000
Old Millstone Forge	Old Millstone Forge Association	Millstone Boro	700
Daniel Roberts House	Borough of Somerville	Somerville Boro	15,000
Old Dutch Parsonage	NJ DEP, Office of Resource Development	Somerville Boro	550,000
Wallace House	NJ DEP, Office of Resource Development	Somerville Boro	250,000
Abraham Staats House	Friends of Abraham Staats House, Inc.	South Bound Brook Boro	24,200

Sussex County

Property/Site	Organization	Municipality	Total
Waterloo Village	NJ DEP, Office of Resource Development	Byram Twp.	\$8,600,000
Edison School House Hungarian Church Museum	Franklin Historical Society	Franklin Boro	118,300
Roper Cabin	NJ DEP, Office of Resource Development	Sandyston Twp.	200,000
Double Pond Village	NJ DEP, Office of Resource Development	Vernon Twp.	350,000
High Breeze Farm/Barrett Farm	NJ DEP, Office of Resource Development	Vernon Twp.	850,000

Luscroft Farm	NJ DEP, Office of Resource Development	Wantage Twp.	3,000,000
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Union County

Property/Site	Organization	Municipality	Total
Deserted Village of Feltville/Glenside Park	Union County Department of Parks & Community Renewal	Berkeley Heights Twp.	\$560,000
Homestead Farm at Oak Ridge	Union County Department of Parks & Community Renewal	Clark Twp.	5,000
Boxwood Hall	NJ DEP, Office of Resource Development	Elizabeth City	200,000

Warren County

Property/Site	Organization	Municipality	Total
Lock Tender's House	NJ DEP, Office of Resource Development	Allamuchy Twp.	\$300,000
Rutherford Hall	Allamuchy Township Board of Education	Allamuchy Twp.	485,300
Ramsaysburg Homestead	Knowlton Township	Knowlton Twp.	555,000

Total Visitor Amenities Needs of Respondents: \$142,577,611



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