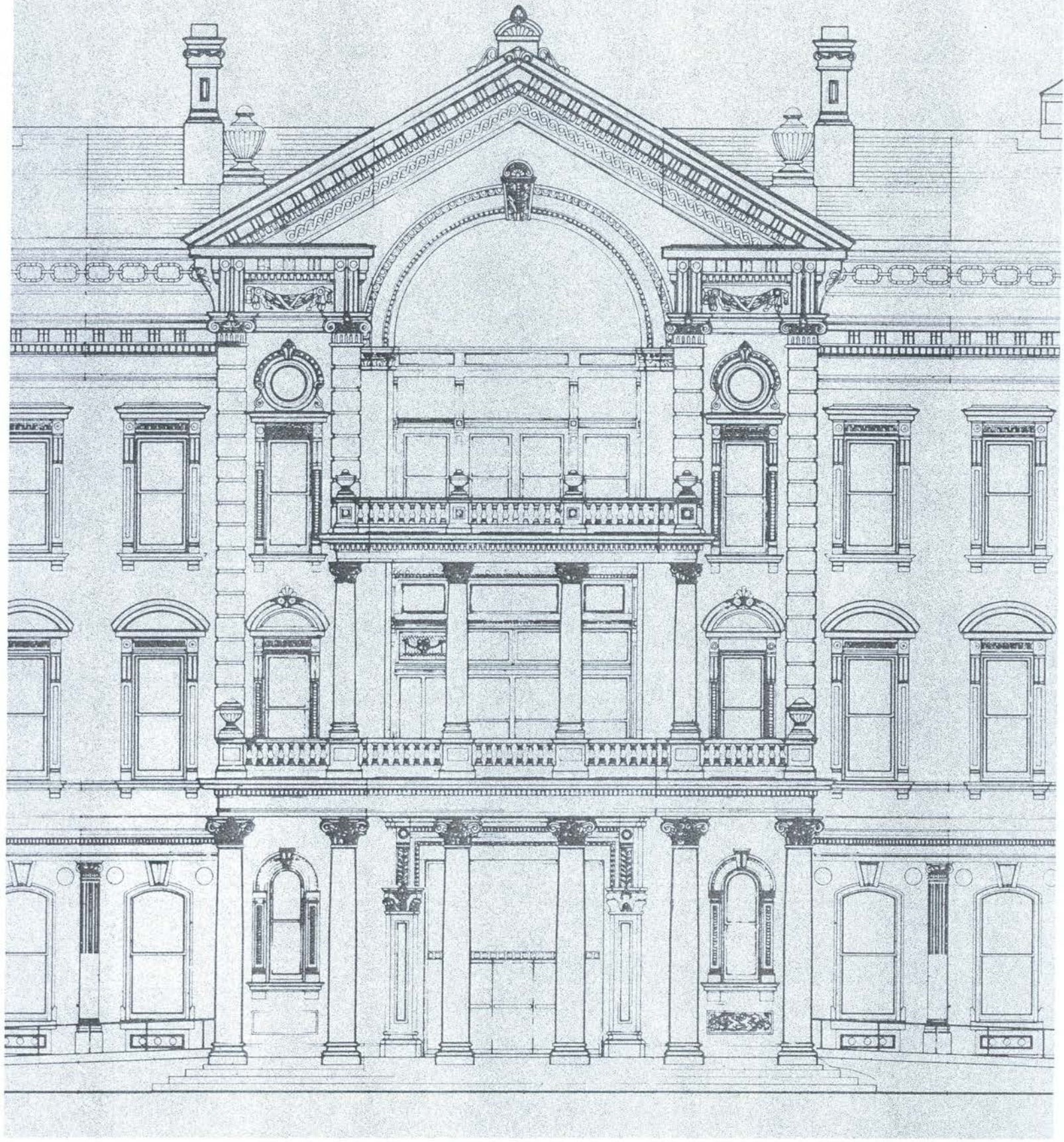


HISTORIC PRESERVATION CAPITAL NEEDS SURVEY



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May 1990



New Jersey Historic Trust
State of New Jersey

Cover: State House
Short and Ford Architects

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Executive Summary

As even a cursory glance at this report reveals, New Jersey boasts a depth and variety of historic resources matched by few other states. Whether witnesses to "firsts" in America's industrial history or to seminal events in the struggle for independence, New Jersey's historic buildings and sites are irreplaceable links to our shared history. Advocates of historic preservation have emphasized repeatedly how historic sites enrich our cultural and spiritual life. But a growing body of evidence also underscores the vital role that they play in our economic life. Examples are everywhere: downtown revitalizations using historic buildings as the centerpiece; the jobs and dollars generated by historic tourism; the savings resulting from reusing existing buildings. Conservation of our architectural legacy makes economic sense.

Three years ago, an article in *New Jersey Monthly* magazine drew attention to the perilous condition of many of the state's best known historic sites. Posing the question "New Jersey: A State of Ruins?," the article galvanized public interest in protecting these resources. A joint public hearing in 1987 gave legislators an opportunity to hear firsthand from preservationists about the lack of funds for historic properties. Although speaker after speaker mentioned the overwhelming need for capital financing for such projects, the extent of that need was unknown.

One important result of this hearing was the inclusion of \$25 million for a capital preservation program in the Green Acres, Cultural Centers and Historic Preservation bond referendum, which was approved overwhelmingly by voters in November 1987. The language establishing the preservation fund asked the program administrators, the New Jersey Historic Trust, to assess the overall need for capital funding before making any awards. With passage of a bill in July 1988 to fund such a survey, the Trust began to tackle the difficult task of measuring this need.

To guide the Trust in carrying out the survey and interpreting the results, a committee of preservation experts representing public and private agencies was assembled. From the outset, the ideas and guidance provided by the committee have proved invaluable. With the help of the committee, a short, self-explanatory form to assess the scope and estimated costs of work was developed and extensive mailing lists were compiled.

The survey results surprised no one familiar with the condition of historic properties in the state. Responses for several hundred properties showed capital needs of nearly \$400 million. Because the study is a survey and not a complete inventory, the responses reflect only a portion of the actual capital need. All told, then, the total need for funds to repair, restore, and maintain historic properties would be much greater.

It is important to bear in mind that the survey was directed only toward projects that could meet the eligibility criteria established by the bond act: properties owned or operated by public or not-for-profit agencies that are listed or eligible for listing in the New Jersey or National Registers of Historic Places. The amounts specified for projects were also constrained by the strict dollar-for-dollar matching requirements of the bond

A STATE OF RUINS

A lack of money, manpower, and interest in preservation imperils our proud heritage. Is New Jersey committing historical suicide?
By Tom Dunkel

The very looking out across a rolling horizon of green mountainside toward the Orange Mountains has made visitors from France, Germany, particularly to the Green, modern ruins of the Children's Hospital. This, however, is Northern New Jersey, the part of the state where someone ought to get out their car wash soap and rubber. "But this one's done! Just like New Jersey," the park of the state where the suburban ocean began to be north across into unbroken woodland, so if nature were strong on present-day scenic beauty, it would be a handsome landscape. Specifically, the view is from the side panel of Ringwood Manor, a 19th-century Victorian mansion that is the nucleus of Ringwood State Park. The park was a better guess to the state of New Jersey in 1986 by the younger surviving son of Abraham Lincoln, a pillar of nineteenth-century industry.

"A place like Ringwood Manor, if it were maintained in a state reminiscent of the 1850s, would rival anything Europe has to offer," says Ben Brink, a senior historic preservation specialist with the Office of New Jersey Heritage, which, on the 150th anniversary of statehood last year, is the job that brings up the ring of the Division of Parks and Forestry, which is now a look-alike to the successor of the Organic Act of Environmental Protection (DEP). It is something he will not do. Ben Brink is Ringwood Manor's curator, a civil service work he has accepted for nothing more than a few dollars. "You're talking about a facility that owned the 15th largest corporation in the country," Brink comments. "In the turn of the century they had the sixth largest personal fortune in the country. As you drive into the grounds that in Ringwood, it will bring you mind."

Abraham Lincoln's "statement" is carried in the decorative architectural language that was popular with millionaires in the 1850s. It got minor use days, when death was the only thing certain in this world to enable the beautiful rewards of capitalism. One of Lincoln's business partners was his father-in-law, Henry Cooper, attorney, physician, and founder of Cooper Union in New York City. They purchased the 12,000-acre estate in 1853 as a companion to the Trenton estate. In an earlier, less grandiose incarnation, Ringwood Manor had belonged to Robert Frazer, president general of the Connecticut Iron. In addition, Frazer was an industrialist, carrying on a tradition started by Ringwood's first owner before the war.

Henry's side estate was more important by Henry than by commerce. In 1857, the couple made Ringwood their legal residence and set about transforming the grounds into a beautiful estate. Some of the best of their Neoclassical house, the house had the great fragrant removed, but for this



act grant program. Moreover, when the thousands of privately owned properties not eligible for bond program funds are taken into consideration, the total need is easily several times greater.

New Jersey's historic resources are among this country's finest. Without adequate funds to maintain and preserve our heritage, we are faced with the bleak prospect of continuing losses to our cultural legacy. The 1987 bond act represents a new public commitment to historic preservation in New Jersey, but it alone is not sufficient. Response to the first round of grant applications under the bond program offers dramatic evidence of this fact: first-round requests are nearly double the total amount (\$22 million) authorized under the program for grants. To meet the growing and diverse needs of New Jersey's historic resources, an array of funding sources will be needed.

Additional bond issues to fund an expanded revolving loan fund and grant-in-aid program for preservation are one recommendation of this report. Properties owned by the State accounted for over 50 percent of the

capital needs identified by the survey. This report includes an endorsement of several imaginative methods to finance the preservation, operation and interpretation of State-owned historic sites. Finally, new incentives, such as a state income tax credit, could be developed to encourage greater private investment in historic buildings.

The capital needs survey marks an important beginning. We are hopeful that it will provoke greater awareness of the funding crisis confronting preservation. We are confident that it can be a catalyst for better preservation planning as well as a springboard for new funding that can ensure the future of these fragile links with the past. We are grateful to New Jersey lawmakers for their foresight in funding the survey - one of the first of its kind in the country - and to the Capital Needs Survey Advisory Committee for the dedication, insight and commitment they have brought to the task.

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Short Hills

*When we build, let us think that we build for ever.
Let it not be for present delight, nor for present use
alone; let it be such work as our descendants will
thank us for; and let us think . . . that a time will
come when men will say, "See! This our fathers
did for us."*

*John Ruskin
The Seven Lamps of
Architecture*

Stockton Borough Schools



Stockton Borough School, c. 1878

New Jersey's Historic Resources

New Jersey is a place where history abounds and has left its mark: the hallowed ground of the American Revolution is never far distant, sometimes sharing space with the evidence of American Indian and even Paleolithic cultures. Physical reminders of ethnic and immigrant struggles and achievements dot our cities and towns. Canals, turnpikes, ferry slips, and rail terminals tell the story of economic might, while schools, churches, cemeteries, town halls, and libraries from every period record our communal life.

How fortunate we are to be surrounded by such a heritage, to see history still alive before our eyes. The architecture our ancestors created, the places where they worked and lived and dreamed, support our own ideals and aspirations. We are fortunate, but if we fail to value and conserve our historic resources, they will dwindle and vanish from our sight.

Much has been lost already, but much is still intact. It is our obligation to protect what remains, for our own use and enrichment and for the betterment of our children. It is these needs that the Historic Preservation Bond Program aims to address. It offers no comprehensive solution, but a vigorous start to reclaiming our heritage.

AN EXTRAORDINARY DIVERSITY

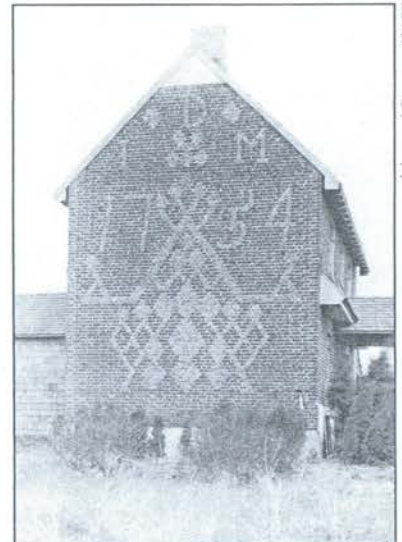
Where does our heritage lie? It lies in the tens of thousands of historic buildings that New Jersey still possesses. It lies in 18th century farmsteads, in still vital Main Streets, and in the architecture of our great seacoast. We can see it in the iron foundries, porcelain works, and automobile plants that made New Jersey an industrial power, in the resort towns where our parents and grandparents found summer retreats, and in the suburbs where they sought a better life.

According to Bernard Bush, Director of the New Jersey Historical Commission, "New Jersey has been at the center of just about every important event in our history." The truth of that assertion is borne out by the staggering number and diversity of our historic resources. Merely finding a way to assess that diversity is a challenge.

Places to Live

We might begin by looking at residential architecture, the backbone of our historic building stock. Scattered throughout Bergen County and northern Morris County are examples of one of America's few indigenous architectural types, the Dutch-influenced stone house. Farther south is a rich array of 18th century brick dwellings decorated with "structural polychromy" — abstract designs, builders' initials and construction dates worked into gable ends in contrasting color bricks.

New Jersey is unusually well endowed with landmarks of suburban development, from the romantically landscaped West Orange suburb, Llewellyn Park, of the 1850s to



John Dickinson House, Salem County, 1754.

Library of Congress, HABS

Radburn, an influential "Garden City" planned in 1928, and Roosevelt, a New Deal experiment in cooperative living, dating from 1936.

Indicative of the great boom in railroad-accessible communities built after the Civil War are a host of other towns that made New Jersey synonymous with suburbia. Places like Montclair, Maplewood, Plainfield, Summit, Dunellen, Metuchen, Madison and Chatham are filled with an extraordinary array of Romantic Revival and early 20th century architecture, where every style from Carpenter Gothic to Stockbroker Tudor enlivens these suburban streets. In fact, dwellings representing virtually every period and style can be found in New Jersey's towns and cities.

Public Places

Public places remind us of community, its obligations and satisfactions. The New Jersey State House and the many outstanding courthouses reflect the strength of a society governed by the rule of law. The necessity of a well educated citizenry is reiterated by our legacy of school architecture, ranging from the one-room schoolhouses surviving as museums or homes, to the innumerable public schools of a later era, imposing in their brick and stone assertions of power through knowledge. The movement for Free Public Libraries is well-represented in New Jersey by a host of buildings like McKim, Mead & White's library for Orange, where neoclassicism epitomizes civic dignity, in contrast to the gem-like, almost playful qualities of the Madison Public Library, where "Free to All" is emblazoned above the entrance in the company of gargoyles and griffins.

Farms and Seashore

Although New Jersey farmland is disappearing at an alarming rate, an impressive number of

18th and 19th century farmsteads still suggests what agriculture was like in a pre-industrial age. In Burlington, Cumberland, Monmouth, and Salem counties, in the hills of Hunterdon, Sussex, and Warren, vistas of fields and pastures derive human scale from the farmhouses and outbuildings essential to the farmer's hard life.

Nothing could be farther from the back breaking labor of agriculture than the seacoast playground for which New Jersey is famous. Cape May is one of the largest historic districts in the nation. Its fanciful Victorian guest houses and hotels draw hordes of summer tourists, while Atlantic City and Asbury Park offer a short history of the American boardwalk. Ocean Grove still boasts tent cottages and a tabernacle that link the present with the town's religious camp meeting past. In the company of New Jersey's lighthouses stands Lucy the Elephant, one of the most beloved and most frequently photographed buildings in the state, a whimsical pachyderm symbolic of carefree summer days.

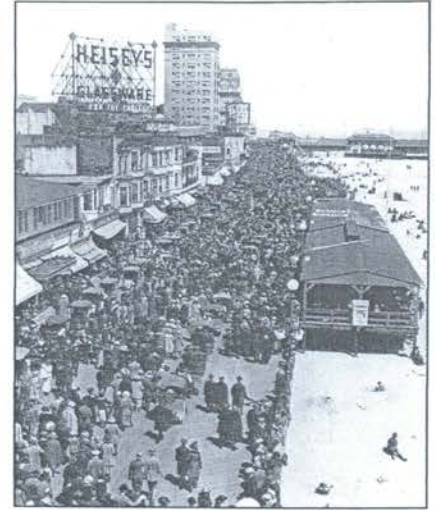
Main Streets and Industry

As we strive to regain a sense of community in the face of change, our historic town centers and Main Streets take on new meaning. Downtowns like Burlington, Bridgeton, and Bordentown, newly reclaimed, bear witness to the economic potential that we can stimulate with the rich variety of our civic and commercial architecture. The Brownstone Revivals of Hoboken and Jersey City and the Center-City Revivals of Trenton and New Brunswick, built on the historic resources of urban New Jersey,

Library of Congress, HABS



Hudson County Courthouse, Jersey City, 1906-1910.



The boardwalk at Atlantic City, ca. 1915.

Alexander Library, Rutgers University



New Jersey glassblowers, ca. 1909

Lewis Hine, New Jersey State Museum



View of National Theatre, Newark, in the late 1930's.

include not only row houses but a legacy that ranges from libraries, churches, and synagogues to breweries, fraternal halls, and city parks.

Too often we overlook New Jersey's industrial past, which put us in the forefront of American manufacture and invention. The water-powered mills of all sorts that still punctuate our rural landscape tell a story of the Industrial Revolution in its infancy. On a grander scale is Paterson, where Alexander Hamilton schemed for American economic independence. Its brick factories are the very buildings that housed the silk mills, locomotive

works, and arms manufacturers that put New Jersey industry on the map. Some of our most important industries — the iron mines, forges, and foundries of Mt. Hope, Batsto, and Weymouth, the vast brick and terra cotta works of Perth Amboy, the glassworks of Cumberland County — have left few standing remains, but are rich sources for industrial archaeology.

All of these incomparable resources are ours for the taking, and take them we have, to our great benefit as a state and a people. Now the time has come to renew them for the future so that they can continue to enrich our lives. The New Jersey Historic Preservation Bond Program promises to be a tool for renewal, one way to ensure that the best of our past has a productive future.



*The obliteration of the past
must not be accepted
as the inevitable price of progress...*

Lord Duncan Sandys

Newark Public Library Collections



Newark laboratory of celebrated inventor and manufacturer Edward Weston, moments before its demolition in 1965.

Resources in Peril

Atlantic City's most glamorous hotel, the Marlborough-Blenheim, was ground to dust by dynamite and the wrecker's ball.

In Perth Amboy, the house and studio of George Inness, a pioneer among American painters, is engulfed by a junkyard.

The Moses Taylor House in Elberon, a seminal design by McKim, Mead & White, was demolished not long after the same firm's Short Hills Casino went up in flames.

In West Orange, a portion of Llewellyn Park, a landmark planned community of the 1850s, was sheared off for construction of Interstate Route 280, while in Morristown, Route 287 rumbles past the Ford Mansion where George Washington really did sleep.

Victim to urban renewal, Historic Hiram Market no longer reminds New Brunswick of its beginnings, and in Trenton you can't go home again to the American House Hotel where Abraham Lincoln stopped en route to his first inauguration.

The Wickliffe Presbyterian Church, home to one of Newark's earliest Black congregations, is now the site of a housing development.

One half of the New Jersey buildings recorded by the Historic American Buildings Survey for deposit in the Library of Congress are gone.

And tomorrow . . .



Wickliffe Church, 1892



The Star Ledger

State Register Files

A DELICATE BALANCE

Innumerable artifacts of our living history are imperiled all across New Jersey. Because our physical heritage surrounds us so naturally in our everyday lives, we tend to take it for granted. We must constantly remind ourselves that the built environment, like the natural environment, cries out for responsible stewardship. Like streams and wetlands and open space, our historic resources are ours for only the briefest of historical moments. It is our responsibility to hand them on to future generations unharmed, or even improved. Where exactly lies the value in these buildings, neighborhoods, and landscapes that give us such pleasure and so many practical benefits?

Their single most important value has to do with the way they mold our lives: "We shape our buildings and our buildings shape us," said Winston Churchill. The historic houses, schools, commercial blocks, churches, and factories that still serve practical needs keep us in touch with our common heritage. Countless historic buildings in New Jersey are sources of pride for the towns and cities where they stand. They help stabilize neighborhoods both economically and culturally; they provide jobs and stimulate economic growth; they furnish focal points for community identity. And while doing all these things they create an indispensable sense of place that helps to mitigate the anonymity of modern life.

Some of our historic buildings continue to serve the uses they were built for; others are places where small businesses thrive, while still others are museums. Regardless of their functions, they are all educational tools in the broadest sense. We are fortunate to



"Belgarde," ca. 1825 razed for new Princeton Borough Hall.

Library of Congress, HAIS

be able to learn from made-in-New Jersey objects like a Fulper vase or an Edison "talking machine." We can understand more fully these

pieces of our history when we see them in their original surroundings and gain a sense of their broader social and cultural implications. How much better we understand the ideals and conflicts of an era when we can walk through and touch and smell its architecture — whether that architecture is

a Paterson silkworker's house or a Gilded Age mansion in the Somerset Hills.

But far too much of our history remains at risk. Why do these losses continue? Because of deferred maintenance, environmental pollution, and the simple fact of wear and tear in this, the most densely populated state in the Union, where historic preservation has been consistently underfunded and where escalating land values and a breakneck pace of development obliterate our reverence for the past.

Our historic buildings have served us well and in so doing have lived hard. Today they are threatened more than ever before by a devel-

opment boom which creates residential subdivisions that consume historical farmland; highway construction and local road improvements that alter the settings of historic buildings or destroy them altogether; commercial and industrial development that is all too

often located inappropriately; and historic Main Streets "modernized" in misguided and often futile attempts to compete with shopping malls.

Looking Ahead

In the face of all this pressure, it is nothing short of miraculous that so much of our his-

toric environment has survived at all. But it cannot survive into the next century without a vigorous program of maintenance, restoration, and planning. No responsible preservationist would advocate a "no-growth" policy, but preservationists and increasing numbers of developers agree that new construction must be designed and sited more intelligently, with attention to the value of existing resources.

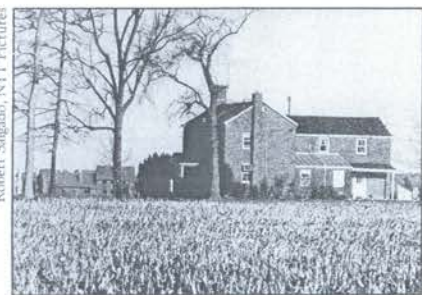
Only a minority of historic buildings can or should serve as museums. Most belong in the mainstream of our communities, serving contemporary uses in appropriate ways. It stands to reason that historic preservation in New Jersey will depend on a public-private partnership, one that looks at hard economic facts head-on, but doesn't lose sight of preservation's less tangible benefits — those that speak to our inner needs as well as our pocketbooks.

At a 1987 legislative hearing on historic preservation needs, Assemblywoman Maureen Ogden asked, "Where are we going to be in another fifty years? Are we going to have anything left?" Until we make a funding commitment that begins to meet basic preservation needs, that question cannot have a positive answer.

The investigation of needs carried out by the New Jersey Historic Trust revealed a community of preservationists characterized by tenacity and ingenuity, but also a community beset by problems greater than it can handle alone. The survey responses make it clear that only with continuing support for heritage conservation can New Jersey avoid a situation that turns peril into disaster. The new historic preservation programs authorized by the 1987 Green Acres, Cultural Centers and Historic Preservation Bond Act are the beginning, but only the beginning, of a more secure future for our past.



Once a Bound brook landmark, the 135-year-old Evergreens Mansion was razed in 1989 for 20 townhouses.



Condominiums surround historic farmstead near Cranbury.



Kruger Mansion, Newark, one of the last of the city's gilded age mansions.

◇ ◇ ◇

It is erroneously supposed that a landmark must always be an architectural masterpiece, or at least that George Washington must have slept there. The professional definition weighs many other factors. It balances history and art . . . it relates the building to its surroundings. It considers treatment of plan, space and site. Landmark preservation is neither nostalgia nor discrimination against the developer. It is the heart and soul. . . of what history calls civilization and of those places that mark its meaning.

Ada Louise Huxtable



A 1913 view of the Botto House, a National Historic Landmark.

Historic Preservation in New Jersey

How do we care for our historic sites in New Jersey? Who manages them and who interprets them? Who provides technical assistance? And who plans for the future? The answers to these questions involve many programs and many players.

For years, historic house museums and institutional historic sites were the focus of preservation in New Jersey, a situation typical throughout the United States. This appealing but narrow route was supported in three ways: by local historical societies with purely local funding; by a few county park systems that incorporated historic sites into recreational open space; and by the State of New Jersey, through direct ownership of historic sites and house museums.

In 1970, with the creation of the New Jersey Register of Historic Places, the State entered a new era of public responsibility for its cultural resources. A direct result of the National Historic Preservation Act of 1966, the New Jersey Register is the official list of the state's historical and cultural resources, and is modeled after the National Register of Historic Places.

By placing the identification and protection of historic sites on an objective basis, the New Jersey Register helped to create a fresh climate for historic preservation and stimulated new initiatives on the part of public and private agencies. Since 1970, our outlook on preservation has been changed by the following agencies, bodies, and organizations.

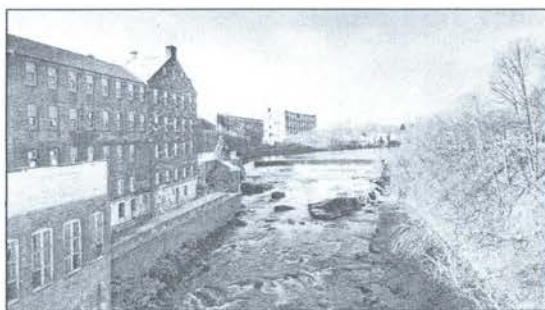
STATE GOVERNMENT

The Office of New Jersey Heritage

Under the National Historic Preservation Act, a state's historic preservation responsibilities are given to a State Historic Preservation Officer (SHPO). In New Jersey, the SHPO is the Commissioner of the Department of Environmental Protection. The Office of New Jersey Heritage (ONJH) in the Division of Parks and Forestry, Department of Environmental Protection, serves as the SHPO's professional staff.

ONJH is responsible for processing nominations to both the New Jersey and National Registers of Historic Places and for overseeing review and compliance related to the New Jersey Register of Historic Places Act and Section 106 of the National Historic Preservation Act. The office also administers survey and planning grant monies made available through the National Park Service.

ONJH is in charge of comprehensive historic preservation planning and manages the Certified Local Government program. Its review of applications for certification of Tax Act rehabilitation projects has helped to funnel hundreds of millions of dollars into the state's economy.



The Great Falls Historic District, Paterson, is listed in the New Jersey and National Registers of Historic Places for its importance as one of the nation's earliest industrial centers.

Edward Haunten, NYT Pictures

The New Jersey Division of Parks and Forestry

The New Jersey Division of Parks and Forestry was created in 1966 and incorporated into the newly organized Department of Environmental Protection in 1970. The Division is responsible for the administration and interpretation of all 26 New Jersey State historic sites. These include historic house museums, restored museum villages, lighthouses, Revolutionary War battlefields, and major historical monuments.

The historic sites section of the Office of New Jersey Heritage works directly with the staff of the State historic sites and the individual park superintendents to assist with management, personnel training, and technical support.

The New Jersey State Review Board for Historic Sites

The State Review Board is a body of professionals in architecture, history, archeology, and related fields, which reviews nominations to the New Jersey Register of Historic Places.

According to Board chairman Howard L. Green, "All board members are advocates for historic preservation in the state. We read nominations, comment on historic preservation fund allocations, speak, write, and occasionally testify about historic preservation issues..." Review Board

members are appointed by the SHPO and serve without pay. The Board is supported by the technical resources of the ONJH staff.

The New Jersey Historic Sites Council

The members of the Historic Sites Council are volunteers appointed by the Governor, who advise the Department of Environmental Protection on the preservation and develop-

ment of New Jersey historic sites. One of the Council's most important functions is to advise the Commissioner on all State, county, and municipal projects that threaten to encroach upon, damage, or destroy resources listed in the New Jersey Register of Historic Places. The Council takes other initiatives through its legislative, historic sites, and construction code committees. The ONJH staff also serves as staff to the Historic Sites Council.

The New Jersey Main Street Program

In recognition of the successful movement to invest in, rather than abandon, America's older downtowns, the New Jersey Department of Environmental Protection created its own Main Street program in 1987, administered by the Office of New Jersey Heritage. Affiliated with the National Main Street Center's program, the New Jersey program offers technical assistance and training to help towns revitalize their historic business districts.

The New Jersey Historic Trust

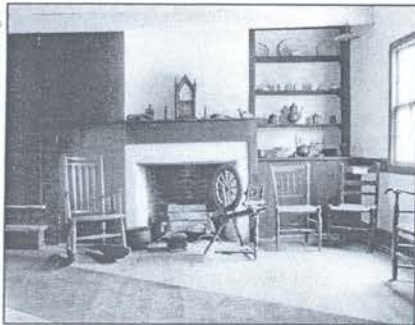
Created in 1967 by an act of the Legislature, the New Jersey Historic Trust is guided by a Board of Trustees appointed by the Governor and is administered by an executive director. The Trust's broad mandate includes the initiation and promotion of historic preservation activities and the encouragement of cooperation between public and private forces. The Trust provides emergency grants for the preservation of endangered landmarks and administers a facade easement program. In addition to administering the historic preservation programs authorized by the 1987 bond act, the Trust's plans include establishing a statewide preservation revolving fund.

New Jersey Transit

Since its founding in 1979, New Jersey Transit



Broad Street, Trenton, ca. 1937, is now the image used to announce New Jersey's Main Street Program.



Worker's cottage, Barsto Village State Park

(NJT) has been responsible for rescuing more than a dozen historic railroad stations through its innovative Station Leasing Program. To date, adaptive use projects have combined transportation, retail, and community service functions in many stations. NJT's promotion of historic preservation resulted in a 1985 National Trust Honor Award and a 1986 Outstanding Public Service Award from the U.S. Department of Transportation.

COUNTY GOVERNMENT

Cultural and Heritage Commissions

In 1972, State enabling legislation made possible the creation of county cultural and heritage commissions. Today 17 county cultural and heritage agencies exist in New Jersey. Most are involved in historic preservation. The more active commissions have underwritten county-wide cultural resources surveys; some publish newsletters and walking tour brochures, mount exhibits, and maintain historic marker programs. Their work continues to bring preservation awareness to a large public.

Park Systems

The growing sophistication of historic preservation techniques and goals has enabled park systems to integrate historic preservation into their overall programs of resource management and open space planning. New Jersey now has a superb collection of historic buildings that benefit from the enlightened stewardship of county park systems. Some are museums, while others serve as park commission offices and public meeting spaces. Their relationship to recreational and historic landscapes gives them added significance.



The Morris County Park Commission welcomes visitors to "The Willows" at Fosterfields to celebrate its restoration.

MUNICIPAL GOVERNMENT

Historic Preservation Commissions

Amendments in 1986 to the New Jersey Municipal Land Use Law (P.L. 1975, c.291) for the first time explicitly granted municipalities the power to designate and regulate local historic sites by creating historic preservation commissions. This enabling legislation introduced the concept of preservation planning at the level of government where most land-use decisions are made in New Jersey. More than 100 municipal historic preservation commissions now exist statewide, and their number is growing. To assist with the management of cultural resources, some municipalities have begun to hire full-time preservation planners.

PRIVATE, NONPROFIT EFFORTS

Preservation New Jersey

Incorporated in 1980, Preservation New Jersey (PNJ) is the only nonprofit statewide organization coordinating preservation efforts and ministering to preservation needs. By means of a newsletter, technical assistance, workshops, and seminars, and publications such as "Preserving New Jersey: A Handbook for Municipal Historic Preservation Commissions," PNJ helped to create, and continues to serve, an important constituency across the state.

The Morris County Trust for Historic Preservation

Founded in 1980, the Trust is New Jersey's sole private preservation organization operating at a county level. It holds protective easements on National Register properties, publishes "Preservation Issues" - a quarterly newsletter, and coordinates and assists local preservation efforts. It will soon launch a countywide revolving fund for the purchase and resale, with protective covenants, of historic properties.

LOCAL ORGANIZATIONS

Historical societies large and small, local preservation organizations, and friends groups number more than 500. As preservation advocates at the grassroots level, their importance cannot be minimized.

...

All of the activities mentioned reflect an important change of attitude about preservation. Long viewed as an amenity or an antiquarian pursuit, historic preservation in New Jersey is recognized more and more as a component of good planning, one that entails significant economic and environmental consequences.

As important and successful as many of New Jersey's preservation programs have been, all have been underfunded. To date, most of the scant public monies available have been earmarked for survey and planning activities instead of "brick and mortar" projects. Thus,

while we have made important strides in identifying and recording our historic buildings, and in proposing new uses for them, we have never had sufficient funds to challenge the threats of deferred maintenance, outright neglect, vandalism, and demolition.

The historic preservation programs authorized by the 1987 Green Acres, Cultural Centers and Historic Preservation Bond Act are an important step towards solving this problem. Matching grants of \$22 million will support the restoration of properties owned by government and other nonprofit entities like those responding to the New Jersey Historic Trust's survey. The survey examples illustrated in this report often represent substantial budgets. One reason some projects are so extensive is that only now are we struggling to rectify decades of financial neglect. While we cannot hope to meet historic preservation needs statewide with this program alone, it can serve as a forceful intermediate measure and a rallying point for future action.

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The preservation of historic buildings and sites has now become a part of the larger job of creating and managing complex environments. Preserve one building and you preserve one building. Preserve the setting and the larger environment, and you keep open a thousand doors and opportunities for a better life for the entire community.

*Grady Clay
Historic Preservation*

Roberta Crane, Newark Public Library Collections



Restoration of Plume House, one of Newark's two remaining eighteenth century buildings.

Historic Preservation as a Catalyst for Economic Revitalization

The New Jersey Motion Picture and Television Commission reported that in 1987 producers spent more than \$22.7 million in New Jersey. Many of the locations they sought were houses, suburban neighborhoods, and urban streetscapes all characterized by their historic significance, with local economies benefiting directly and indirectly from production needs. Filmmaking may seem like an exotic industry, but it exemplifies the many ways that historic preservation has an impact on the economic picture in New Jersey.

Experience nationwide has proven that preservation stabilizes neighborhoods, reverses decline, and increases the tax base. Not only does the recycling of historic buildings appeal to the public imagination, it can be competitive with new construction, and is often energy efficient because of its reliance on building materials already in place.

In the best of all possible worlds, we might have the luxury of seeing preservation as an end in itself. In the world of the bottom line, we are fortunate that historic preservation can pay its own way. Accord-

ing to a study completed in 1989 by the Government Finance Research Center, historic preservation has the potential to produce significant public benefits. The Research Center report identified five major benefits:¹

- **Increased public revenues.** Preservation related construction and the resulting economic activity can mean enhanced revenues from a variety of sources, such as wage taxes, building permits, and business licence fees, as well as sales and property taxes.
- **Creation of new jobs.** In addition to the jobs created by preservation-related construction, research has shown that there is a strong reciprocal relationship between the retention and formation of small businesses and the reuse of older commercial buildings.
- **Conservation and stabilization of neighborhoods.**
- **Income from tourism.**
- **Reduced need for new infrastructure.** By recycling existing buildings, the need for expensive new sewer, water, and power delivery systems is reduced.

These findings were confirmed by a second study, this one carried out by the prestigious Conservation Foundation, which concluded that no more potent economic tool has been found for urban revitalization than historic preservation. The Foundation contends that among the critical factors contributing to successful communities are

N.J. Motion Picture & Television Commission



Production shot from "Ragtime." Filmmakers didn't need to recreate a seaside setting for their turn-of-the-century story — they found one ready-made in Spring Lake.



Dwight Hisceno



Dwight Hisceno

Now the dramatic centerpiece of an apartment complex created with federal tax credits, this crucible was part of the Dixon Pencil Works in Jersey City.

preservation of cultural resources and implementation of development programs which are sensitive to aesthetic issues. Experience throughout New Jersey has proven that revitalization potential applies not only to cities but to small towns and villages as well.

Many cities have grown to recognize historic preservation as an essential revitalization strategy. After experience with standard demolition-based urban renewal tactics, Boston, Baltimore and San Antonio consider preservation the keystones of their redevelopment efforts because it helps create a positive investment climate. Other cities have found similar results:

- The fifteen historic blocks of Pioneer Square in Seattle suffered from a low tax base before

restoration. Since restoration, the tax base has enjoyed a 1000 percent increase. New revenue was generated in a variety of ways, all related to restoration: property taxes, new jobs, improved transit support, and tourism. The restoration of the Pioneer Building itself was brought in at less than 2/3

the cost per square foot than new construction of comparable quality.

- In Washington, D.C., restorations of the Willard Hotel, the Old Post Office Building, and Union Station are just a few of the major preservation projects that have pumped new economic life into the city.
- During an eight-year period when Annapolis, Maryland, invested significantly in restoration, its tax base increased by 112 percent. Between 1968 and 1976, as preservation and restoration activities continued to change the face of the city, tax revenues in both city and county rose by 85 percent, and tourism increased tenfold.

Preservation statistics are not yet readily

available in New Jersey, but experience across the state indicates the economic force of preservation:

- In the town of Dover, the restoration of the Baker Opera House using a combination of federal and municipal funds, reversed a policy of urban-renewal-by-demolition and encouraged reinvestment in other historic buildings.
- An impressive list of historic railroad stations adapted to profit-making or community uses includes stations in Bound Brook, Montclair, Mountain Lakes, Manasquan, Park Ridge, and Bernardsville, to name only a few communities. New Jersey, in fact, has been a national leader in railroad station reuse, an accomplishment recently profiled in the National Trust's magazine, *Historic Preservation*.
- For its preferred banking headquarters, the Chatham Trust Company painstakingly restored the opulent interior of Alnwick Hall, a Gilded Age mansion in Convent Station, and recouped its investment in record time.

- The restoration of row-houses and associated buildings in Jersey City and Hoboken, coupled with the creation of Liberty State Park, has sparked a phenomenal interest in urban and waterfront renewal. Jersey City ranks among the top communities nationwide in Tax Act investment.

These few examples hint at what a critical role preservation might play in New Jersey's economy. To date, historic preservation has stimulated investment with little government encouragement and minimal interest from financial institutions. With stronger leadership and more funding from public and private sources, preservation's potential as an economic incentive could be staggering.



The original ticket window of Bernardsville Rail Station (ca. 1902) is now the centerpiece of the station's new gourmet deli. The adaptive reuse was made possible by N.J. Transit's innovative Station Leasing Program.



Interior of Alnwick Hall, which now houses private banking offices.

¹John E. Peterson and Susan Robinson, *Fiscal Incentives for Historic Preservation*, Government Finance Research Center, 1989, 58-65.

Wholly apart from being lured by sea and sand, by lakes or ski slopes, people travel in almost the same numbers to visit masterworks of art and architecture, or to visit remains of previous societies or distinctive communities. They seek roots in the broadest sense, and gain solace or inspiration or wisdom from a communion with the past . . .

Arthur Frommer
"Viewpoint: Historic Preservation and Tourism"

The Star Ledger



Visitors enjoy spring in Cape May's historic district, one of the largest collections of Victorian buildings in the country.

Economic Benefits of Historic Preservation: Tourism

Travel and tourism account for several hundred billion dollars annually of the United States economy, providing billions in wages and salaries, and billions of dollars in local, state, and federal tax revenues. The travel and tourism industry is the nation's second largest employer; it also tends to be recession-resistant. Furthermore, the tourist dollar generates a ripple effect: each \$1 spent in tourism generates multiple dollars elsewhere in the economy.

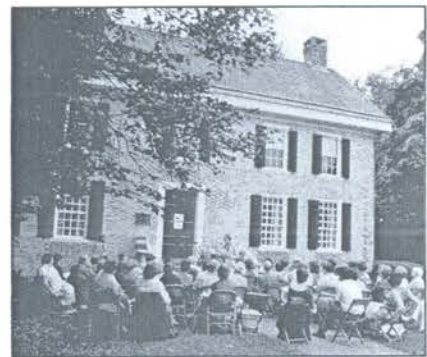
Does historic preservation really relate to these economic facts? The answer is an emphatic "yes," according to market indicators like *The Historic Traveler*, a specialized new tourist quarterly, and the huge number of bed-and-breakfast establishments that capitalize on the appeal of their historic buildings. According to numerous state surveys, historic sites and buildings are among the nation's top tourist attractions, and visiting historic sites is the number one choice for the lucrative group-tourism business. The same surveys have found that tourists visiting historic sites stay longer and tend to spend more money than other tourists.

Tourist-related historic sites development represents major revenue generators for many states. Some well-known examples include the following:

- In Virginia, a state rich with travel opportunities and historic sites, the primary tourist destination is Colonial Williamsburg, where the historic milieu attracts over 1.1 million visitors annually. Tourism revenues support ongoing research and restoration.
- Although Trolley Square in Salt Lake City was not planned for tourists, it has become the city's second largest tourist attraction.
- Biltmore, the Vanderbilt estate in Asheville, North Carolina, attracts 600,000 tourists annually.
- In Philadelphia and Boston, historic sites like Independence Mall and Faneuil Hall have generated a huge tourist spillover into restored shopping and residential areas and less well-known historic sites.

In New Jersey we can do as well. Even without systematic promotion to date, our historic sites suggest a potential well worth cultivating. Surveys have shown that historic and cultural attractions are important to tourists from within the state and beyond its borders. Visitors flock to places like Cape May and Washington Crossing and demonstrate special enthusiasm for State parks that incorporate historic buildings, such as Allaire, Ringwood, and Batsto. Local successes across the state illustrate this potential in many different ways:

- Liberty State Park, with its historic ferry and rail terminals and an incomparable view of the New York skyline, is New Jersey's most visited State park, barely able to keep



Paul Taylor

New Jersey's many historic sites are popular settings for meetings and tours of all kinds.

pace with visitor demand.

- "Holly Walk," a Christmas celebration organized by a consortium of historic sites, drew more than 1200 tourists to Morristown in three days last December. In the same town, the Morristown National Historical Park attracts more than 650,000 visitors annually.
- At the other end of the state, in Cape May, the Mid-Atlantic Center for the Arts



Visitors enjoy a concert at historic Waterloo Village, which offers a number of popular musical and cultural programs each year.

expects to welcome more than 200,000 visitors this year through tours of the Cape May Historic District, the Emlen Physick House, and the Cape May Point Lighthouse. According to B. Michael Zuckerman, the Center's director, tour income accounts for about 80

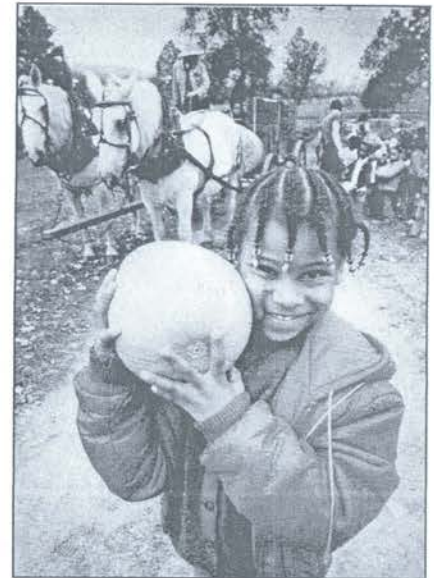
percent of the center's budget.

- At Waterloo, a village of restored buildings, the industrial history of the Morris Canal and summer concerts by the New Jersey Symphony combine to create one of the state's foremost summer destinations.
- Living history farms like the Howell Farm in Mercer County, the Longstreet Farm in Monmouth County, and Fosterfields in Morris County attract thousands of families for seasonal farming demonstrations and harvest festivals.

In his speech "Reaping the Benefits: Historic Sites and Tourism," Richard J. Roddewigg challenges New Jersey to use its history wisely:

In New Jersey you have three significant assets to help you develop heritage tourism. First, you are located in the center of the Northeast Corridor, with the population base of New York City to the north, and Philadelphia to the south. Second, you have the variety and quality of heritage sites and attractions to make visits to New Jersey worthwhile. And third, the tremendous development pressures you are now experiencing mean that you are already facing serious questions about the preservation of the natural and built environment. When the economic value of these resources as tourism assets becomes appreciated, the arguments for protecting them become even harder to resist.

Evidence suggests we have already begun to realize that historic sites can generate significant revenue. The experience of states like Virginia, where historic sites tourism has been cultivated with care for decades, shows us a direction worth emulating, but also sounds a cautionary note: in order to reap economic benefits from our cultural resources, we must promote them with sensitivity, and, above all, we must conserve them.



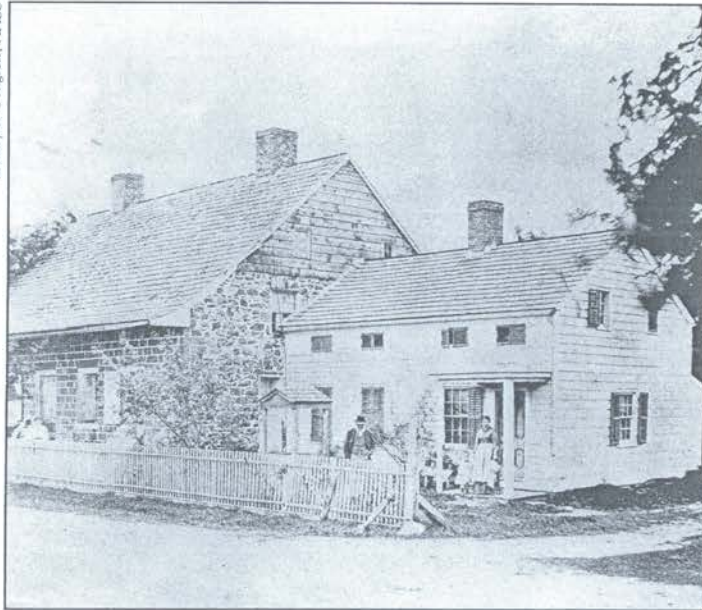
School children learn about 19th century agriculture during harvest time at Howell Farm.

Tom Herde

The great potential contribution of preservation to American life is not in the saving of structures per se, but in the transformation of the values by which we live as a people.

*Roderick S. French
Preservation: Toward an Ethic in the 1980s*

Library of Congress, HABS



1880 view of Cornies Quackenbush House, Wyckoff.

Case Studies of Successful Preservation

Successful preservation is always a matter of degree. The projects below were chosen for a variety of reasons. Not only do they call to mind New Jersey's incredibly rich heritage, they represent a variety of preservation tactics and strategies, and a combination of preservation forces and funding sources. Despite the substantial victories they illustrate, every one represents a project "in process" with challenges still ahead.

CAPE MAY POINT LIGHTHOUSE

Cape May County
Township of Lower Cape May County

The Cape May Point Lighthouse is one of only two New Jersey lighthouses open to the public on a regular basis. Now undergoing restoration as a lighthouse museum, the 1859 structure is one of three "First Order" towers surviving from a major building campaign undertaken by the U.S. Lighthouse Board.

The Cape May Lighthouse is operated by the Mid-Atlantic Center for the Arts (MAC), which has embarked on a ten-year master plan. Restoration has been aided by a \$50,000 Legislative appropriation and \$20,000 from two matching grants administered by the Office of New Jersey Heritage through the National Park Service's Bicentennial Lighthouse Fund (representing 100 percent of New Jersey's share of Bicentennial Lighthouse monies). Despite these public expenditures, rehabilitation needs compelled MAC trustees to secure a personally guaranteed bank loan for \$150,000.

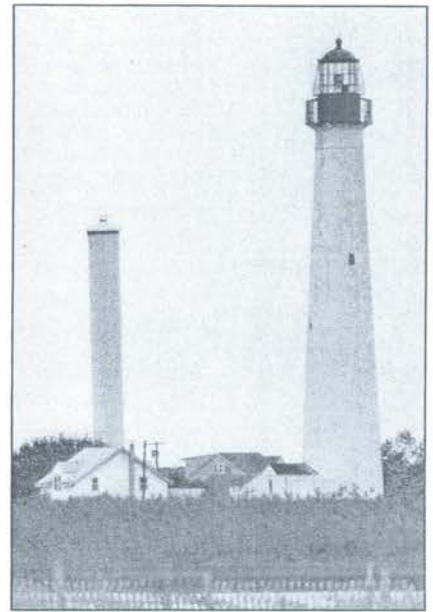
Since MAC opened the lighthouse to the public in July 1987, 170,000 visitors have learned about this notable survivor of New Jersey's maritime history, making the Cape May Point Lighthouse a major element of the burgeoning local tourist economy. Long-range plans, however, call for at least \$200,000 for the restoration of the roof and lantern.

CRAFTSMAN FARMS

Morris County
Parsippany-Troy Hills

Designed in 1905 by Gustav Stickley, editor of *The Craftsman* magazine and renowned designer of "Mission" furniture, Craftsman Farms is a nationally significant monument of the American Arts & Crafts movement. Stickley's great log house and its accessory buildings occupy 26 acres that in 1988 were almost lost to a development of 52 townhouses. Preservationists argued that it was essential to save Stickley's buildings with the entire setting so important to his vision.

Intense public interest resulted in a feasibility study administered by the



Cape May lighthouse

The Star Ledger

Morris County Trust for Historic Preservation and Preservation New Jersey. Other contributors to the study included the New Jersey Historic Trust, the National Trust for Historic Preservation, the Morris County Historical Society, and Parsippany-Troy Hills Township. The study convinced the township that Craftsman Farms was a resource worth protecting.



Main house, Craftsman Farms

The township took the unusually enlightened step of acquiring all 26 acres with the help of a New Jersey Green Acres loan. To allay Parsippany's fears about managing such a complex cultural resource, concerned citizens incorporated the Craftsman Farms Foundation in 1989 to administer, restore, and interpret the property.

Initially, operation will be supported by municipal maintenance services and by rents generated by the accessory buildings, but the Foundation is committed to a major fundraising campaign. The ultimate goal is creation of the Center for the Study of American Arts & Crafts, a national resource for scholars and the public.

The Hermitage was renovated to its present appearance in 1845 when Elijah Rosencrantz commissioned a fashionable Gothic Revival remodeling from architect William Ranlett, whose work resulted in one of New Jersey's most picturesque romantic villas. The 18th century core of the house has associations with George Washington, Aaron Burr, and Lafayette.

Returned to the State of New Jersey by its last owner, the house had suffered serious vandalism and deterioration until it was leased from the New Jersey Division of Parks and Forestry



The Hermitage, Ho-Ho-Kus

in 1972 by the Friends of the Hermitage, a nonprofit group created to manage the property. Relying on the State for basic building and grounds care, the Friends have transformed the house from a near-ruin to a significant community resource that has stimulated historic preservation awareness in Bergen County.

Nineteen eighty-eight marked the completion of a scientific paint analysis project that will allow ongoing restoration of the interior. Much of this research and restoration has been paid for by the Friends' unusually innovative fundraising schemes. These include events staged by the Friends, as well as sensitive "third party" uses implemented according to guidelines developed by the National Trust for Historic Preservation. Since 1981, the Friends of the Hermitage have tripled their operating budget and continue to make progress in the ongoing tasks of restoration and interpretation.

PLAINFIELD HISTORIC PRESERVATION COMMISSION
Union County
City of Plainfield

Like many New Jersey suburbs, Plainfield's residential architecture is a textbook of American 19th century taste. But by the 1970s, changing economics and demographics were threatening neighborhood stability. Homeowners organized to nominate four residential districts to the National Register of Historic Places, to stage walking tours, and to produce other events that raise public consciousness about Plainfield's historic architecture.

Stimulated by citizen interest, the City of Plainfield began to demonstrate a serious commitment to historic preservation in 1983.

Stimulated by citizen interest, the City of Plainfield began to demonstrate a serious commitment to historic preservation in 1983.



With the help of matching grants from the Office of New Jersey Heritage, the city sponsored a cultural resources survey, enacted a local commission ordinance and became one of the state's ten Certified Local Governments, making it eligible every year for Historic Preservation Fund grants.

The city's latest initiative was the publication in 1989 of *Plainfield Design Guidelines for Historic Districts and Sites* which offers guidance for sensitive rehabilitation and new construction in the city's residential historic districts. A combination of citizen and government action has helped create the components of an impressive local preservation program.

STOUT FARM

Monmouth County Neptune Township

This is a case of one important historic property triggering historic preservation action on many different fronts. The Stout Farm is the last intact farmstead remaining in Neptune

and the adjacent coastal area. Because its significance was assessed as part of the Monmouth County Historic Sites Survey (partially funded by a matching grant from the Office of New Jersey Heritage), the Neptune Board of Architectural Review was able to challenge the proposed demolition of eight of the farm's buildings.

As part of this heightened preservation interest, Neptune Township applied for Certified Local Government status, Monmouth County funded a position for a preservation planner, and private property owners raised the funds necessary to amend Neptune's preservation ordinance to meet Certified Local Government standards. This unusual cooperative effort among private, municipal, county, and State forces has enabled local preservationists to approach cultural resource threats with a new spirit of professionalism.



Officials announce award of a Green Acres grant to help purchase the 1832 Stout farmstead.

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A landmark, basically, is something that is important to a community. There are only a limited number of great buildings. But there are many important sites, districts or streets that are important to particular towns or neighborhoods. That really is what historic preservation is all about, not just saving mansions of architectural greatness or historical importance, but trying to preserve the quality of life in a community.

*James Biddle
Preservation News*

Library of Congress, HAES



Capital Needs Survey

History and Purpose

The 1987 Green Acres, Cultural Centers and Historic Preservation Bond Act requires the New Jersey Historic Trust to compile a capital needs survey of eligible historic sites throughout the state. This survey is the first systematic effort to assess overall capital needs for historic preservation in New Jersey, and one of the first in the nation. The reason for such an assessment is simple: now that \$25 million from bond funds are available for historic preservation, we must make certain that they are disbursed in an informed way, and to do that we must know our resources better.

To implement the Legislature's charge, the New Jersey Historic Trust surveyed organizations that own (or manage) properties listed, or eligible for listing, in the New Jersey Register or National Registers of Historic Places. To qualify for funding, owners must be either government agencies or private, tax-exempt organizations whose properties are accessible to the public.

The 14 members of the Trust's Survey Advisory Committee (who, in compliance with Senate Bill No. 889, "represent the leading historic organizations and the several geographic areas of the state") began meeting in March 1989. Because the committee members knew it would be impossible to reach every potential historic preservation project in the state, they devoted special care to the design and distribution of a survey questionnaire that would be as representative as time and budget constraints allowed.

SURVEY METHODOLOGY

Goals

To reach the state's varied preservation constituency, the New Jersey Historic Trust designed and distributed its capital needs survey to achieve equitable coverage of geographic areas, historic culture regions, and ethnic diversity. The Trust made a special effort to elicit information about historic buildings representing different periods in the state's history; the diversity of architectural styles in New Jersey; and a sampling of functions representative of our rich history, such as residential, institutional, agricultural, and industrial buildings.

To meet its goals of representative content and distribution, the Trust made three critical decisions about the Capital Needs Survey:

- The survey questions must elicit information sufficiently detailed to suggest the types of projects for which the bond funds may be used.
- To encourage maximum response, the survey questionnaire must be succinct and free of unnecessary technicalities.
- To reach the largest preservation constituency, the survey must be directed to many different kinds of potential project sponsors.



Former church, now a jury waiting room for Somerset County courts.

The Star Ledger

Content

Each survey questionnaire was accompanied by an explanatory letter. The questionnaire (see Appendix) was edited until it was reduced to one double-sided page. Among its more important features were the following:

- The terms *rehabilitation*, *restoration*, and *stabilization* were defined, so that respondents could characterize their projects objectively.
- Estimated costs were broken into three categories: pre-construction, site work and architectural work, with the last given eleven subcategories.
- Respondents were asked to identify the source of their estimates (architect, engineer, etc.) and the availability of matching funds, and to enclose a photograph of the subject property.

Distribution

An initial survey mailing list was comprised of two parts:

- A list of 510 historical societies, preservation organizations and affinity groups derived from a 1987 information-gathering effort by the New Jersey Historic Trust.
- A list of historic properties owned by different government entities.

To increase the survey's representative reach, the Trust augmented this base list in the following ways:

- Municipal and county governments were queried by adding historic preservation commissions, planning departments or county and city clerks to the list.
- The Trust sent a memorandum to all county cultural and heritage commissions asking for suggestions about eligible projects that might have been overlooked and requesting the commissions to distribute additional copies of the survey at their discretion.
- From a computer print-out furnished by the National Park Service, the Trust ran a cross-check of all churches, libraries, and government buildings listed in the National Register of Historic Places in New Jersey for comparison with lists generated by other means.
- The Trust chose a representative National Register historic district from every New Jersey county, and added to the master list properties owned by nonprofit organizations in those districts.
- Press releases about the survey were sent to the major media, and surveys were sent to all individuals and organizations who learned about the survey through this or other means.



Summary of Survey Findings

The survey findings reveal preservation funding needs of nearly \$400 million. This total is misleading for several reasons, however. Because of innate conservatism or a lack of professional guidance, or both, many respondents underestimated the cost of their projects. Not only is the \$389 million total low, it represents only projects reached by the survey. New Jersey's need for preservation dollars, extrapolated from the survey results alone, is therefore at least several times greater than the survey total.

The survey responses also indicate a disquieting trend towards crisis management of historic sites and deferred maintenance on the part of government and private owners. The resulting deterioration of historic building fabric is usually produced by severely limited funds coupled with the necessity to focus on immediate needs. Thus repair of a leaking roof may preclude replacement of a rotted sill or a crumbling chimney. Survey responses suggest that the best of intentions and even the existence of professional planning in some cases simply cannot compensate for the insufficient funding which has characterized historic preservation in New Jersey for so many years.

A look at some survey numbers proves that the survey was successful in reaching a representative sampling of eligible property owners. Without determining whether all were owners of eligible historic properties, the Trust mailed questionnaires to approximately 2,500 potential respondents. Replies came from 165 private nonprofit owners and 87 municipal, county and State agencies with a total of 351 projects.

Using telephone area codes for a rough approximation of geographical origin, it was determined that 241 replies originated in northern New Jersey and 110 came from the southern part of the state, a numerical spread that correlates with the distribution of registered historic sites.

Response by county is also comprehensible based on historic development patterns and the number of historic sites registered in each county. The leading five counties in number of responses were:

Middlesex (34)
Morris (28)
Monmouth (27)
Essex (26)
Bergen (22)

The counties with the fewest responses are those characterized by rural development patterns and smaller populations, thus resulting in fewer historic buildings. Responses were also summarized by historic functions. Function was usually defined on the basis of a building's or structure's original use. Functions were grouped into three categories:

Residential (128 responses)
Commercial, agricultural and industrial (71 responses)
Civic-institutional (152 responses)

Evaluating responses by historic period was the most difficult to ascertain, since so many historic properties represent more than one period of significance. The largest number of responses was for properties dating from the last half of the 19th century. The

relatively small number of 20th century buildings results from the rule that buildings must be at least fifty years old for nomination to the New Jersey and National Registers of Historic Places.

Overall, the categorization of survey replies correlates remarkably well with factors such as historical development patterns, development density, and the number of sites registered in different counties. These results demonstrate that the survey sample is a reasonably representative one.

Summary of Responses

County	Projects	Amount
Atlantic	15	\$3,941,300
Bergen	22	6,153,664
Burlington	23	15,000,389
Camden	16	4,607,040
Cape May	6	647,671
Cumberland	9	924,120
Essex	26	42,740,824
Gloucester	14	1,237,362
Hudson	20	74,726,549
Hunterdon	13	2,917,955
Mercer	18	115,941,365
Middlesex	34	14,196,478
Monmouth	27	34,657,202
Morris	28	5,683,664
Ocean	12	10,147,328
Passaic	12	22,064,172
Salem	3	5,963,700
Somerset	19	7,345,194
Sussex	8	8,548,500
Union	19	8,476,172
Warren	7	2,213,750
<hr/>		
TOTALS	351	\$389,134,399
By Area Code		
North Jersey	(201)	241
South Jersey	(609)	110

Summary of Responses by Property Type

Agricultural Village or Complex	8
Auditorium, Theatre	2
Barn	6
Other agricultural buildings (shed, stable, granary)	5
Boat	1
Bridge	1
Carriage House	4
Casino	2
Canal, associated buildings	3
Cemetery	1
Clubhouse	1
Commercial building	3
Customs House	1
Elephant	1
Factory, Industrial building	10
Firehouse	5
Fort	1
Gatehouse	2
Government buildings (court house, city hall, Statehouse complex)	24
Grange	1
Houses of Worship	53
Houses of Worship - Associated buildings, e.g. rectory, parish house, convent	13
Industrial Village or Complex	5
Library	7
Lighthouse	6
Mansion or Estate	27
Military (drill hall, barracks)	3
Mill	4
Multiple family residence	6
Orphanage	1
Park, Landscape elements	6
Post office	1
Prison	1
Railroad station, equipment	13
School, Academic building	21
Single family residence	91
Tavern, Inn	6
Terminal, Ferry slip	3
Water Treatment/Storage facility	2

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Survey Needs and Examples

Survey respondents were asked to characterize project costs in three ways:

- Pre-construction (research, archaeological and engineering studies)
- Site work (grading, lighting, landscaping)
- Architectural (structural stabilization, repair and replacement, restoration)

The majority of responses involved projects with the largest costs directly attributed to basic architectural needs strictly defined. The four architectural categories cited most often were the following (not necessarily in order of precedence):

- Restoration, repair, or replacement of doors and windows
- Structural stabilization (including masonry repair and restoration)
- Restoration, repair, or replacement of roof systems
- Improvement or replacement of mechanical and electrical systems

Landscape restoration and the repair or replication of historic building components such as porches, stairs, cupolas, and steeples were categories of concern to many respondents, together with the restoration of unusual items like fountains and clocks. All of these needs appeared with far less frequency than did the four architectural categories listed above, reflecting a recognition on the part of historic building owners that basic priorities must be met first.

What follows is a sampling of responses arranged by county that indicates the range of preservation needs revealed by the survey. Property ownership is identified by four codes:

NFP	Not-for-profit private organization
NJ	State of New Jersey
C	County government
M	Municipal government

Readers should keep in mind that the following information was gathered by means of a questionnaire, not a comprehensive inventory. A complete list of responses is included in summary form as an appendix.

ATLANTIC COUNTY

Margate: Lucy the Elephant (NFP)

Erected in 1881 as part of a real estate promotion scheme, "Lucy" is one of the most endearing and enduring monuments to the freewheeling development of the New Jersey shore at the end of the 19th century.

Use: Museum

Key Project Elements: Mechanical and electrical systems, painting

Budget: \$200,000



Jack E. Boucher

Somers Point: Somers Mansion (NJ)

Built on a high bluff overlooking Great Egg Harbor Bay, Somers Mansion (ca. 1725) is one of Atlantic County's oldest buildings.

Once part of a 3,000 acre tract owned by the Somers family, the building remained in the family until 1937.

Use: House museum

Key Project Elements: Historic Structures Report, comprehensive restoration program

Budget: \$925,000



Jack E. Boucher

BERGEN COUNTY

Englewood: John G. Benson House (NFP)

Built ca. 1784, the Benson House is one of the area's remaining Dutch stone houses. Bergen County is an important repository of this distinctive New Jersey building type.

Use: Headquarters, Northeastern Valley Chapter, American Red Cross

Key Project Elements: Roofing and mechanical systems

Budget: \$160,000

Ho-Ho-Kus: The Hermitage (NJ)

In 1845, architect William Ranlett remodeled Elijah Rosencrantz's 18th century house, creating one of New Jersey's most significant landmarks of the Gothic Revival.

Use: House museum

Key Project Elements: Archaeology; site restoration and period landscaping

Budget: \$700,000

BURLINGTON COUNTY

Medford: Shreve-Jones House (NFP) (Medford Community Center, Inc.)

Typical of the county's tradition of post-Federal period brick houses with bridged-chimneys, the Shreve-Jones House represents an increasingly rare building type.

Use: Community center

Key Project Elements: Roof and mechanical systems

Budget: \$188,000

Mt. Holly: Burlington County Courthouse (C)

When master carpenter Samuel Lewis designed a new courthouse for Burlington County in 1796, he created one of New Jersey's great Federal-era public buildings.

Use: Burlington County plans to return the building to courthouse use.

Key Project Elements: Comprehensive restoration and updated systems

Budget: \$2,023,000



Library of Congress, HABS

CAMDEN COUNTY

City of Camden: Carnegie Library (M)

Completed in 1905, Andrew Carnegie's gift to Camden illustrates the industrialist's vision of wealth used for the public good.

Use: Municipal cultural center

Key Project Elements: Comprehensive restoration and rehabilitation

Budget: \$1,500,000



Pennsauken: Griffith-Morgan House (NFP)

One of the county's oldest buildings, this stone and brick gambrel-roofed home was built near the site of one of the first European settlements in West Jersey.

Use: House museum

Key Project Elements: Repair or replication of masonry, doors, windows, and trim

Budget: \$255,000

CAPE MAY COUNTY

City of Cape May: Emlen Physick House (NFP)

The 1879 Physick House is a rare surviving residential design by Frank Furness, one of the most innovative American architects of the late Victorian era.

Use: House museum

Key Project Elements: Masonry repairs, environmental controls

Budget: \$337,201

Tuckahoe: Tuckahoe Railroad Station (NFP)

This Queen Anne-style wooden station was an important turn-of-the-century junction for trains heading from Atlantic City to Cape May and Ocean City.

Use: Proposed museum and terminal for scenic railway

Key Project Elements: Structural repairs and roofing

Budget: \$51,000

CUMBERLAND COUNTY

Greenwich: Nicholas Gibbon House (NFP)

Nicholas Gibbon was a merchant whose ships carried much of the cargo that made Greenwich a prosperous Colonial port. His 1730 house is a significant example of Flemish checker brickwork.

Use: Museum

Key Project Elements: Roofing and masonry restoration

Budget: \$35,420



Millville: Temple Beth Hillel (NFP)

Dedicated in 1908, this synagogue illustrates the experiments in rural living undertaken by American Jews early in the 20th century.

Use: Continued use as a house of worship

Key Project Elements: Restoration of doors and windows

Budget: \$49,500

ESSEX COUNTY

Newark: The Protestant Foster Home (Youth Consultation Service) (NFP)

One of Newark's outstanding examples of the High Victorian Gothic style, this was one of the city's most important social service agencies when it opened as an orphanage in 1875.

Use: Center for abused and neglected children

Key Project Elements: Repair or replacement of masonry, wooden trim, and mechanical systems

Budget: \$806,400



Upper Montclair: Montclair Free Public Library (M)



Another Carnegie Library, this neoclassical building, dating from 1915, is one of the city's civic landmarks.

Use: Continued library use

Key Project Elements: The project is limited to the design and construction of a compatible new wing to house an elevator for access by the disabled

Budget: \$275,000

GLOUCESTER COUNTY

Woodbury: Gloucester County Courthouse (C)

One of New Jersey's many fine rural courthouses still in use, this late 19th century building is a focal point for the center of Woodbury.

Use: Continued courthouse use

Key Project Elements: Complete exterior and partial interior restoration.

Budget: \$717,612

HUDSON COUNTY

Jersey City: William Barrow Mansion (NFP)

Architectural historian Henry-Russell Hitchcock called the Barrow Mansion one of the

finest examples of Greek Revival architecture in the Northeast.

Use: Multi-purpose community center

Key Project Elements: Mechanical systems and structural repairs

Budget: \$535,000.



Jersey City, ca. 1870. Barrow Mansion is on the left.

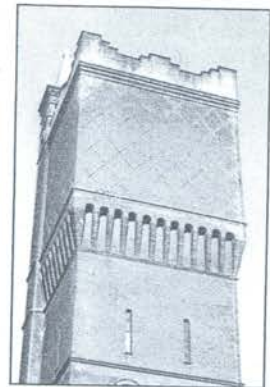
Weehawken: The Weehawken Water Tower (NFP)

An unusual combination of technological innovation and bold design, architect Frederick Clark Withers's massive brick water tower has been a prominent civic landmark since its completion in 1880.

Use: Proposed office, gallery and museum space

Key Project Elements: Comprehensive exterior and interior restoration

Budget: \$1,622,000



Theodore Conrad

HUNTERDON COUNTY

Clinton: Old Stone Mill (NFP)

One of New Jersey's most impressive stone gristmills, the Clinton Mill is a powerful reminder of Hunterdon County's 19th century rural economy.

Use: Regional arts center

Key Project Elements: Mechanical systems and carpentry

Budget: \$1,463,675



Shepherd Studio

Lambertville: A. H. Holcombe House (M)

Reflective of Lambertville's post-Civil War affluence, this Second Empire-style residence is typical of the predilection for mansard-roof dwellings that swept across New Jersey in the 1870s.

Use: Continued use as Town Hall

Key Project Elements: New heating and wiring, replacement of front porch, addition of access ramp

Budget: \$135,000

MERCER COUNTY

Princeton: Princeton Battlefield (NJ)

Scene of one of the most important victories of the Revolution, the battlefield and nearby

Clarke House are important links to America's colonial past.

Use: Historic site and house museum

Key Project Elements: Restoration of Clarke House, site restoration, and improved public access

Budget: \$950,000



Princeton: Morven (NJ)

The home of Richard Stockton, a signer of the Declaration of Independence, Morven is one of the state's most significant 18th century

houses, and until recently was the official Governor's residence.

Use: Educational, interpretive site

Key Project Elements: Comprehensive restoration of house, outbuildings, and gardens

Budget: \$7,270,000



MIDDLESEX COUNTY

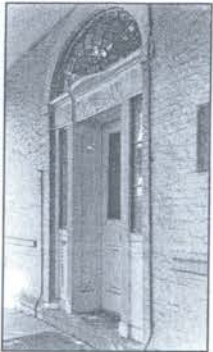
Perth Amboy: Proprietary House (NJ)

Completed in 1764, this was the residence of William Franklin, son of Benjamin Franklin, and the last Governor of colonial New Jersey.

Use: Museum combined with commercial office space

Key Project Elements: Paint analysis, security system, interior finishes

Budget: \$800,000



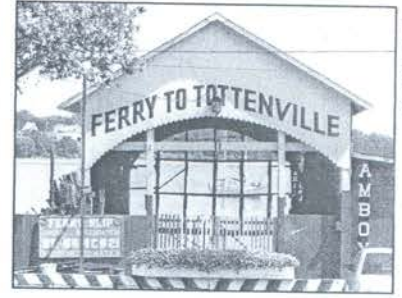
Perth Amboy: Perth Amboy Ferry Slip (NFP)

Perth Amboy enjoyed ferry service from this spot beginning in the 18th century. The existing 19th century building includes operable hand-cranked machinery.

Use: Part of maritime museum

Key Project Elements: Structural repairs

Budget: \$56,000



MONMOUTH COUNTY

Farmingdale: Allaire Village (NJ)

Allaire Village is testament to New Jersey's rich industrial history. Most of the buildings used during its heyday in the 19th century as an operating furnace and forge are still standing.

Use: Historic industrial museum complex

Key Project Elements: Structural repairs, archaeological investigation, buildings restoration

Budget: \$7,200,000



Asbury Park: Casino Building and Power Plant (M)

These buildings illustrate the "big business" of seaside recreation in New Jersey in the early twentieth century.

Use: Combined municipal recreation and tourist functions

Key Project Elements: Stabilization and major structural repairs

Budget: \$840,000

MORRIS COUNTY

Montville: Henry Doremus House (M)

A 1720 "post-Medieval" type Dutch house which has never seen the introduction of modern plumbing and lighting, the Doremus House has great potential to yield information about early 18th century rural life.

Use: House museum

Key Project Elements: Restoration or replication of wooden and masonry features

Budget: \$150,000

Morristown: Acorn Hall Carriage House: (NFP)

This board and batten carriage house is a simple accessory building which complements the elaborate Italianate villa style of the main house, which is also notable for its jigsaw ornament.

Use: Proposed Morris County History Center, to house library, assembly, and exhibit spaces

Key Project Elements: Comprehensive rehabilitation for adaptive use

Budget: \$460,000

OCEAN COUNTY

Island Heights: Wanamaker Barracks Hall (M)

A rustic neo-Gothic building constructed in 1900 and enlarged ca. 1918, the hall was used by philanthropist John Wanamaker as a summer camp for young employees of his famous Philadelphia department store.

Use: Proposed rehabilitation as multi-use municipal facility

Key Project Elements: Structural repairs, mechanical systems

Budget: \$872,800

PASSAIC COUNTY

Clifton: U.S.D.A. Quarantine Center (M)

Built between 1900 and 1917, this large complex was the chief admission portal for animals entering the United States on the eastern seaboard.

Use: Proposed rehabilitation of two masonry barns for recital hall, gallery, and arts workshops

Key Project Elements: Comprehensive restoration and rehabilitation

Budget: \$782,992

Wayne: Dey Mansion

One of the State's finest examples of Georgian architecture, the Dey Mansion also served as military headquarters for Washington during his 1780 campaign.

Use: House museum

Key Project Elements: Roofing, plastering repairs, and restoration

Budget: \$126,880

SALEM COUNTY

Salem: First Presbyterian Church of Salem (NFP)

A prominent element in Salem's Market Street Historic District, this 1854 Gothic Revival building features a 184 foot steeple and fine stained glass.

Use: Continued church use

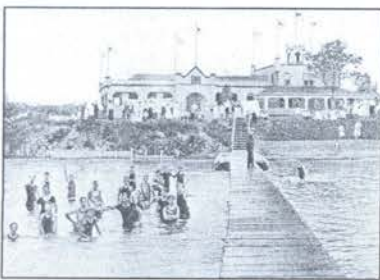
Key Project Elements: New slate roof

Budget: \$61,000

Library of Congress, HABS



Elise S. Dann



SOMERSET COUNTY

Somerville: Wallace House and Old Dutch Parsonage (NJ)

Paul Taylor



Each of these adjacent 18th century houses is significant for its architecture and association with important events and persons in New Jersey history.
Use: House museums
Key Project Elements:

Continuing restoration, acquisition of additional property to enhance interpretation
Budget: \$1,100,000

Somerville: Somerset County Courthouse (C)



Noted courthouse architect James R. Gordon's 1907 design for this Beaux-Arts monument to justice makes it one of New Jersey's most imposing courthouses outside an urban setting.
Use: Continued courthouse use
Key Project Elements: Comprehensive restoration
Budget: \$5,000,000

SUSSEX COUNTY

Vernon Township: "High Breeze Farm," Wawayanda State Park (NJ)

Also known as the Barrett Farm, this is a rare example of a 19th century subsistence farm subjected to minimal 20th century changes.

Use: Farm museum

Key Project Elements: Immediate stabilization of 15 buildings on the verge of collapse.

Budget: \$1,600,000



New Vernon: Waterloo Village (NJ)

Waterloo was for years a "forgotten village," remarkably preserved in its 19th century state as a result of changing economics and transportation modes. It includes the most intact portion of the Morris Canal.

Use: Museum complex

Key Project Elements: Restoration of Morris Canal

Budget: \$5,580,000

UNION COUNTY

Fanwood: Fanwood Railroad Station (M)

Late 19th century stations like Fanwood's created a commuter culture and marked the end of the first great surge of New Jersey suburbanization.

Use: Community center and offices

Key Project Elements: Exterior restoration

Budget: \$635,545



Dwight Hiscano

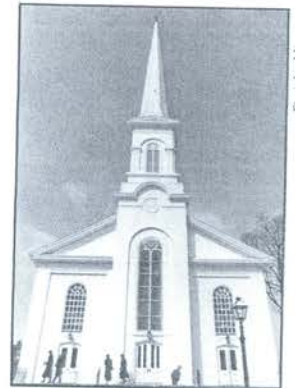
Westfield: The Presbyterian Church in Westfield (NFP)

Noted for its landmark 190 foot steeple, the Westfield Presbyterian Church was built in 1862 on one of New Jersey's few surviving New England-style town greens.

Use: Continued church use

Key Project Elements: Structural restoration of steeple

Budget: \$219,450



Dwight Hiscano

WARREN COUNTY

Oxford: Shippen Manor (M)

During the 18th and 19th centuries, Shippen Manor was the Iron Master's house for Oxford Furnace, which produced notable iron products, including firebacks.

Use: House museum

Key Project Elements: Continuing comprehensive restoration

Budget: \$1,339,250



Herb Kymor

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The value of this national historic preservation program has never been properly measured — not even at its zenith in 1979, when the national appropriation reached the dizzying amount of \$60 million, or approximately the same amount it costs to build twelve miles of interstate highway. Nor has it been assessed in terms of government outlays, or in terms of government savings in other areas — such as the costs of treating drug addiction, disorientation, madness and crime — all of which are known to decline in the stabilized environments that historic preservation fosters. So tell your elected officials about that.

*Adele Chatfield-Taylor
"From Ruskin to Rouse"*

Ed Fox



Pyne Point, Camden

Funding Preservation

As the preceding section of this report has demonstrated, preservation is supported by strong aesthetic as well as economic arguments.

With the inclusion of \$25 million for historic preservation grants and loans in the 1987 bond referendum, New Jersey made a bold new financial commitment to the state's historic resources. Although undeniably a major step forward for the cause of preservation, the \$25 million only begins to address the tremendous need for capital monies identified in the survey.

What steps can we take to meet these needs? Direct assistance in the form of grants and loans is certainly the most obvious mechanism. However, the sheer size and diversity of the funding needs in New Jersey dictate that additional solutions must be found. Any serious effort by the State to stimulate and assist efforts to preserve New Jersey's historic riches will necessitate a broad spectrum of approaches, of which direct assistance by the State is only one.

The \$389 million need identified in this report may well be doubled or tripled when historic structures in private hands — the largest category of historic structures in the state — are added to the tally. For that reason, these pages suggest incentives which can encourage greater preservation activity in the private sector.

BOND FUNDS

This is the mechanism used to finance the matching grant program launched by the Trust in 1989. Based on the response so far, the New Jersey program is extremely popular, with requests for first round grants far outstripping available funds. Twenty-five million dollars will not rectify decades of neglect and deferred maintenance that are the legacy of years of inadequate funding. We recommend that the groundwork be laid immediately for future bond issues to help whittle down the tremendous backlog of work. Bond issues, however, cannot and should not be the sole source of preservation assistance.

REVOLVING LOAN FUND

As a tool for funding preservation, revolving loan funds offer two major attractions: they are an effective way to recycle dollars for preservation and they provide an ongoing source of low cost capital for preservation projects. Since the debut of the first funds for preservation in the 1950s, they have been used with great effectiveness in other states such as North Carolina, where a state revolving loan fund has ensured the preservation of more than 110 properties and has helped spawn many local revolving funds. A statewide revolving fund in Indiana has helped save 58 landmarks in 35 communities.

According to the National Trust for Historic Preservation, revolving funds offer several other important benefits besides low-cost capital: they can encourage banks and other contributors to work with local preservation groups, they provide more flexible financing than might otherwise be available and they can



Near collapse, this State-owned 18th century farmstead was witness to the Battle of Monmouth.

Curry Wheeler Stone

stimulate organizational growth and development. The Trust notes that, "Revolving fund projects often serve as powerful catalysts for community improvement, change and growth."¹

The 1987 bond referendum authorized a \$3 million loan fund for preservation and legislation (S. 652/A. 2950) to establish the fund has been introduced. However, because the Trust expects demand for these loan funds to be high, it is recommended that a larger percentage of future preservation bond issues be dedicated to preservation loan funds. With more flexible criteria for participation than a matching grant program, revolving funds could benefit those groups and communities that have difficulty raising matching funds for preservation projects.

LOAN GUARANTEE PROGRAM

A separate, permanent pool of funds to guarantee private sector loans to nonprofit groups would be a useful supplement to the grants and loans available through the bond-financed grant programs. With more private funds available, the amount of capital committed from State funds could be reduced.

If structured and managed carefully, loan guarantees can be an efficient means to leverage greater participation by banks and other private lenders in preservation projects. Creation of a permanent fund to guarantee loans could thus serve two goals: by offering enhanced security for lenders it could provide an important incentive for greater amounts of private capital for preservation projects; and reduced risk could mean lower interest rates for borrowers. This is especially critical for short-term construction loans, which typically carry a high interest rate.

FUNDING STATE OWNED PROPERTIES

Among the most important historic properties in New Jersey are the properties owned by the Division of Parks and Forestry in the Depart-

ment of Environmental Protection. It is well known that many of these properties are in a serious state of deterioration, some because of the State's inability to repair and restore them when acquired, others because funds for ongoing maintenance are almost nonexistent. Ironically, the State's inability to find matching funds jeopardizes the participation of some of these properties in the bond program.

Funding for large scale renovation and restoration projects for State-owned sites could be assured by establishing trust funds which could serve specific preservation needs:

(1) Stable Funding.

Legislative proposals to establish a continuing source of dedicated funds for a wide range of conservation and historic preservation projects, such as the recent Natural Resources Preservation and Restoration Fund proposal, have been before the Legislature for the past few years. The concept of stable funding for natural and historic resources has gained the support of a growing number of lawmakers as well as a broad coalition of environmental and preservation groups, including the New Jersey Historic Trust. In addition to generating badly needed capital monies, stable funding would also finance new historic preservation initiatives launched by DEP.

(2) User Fees. State park user fees are another logical source of funds for the growing costs of preserving public historic sites. Such fees, which annually total approximately \$2.9 million, could be retained in a fund dedicated to the preservation, operation and interpretation of historic structures in State parks instead of being paid into the State's general fund. The immediate benefits of such a fund would be to upgrade the physical appearance



A costumed craftsman works on the restoration of the Courthouse at Colonial Williamsburg, where historic preservation is an integral part of interpretation programs.

Colonial Williamsburg Foundation

and enhance the educational value of public historic sites. Further, improving these sites would lead to increased tourism and related economic benefits. Finally, with funds to maintain these structures adequately, the State should see its cost for major repairs greatly reduced.

Under one proposal, preservation activity would be made an integral part of the interpretative scheme of historic properties under State control. This model is used with great success at Colonial Williamsburg and other major historic sites, where maintenance and restoration are carried out by craftsmen in period costume employing historically accurate tools and techniques.

(3) **Leasing Fees.** Another significant category of historic properties under State control is made up of historic buildings in New Jersey parks and forests which are not open to the public. These are a vital part of every park's historic landscape, but severe shortages of capital and maintenance funds have meant that most are "mothballed" and are slowly deteriorating.

One idea is to create a self-sustaining financial mechanism to pay for the improvement of these properties. Vacant properties would be leased and leasing fees would be returned to a revolving fund dedicated to the maintenance and restoration of these properties. This approach could thus help meet several needs simultaneously: it would ensure the preservation of historic building stock, provide affordable housing and commercial space, and generate a continuing source of funds for restoring and maintaining these "orphaned" historic properties.

TAX INCENTIVES FOR PRESERVATION

As noted earlier, by far the greatest number of historic properties in New Jersey are the thousands of structures that are privately owned. Currently, there are few financial incentives for their preservation. Such properties are not

eligible for the grants or loans generated by the sale of tax-exempt State bonds. To offset the absence of direct assistance for these structures, many states have developed tax incentives to encourage preservation activity in the private sector.

Federal Tax Credits

Tax credits for investment in historic preservation were first introduced by the Federal government in 1976 and given further inducement by the Economic Recovery Act of 1981. In its heyday, the program permitted a 25 percent tax credit for certified rehabilitations of income producing properties. It created one of the largest and most exciting periods of private investment in historic preservation in U.S. history. The program was a success, with over \$14 billion invested in 21,000 buildings since 1976. Changes in the tax law in 1986, however, have severely curtailed the private dollars invested in such projects.

Both nationally and statewide, the number of projects has declined sharply. Projects have dropped by two-thirds nationally and 60 percent in New Jersey.

State Income Tax Credits

In order to offset the slump in the Federal tax credit program, several states encourage historic preservation by providing income tax credits for historic rehabilitation.

Since 1984, New Mexico has permitted property owners to claim income tax credits equal to 50 percent of rehabilitation costs of historic properties up to a maximum of \$25,000 or five years of tax liability, whichever is less. A Missouri law permits state income tax credits of 50 to 70 percent for individuals and



The Star Ledger

businesses investing in qualified neighborhoods to aid rehabilitation or physical improvement efforts. In Florida, a similar law permits corporations to take an income tax credit for up to half the investment in a historic district designated as an "enterprise zone."

Property Tax Relief

Property tax relief can also play a pivotal role in encouraging preservation of the large number of historic buildings in private hands. At present, such potential is largely unrealized. A report prepared by the National Trust for Historic Preservation points out the pitfalls in the traditional property tax system for older buildings, especially in areas such as New Jersey, where land values are increasing:

Often the property tax functions as a disincentive for building rehabilitation or improvement because improvements usually result in steep increases in assessments for property tax purposes....the property tax may be one of the prime motivators in convincing a property owner to demolish a historic building and replace it with a building yielding sufficient income to meet tax obligations.²

Tax relief for historic properties can take several forms: tax credits, tax abatements, and

tax freezes. To encourage communities to enact enabling legislation and to offset any short term losses in local tax revenues, the State could provide reimbursement from New Jersey's property tax relief fund. These property tax incentive programs work in the following way:

Property tax abatement: decreases or delays the taxes due on a property over a fixed period of time. A full abatement is a 100 percent reduction (i.e. exemption) for a given number of years. A 25

percent abatement on property taxes due for X number of years means that the property owner pays 25 percent less than he otherwise would have for the period of the abatement. At the end of the specified time period (usually 5, 10, or 15 years) the owner pays 100 percent of the taxes levied on his property at the current assessed value but is never liable for the portion of taxes (in this case, 25 percent) which were abated.

Property tax credit: grants a tax credit for certain activities such as rehabilitation or restoration. The credit directly offsets tax liability and has the advantage of linking the amount spent on the preservation activity to the tax subsidy. It is easy to administer because the documentation burden is shifted to the property owner (the same advantages would accrue to an income tax credit).

Property tax freeze: holds the tax payment at pre-rehab levels for a specified number of years (through either freezing the tax rate or more commonly, freezing the assessed value resulting from renovation).

Specific recommendations concerning the property tax system in New Jersey are beyond the scope of this report. However, examples of programs in other states suggest the tremendous benefits in store for preservation if such incentives were widely available for businesses and homeowners occupying New Jersey's historic buildings.

- According to a recent study, **property tax freezes** are among the most popular incentives for historic preservation.³ A survey conducted by the National Trust discovered that at least 20 states have tax deferral statutes which are designed to encourage the preservation of older buildings. This incentive is particularly relevant in areas such as New Jersey, where property taxes are relatively high. Oregon's program, one of the oldest, permits assessments for National Register properties to be frozen for up to 15 years to encourage property owners to make improvements. Since 1976, the program has enrolled over 800 historic properties.



Dwight Hiscano

- **Tax abatements** on improved historic properties can make preservation projects economically more attractive in the short term, and can provide local governments over the long term with a larger total tax base. San Antonio, Texas, uses graduated tax abatements to encourage quality restorations of commercial and residential structures. Since enactment of the program in 1980, approximately \$200 million in historic preservation activity has taken place, with about 110 properties participating in the program. Other states, such as North Carolina, Arizona and Montana, also have tax abatement programs which benefit historic properties.
- The Washington State **property tax credit** program permits a ten-year reduction in property valuation for taxing purposes equal to the costs of the rehabilitation of properties on the National Register or local registers. Rehabilitation must equal at least 25 percent of the assessed value prior to rehabilitation. Under a recent law, Maryland property owners can take a tax credit for 10 percent of costs for restoration and preservation. A 5 percent credit is given toward costs of compatible new construction in historic areas.



¹ "Revolving Loans Fund Preservation," *Preservation Forum*, National Trust for Historic Preservation, 3 August 1989, 2.

² Margaret Davis, "State Tax Incentives for Historic Preservation Projects," National Trust for Historic Preservation State Legislation Project, Preservation Policy Research Series No. SLP-003, Order No. 5516, Fall 1985, 6.

³ John E. Peterson and Susan Robinson, *op.cit.*, 14.

Conclusion

The preceding pages have suggested the magnitude and the urgency of the need for better funding for New Jersey's historic resources. A number of approaches have been advanced that in combination could reverse the decades of neglect that these sites have suffered.

What will happen if we do not take the necessary steps to preserve and protect our remaining historic resources? Without historic buildings, in all their wonderful variety, we would live in an unrelieved landscape of strip developments, tract housing, anonymous office towers, and sprawling, interchangeable office parks. Coming generations will be deprived of tangible evidence of the State's great history. Reusing historic resources is an effective, intelligent way to preserve valuable housing stock and, indeed, whole neighborhoods. The alternative may often be urban blight and an intensified cycle of disinvestment in older urban areas.

In short, we must recast our thinking about these links to the past which so enrich our present. Without recognition of preservation as a critical and vital component of our quality of life, without better integration of preservation with economic development and growth management, the money and energy invested in preservation will yield only scattershot results.

As a new decade begins, preservation in New Jersey finds itself at a critical juncture. The programs created by the 1987 Green Acres, Cultural Centers and Historic Preservation Bond Act saw broad public support for funding preservation projects; the extraordinary response to the first round of grants under the bond act's preservation programs offers dramatic evidence of the need for such funds. It is hoped the findings of this survey will contribute to the momentum for preservation which the 1987 bond act set in motion.



Clio Group Inc.

"Where are we going to be in another fifty years? Are we going to have anything left?" Assemblywoman Maureen Ogden at a 1987 legislative hearing on historic preservation.

Appendix

Survey Respondents by County

Project	Estimated Costs
Atlantic County	
Pleasant Mills Foundation, Inc. Pleasant Mills	\$230,000
Church of the Ascension Atlantic City	300,000
Atlantic County Historical Society <i>Risley Homestead</i> Northfield	N.S.
Linwood Historical Society <i>Linwood Borough School #2</i> Linwood	40,200
The Save Lucy Committee, Inc. <i>"Lucy" the Margate Elephant</i> Margate	200,000
Township of Hammonton	
<i>Hammonton Railroad Station</i>	90,000
<i>Hammonton Middle School</i>	216,000
<i>Old Town Hall</i>	22,500
<i>Town Hall</i>	60,000
<i>Fountain & Clock Triangle</i> Hammonton	4,000
State of New Jersey	
Department of Environmental Protection Division of Parks and Forestry	
<i>Somers Point Mansion</i> Somers Point	925,000
<i>Absecon Lighthouse</i> Absecon	1,200,000
The City of Somers Point	
<i>Old City Hall</i> Somers Point	500,000
The Presbyterian Church Mays Landing	13,700
Church of the Redeemer Longport	139,900

N.S. — Amount not specified



Wortendyke Barn

Bergen County

County of Bergen <i>Bergen County Courthouse</i> Hackensack	3,350,000
County of Bergen Division of Public Works <i>Old New Bridge Road Bridge</i> River Edge and New Milford	70,000
County of Bergen Division of Cultural and Historic Affairs <i>Wortendyke Barn</i> Park Ridge	28,000
First Reformed Church of Hackensack <i>Church on the Green</i> Hackensack	39,100
State of New Jersey Department Environmental Protection Division of Parks and Forestry/ Friends of the Hermitage <i>The Hermitage</i> Ho-Ho-Kus	700,000
Department Environmental Protection Division of Parks and Forestry/Bergen County Historical Society <i>Von Steuben House</i> River Edge	800,000
The Bishop House Foundation <i>Ackerman Dewsnap House</i> Saddle River	221,500
Congregation of Old Paramus Reformed Church <i>Paramus Reformed Church</i> <i>Church Parsonage</i> Ridgewood	134,469 6,000
Lyndhurst Historical Society <i>Little Red Schoolhouse</i> Lyndhurst	63,900
Northern Valley Chapter, American Red Cross <i>John G. Benson House</i> Englewood	160,000
Palisades Interstate Park Commission <i>Blackledge-Kearney House</i> Alpine	61,620
Alpine Community Church Alpine	159,650

The Radburn Association	
<i>Radburn Grange Hall</i>	38,355
<i>Streetscape Improvements</i>	N.S.
Fair Lawn	
Borough of Leonia	
<i>Civil War Drill Hall</i>	18,195
Leonia	
Borough of Tenafly	
<i>Tenafly Railroad Station</i>	92,525
Tenafly	
Church of the Holy Communion	
<i>Church building</i>	48,500
<i>Parish Hall/Education Building</i>	54,350
<i>Rectory</i>	10,000
Norwood	
Pascack Historical Society	
<i>Leach Chapel/First Congregational Church</i>	38,400
Park Ridge	
Old North Reformed Church	59,100
Dumont	
Burlington County	
County Of Burlington	
Cultural and Heritage Commission	
<i>Prison Museum</i>	277,700
<i>Old Courthouse</i>	2,023,000
Mt. Holly	
Mount Holly Friends Meeting	
<i>Friends Meeting House</i>	20,000
Mt. Holly	
Mount Holly Library Association	
<i>Free Public Library</i>	750,000
Mt. Holly	
State of New Jersey	
Department Of Environmental Protection	
Division of Parks and Forestry	
<i>Whitesbog Cranberry Plantation</i>	4,500,000
Pemberton	
<i>Atsion Village</i>	2,500,000
Wharton State Forest	
<i>Batsto Village</i>	2,750,000
Wharton State Forest	
Medford Historical Society	
<i>Kirby's Mill</i>	129,580
Medford	

N.S. — Amount not specified

State of New Jersey Department of Economic Development <i>J.A.R.S.C.O. Gatehouse</i> Roebling	18,000
Livingston Historical Society <i>Force Home</i> Livingston	12,300
Medford Memorial Community Center, Inc. <i>Community Center (Shreve-Jones House)</i> Medford	188,000
Historic Burlington Preservation Foundation, Inc. <i>Boudinot-Bradford Mansion</i> Burlington	500,000
Burlington County Historical Society <i>Captain James Lawrence House</i> Burlington	166,550
Trustees of Providence Presbyterian Church <i>Bustleton Church</i> Burlington	12,000
Colonial Burlington Foundation <i>Thomas Revell House</i> Burlington	8,746
Bordentown Historical Society <i>Gilder House</i> Bordentown	172,000
New Jersey Pinelands Commission <i>Fenwick Manor</i> New Lisbon	117,800
Red Dragon Canoe Club <i>Kaiser-Shipman House</i> Edgewater Park	180,000
Chesterfield Township Historical Society <i>Singleton-Latham-Large House</i> Crosswicks	63,539
Evesham Historical Society <i>Inskeep-Higginbotham House</i> Marlton	50,674
Alice Paul Centennial Foundation, Inc. <i>Paulsdale</i> Mount Laurel	500,000
Jacobs Chapel A.M.E. Church Mount Laurel	4,500
Historical Society of Moorestown <i>Smith-Cadbury Mansion</i> Moorestown	56,000



Paulsdale

Camden County

Grace Episcopal Church Haddonfield	22,560
Griffith-Morgan Committee <i>Griffith-Morgan House</i> Pennsauken	255,000
State of New Jersey Department of Environmental Protection Division of Parks and Forestry <i>Indian King Tavern</i> Haddonfield	500,000
<i>Walt Whitman House</i> Camden	900,000
Newton Union School Association <i>Champion School</i> Collingswood	246,000
Friends of Collings-Knight House <i>Collings-Knight House</i> Collingswood	233,345
Township of Gloucester <i>Gabriel Davies Tavern</i> Blackwood	60,000
Solomon Wesley United Methodist Church Blackwood	21,000
Borough of Brooklawn <i>Borough Hall</i> Brooklawn	N.S.
Colestown Cemetery Company <i>Cemetery Gatehouse</i> Cherry Hill	8,000
Whitman-Stafford Committee <i>Whitman-Stafford Farmhouse and Park</i> Laurel Springs	6,500
City of Camden Division of Planning/Redevelopment Agency <i>Carnegie Library (Broadway & Line)</i> <i>George Whitman House</i> <i>Pyne Point</i>	1,500,000 200,000 200,000
Township of Cherry Hill <i>Croft Farm</i> Cherry Hill	154,635
City of Gloucester City <i>Water Treatment Plant</i> Gloucester City	300,000

N.S. — Amount not specified



Champion School, 1888



Colestown Cemetery Gate House

Cape May County

Historical Preservation Society of Upper Township	
<i>Tuckahoe Rail Station</i>	51,000
Tuckahoe	
Greater Cape May Historical Society	
<i>The Colonial House</i>	38,620
Cape May	
Mid-Atlantic Center for the Arts	
<i>Emlen Physick Estate</i>	337,201
<i>Cape May Point Lighthouse</i>	182,850
Cape May	
The New Asbury Meeting House	
Cape May Court House	38,000
Friends of the Ocean City Historical Museum	
<i>Ocean City Historical Museum</i>	N.S.
Ocean City	

Cumberland County

City of Bridgeton	
<i>City Hall</i>	1,500,000
<i>Customs House and Post Office (Annex)</i>	50,000
<i>Fire Hall</i>	100,000
<i>Nail Mill Museum</i>	30,000
Bridgeton	
Bridgeton Municipal Port Authority	
<i>"Nellie and Mary" Oyster Schooner</i>	100,000
Bridgeton	
Bridgeton/Cumberland Tourist Association	
<i>Bridgeton Information Center</i>	29,000
Bridgeton	
Cumberland County Historical Society	
<i>Gibbon House</i>	35,420
Greenwich	
Mauricetown Historical Society	
<i>Elizabeth Compton House</i>	30,200
Mauricetown	
Temple Beth Hillel	49,500
Millville	

Essex County

Newark Public Library	15,600,000
Newark	

N.S. — Amount not specified

The Newark Museum	
<i>Polhemus House</i>	430,000
<i>Ballantine House</i>	829,157
Newark	
House of Prayer Episcopal Church	
<i>Rectory (Plume House)</i>	13,000
<i>Church</i>	215,000
Newark	
Youth Consultation Service	
<i>YCS-Newark (Protestant Foster Home)</i>	806,400
Newark	
Independence High School, Inc.	182,000
Newark	
City of Newark	
<i>70 Clinton Ave; 73-75 Lincoln Park</i>	900,000
<i>66,68,70,72 James Street</i>	600,000
<i>Krueger Mansion</i>	10,000,000
<i>City Hall</i>	5,406,000
Newark	
Ironbound Educational and Cultural Center	
<i>Ironbound Gateway Development Project</i>	1,606,904
Newark	
State of New Jersey	
New Jersey Transit Rail Operations	
<i>Broad Street Rail Station</i>	1,344,693
Newark	
<i>Benson Street Rail Station</i>	500,000
Glen Ridge	
State of New Jersey	
Department of Environmental Protection	
Division of Parks and Forestry	
<i>Grover Cleveland Birthplace</i>	1,000,000
Caldwell	
Orange Free Public Library	1,388,900
Orange	
Village of South Orange	
<i>Village Hall</i>	240,000
South Orange	
Oakeside Bloomfield Cultural Center	
<i>Oakes Estate</i>	700,000
Bloomfield	
Park United Methodist Church	46,000
Bloomfield	
Montclair State College	
<i>Van Ruyper - Bond House</i>	55,000
Montclair	



Orange Free Public Library

Nancy Picello

First Baptist Church of Montclair Montclair	70,000
Free Public Library <i>Bellevue Avenue Branch Library</i> Upper Montclair	275,000
Cedar Grove Historical Society <i>Canfield-Morgan House</i> Cedar Grove	290,000
Historic Restoration Trust of Nutley <i>Kingsland Manor</i> Nutley	180,270
Durand-Hedden House and Garden Association Maplewood	48,000
Livingston Historical Society <i>Force Home</i> Livingston	14,500
Gloucester County	
County of Gloucester <i>Gloucester County Courthouse</i> Woodbury	717,612
City of Woodbury <i>City Hall/Library</i> Woodbury	55,000
Presbyterian Church at Woodbury Woodbury	15,000
Woodbury Old City Restoration Committee <i>Bethel AME Church and School</i> Woodbury	126,000
Bethesda United Methodist Church <i>Old Stone Church</i> Swedesboro	53,900
Trinity Episcopal "Old Swedes" Church Swedesboro	150,000
Monroe Township Historical Society <i>Little School on Hall Street</i> <i>"Old Library" Museum</i> Williamstown	5,400 1,000
Township of Washington <i>Old Stone House</i> <i>Quay Farmhouse</i> <i>Bunker Hill Church</i> <i>Blackwood Railroad Station</i> <i>Turnersville Post Office</i> Washington	15,000 44,500 28,850 17,100 8,000

Wenonah Historical Society <i>Victorian Homes Project</i> Wenonah	N.S.
Hudson County	
Resurrection House <i>Public School No. 18</i> Jersey City	2,250,000
State of New Jersey Department of Environmental Protection Division of Parks and Forestry <i>Central Railroad of N.J. Complex</i> <i>(Terminal, train shed, ferry concourse, and ferry slips)</i> Jersey City	51,500,000
Fairmount Housing Corporation <i>240 Bergen Ave.</i> Jersey City	287,264
Let's Celebrate <i>The Earl Hotel</i> Jersey City	3,080,000
City of Jersey City <i>47 Mercer Street</i> <i>Salem-Lafayette Housing</i> Jersey City	1,700,000 2,146,685
Bethsaida Christian Church <i>(Formerly Second Presbyterian Church)</i> Jersey City	27,000
Hamilton Park Neighborhood Association <i>Hamilton Park Fence</i> Jersey City	270,000
Barrow Mansion Development Corporation <i>Ionic House (Wm. Barrow Mansion)</i> Jersey City	535,000
State of New Jersey New Jersey Transit Rail Operations <i>Hoboken Terminal</i> Hoboken	4,224,000
Hoboken Public Library Hoboken	2,000,000
City of Hoboken Community Development Agency <i>City Hall</i> <i>Martha Institute (Hudson School)</i> Hoboken	3,068,000 900,000

N.S. — Amount not specified



Locktown Stone Church

All Saints Episcopal Parish
Trinity Church 168,000
Trinity Church Rectory 135,000
Church of the Holy Innocents 456,000
Holy Innocents Parish House 190,000
Nicholas House 125,000
 Hoboken

Exempt Historic Preservation Committee
Highland Hose Company No. 4 42,600
 Kearny

Visual Artists, Inc.
Weehawken Water Tower 1,622,000
 Weehawken

Hunterdon County

Borough of Califon
Two-Room Schoolhouse 173,000
 Califon

Clinton Historical Museum, Inc.
Stone Crusher/Sorter 94,000
 Clinton

Hunterdon Art Center
Old Stone Mill 1,463,675
 Clinton

Friends of the Locktown Stone Church, Inc.
Locktown Stone Church 215,000
 Delaware Township

Flemington Presbyterian Church
10 East Main Street 103,000
 Flemington

Oak Summit School Historical Society
Oak Summit School 15,000
 Frenchtown

High Bridge Reformed Church
High Bridge 50,000

City of Lambertville
A.H. Holcombe House 135,000
 Lambertville

Volendam Windmill Museum
Jorgensen Farm 10,000
 Milford

Alexandria Township Historical Society
Mt. Salem Methodist Episcopal Church 312,900
 Pittstown

Delaware River Mill Society <i>Prallsville Mills/Linseed Oil Mill</i> Stockton	249,980
Borough of Stockton <i>Stockton Borough School</i> Stockton	73,500
Readington Township Museum Committee <i>Abraham Hall House</i> White House Station	22,900
Mercer County	
State of New Jersey Department of the Treasury <i>War Memorial</i>	20,600,000
State of New Jersey State of New Jersey Building Authority <i>State House</i>	32,000,000
<i>State House Annex</i> Trenton	25,000,000
<i>Morven</i> Princeton	7,270,000
State of New Jersey Department of Environmental Protection Division of Parks and Forestry <i>Drumthwacket</i>	2,300,000
<i>Princeton Battlefield/Clarke House</i> Princeton	950,000
<i>Washington Crossing State Park</i> <i>(Ferry House, Nelson House, Flag Museum)</i> Washington Crossing	1,100,000
<i>D & R Canal State Park</i> <i>(restoration of canal houses, locks,</i> <i>mill complex, outlet). Encompasses</i> <i>work in Hunterdon, Mercer, Middlesex,</i> <i>Burlington, and Somerset counties.</i>	15,200,000
State of New Jersey Trenton State College <i>William Green House</i> Trenton	851,250
City of Trenton <i>Douglass House</i> Trenton	140,825
Col. Michael de Kovats Historical Fdn. <i>Fitzgibbon and Crisp Carriage Works</i> Trenton	354,000



Interior, State House

Dwight Hiscano



Old Barracks

Old Barracks Museum Association Trenton	6,403,000
The Contemporary <i>The Contemporary Townhouse Museum</i> Trenton	102,000
Trenton Roebling Community Development Corp. <i>Roebling Theatre</i> Trenton	1,200,000
Princeton Historical Society <i>Bainbridge House</i> Princeton	538,730
Secondary School Admission Test Board, Inc. <i>Steadman House</i> Princeton	400,000
Borough of Pennington <i>Borough Hall</i> Pennington	1,500,000
Friends of the Benjamin Temple House <i>Benjamin Temple House</i> Ewing	31,560

Middlesex County

City of New Brunswick <i>Henry Guest House</i> <i>New Brunswick Train Station</i> New Brunswick	340,000 365,000
City of New Brunswick/D.A.R. <i>Bucleuch Mansion</i> New Brunswick	605,000
State of New Jersey Rutgers University <i>Winants Hall</i> <i>Carpender House Continuing Education Ctr.</i> New Brunswick	9,400,000 80,000
First Reformed Church New Brunswick	12,280
Church of the Sacred Heart New Brunswick	280,500
County of Middlesex Cultural and Heritage Commission <i>Cornelius Low House</i> Piscataway	498,500
South Brunswick Township Cultural Arts Commission <i>Col. John Wetherill House</i> Dayton	295,000



Carpender Center

Milltown Historical Society <i>Museum and Annex</i> Milltown	45,798
East Brunswick Museum Corporation <i>Grote House</i> East Brunswick	75,000
Old Bridge Baptist Church East Brunswick	175,000
East Jersey Olde Towne, Inc. <i>Dunn House</i>	5,000
<i>Indian Queen Tavern</i>	12,000
<i>Runyon House</i>	42,000
<i>Williamson Wheelwright Shop</i>	12,000
<i>Smalleytowne School</i>	5,000
<i>Six Mile Run House</i>	4,500
<i>Church of the Three Mile Run</i>	3,000
<i>Vanderveer House</i>	12,000
<i>Herb Shed</i>	700
<i>Smoke House</i>	600
<i>Fitz-Randolph House</i>	5,000
<i>New Brunswick Barracks</i>	150,000
<i>Dutch Barn</i>	1,500
<i>Farley Blacksmith Shop</i> Piscataway	7,000
State of New Jersey Department of Environmental Protection Division of Parks and Forestry/Proprietary House Association <i>Proprietary House</i> Perth Amboy	800,000
City of Perth Amboy <i>Kearny Cottage</i> Perth Amboy	19,100
W.A.T.E.R. <i>Perth Amboy Ferry Slip</i> Perth Amboy	56,000
Barron Arts Center Woodbridge	500,000
St. James Episcopal Church Edison	39,000
Madison Township Historical Society <i>Cedar Grove School</i> Old Bridge	N.S.
Jamesburg Historical Association <i>Buckelew Mansion</i> Jamesburg	250,000

N.S. — Amount not specified



Fisk Chapel A.M.E. Bethel Church, Fair Haven

Cranbury Historical and Preservation Society
Grist Miller's House 100,000
 Cranbury

Monmouth County

Allentown Public Library Association
First Baptist Church
(Allentown Free Public Library) 88,522
 Allentown

City of Asbury Park
Casino Building and Power Plant 840,000
 Asbury Park

Asbury Park Renaissance Society
Sunset Lake Park 131,500
 Asbury Park

Atlantic Highlands Historical Society
Adolph Strauss House 22,900
 Atlantic Highlands

Battleground Historical Society
Englishtown Village Inn 204,000
 Englishtown

Borough of Fair Haven
Fisk Chapel (Bicentennial Hall) 304,180
 Fair Haven

State of New Jersey
 Department Of Environmental Protection
 Division of Parks and Forestry
Allaire Village 7,200,000
 Farmingdale

Monmouth Battlefield Park 7,300,000
 Manalpan

Twin Lights 1,175,000
 Highlands

County of Monmouth
 Division of Parks and Recreation
Walnford Park 2,102,750
 Upper Freehold Township

Longstreet Farm 1,083,800
 Holmdel

State of New Jersey
 New Jersey Transit Rail Operations
Bradley Beach Rail Station 500,000
 Bradley Beach

Red Bank Rail Station 500,000
 Red Bank

Holmdel Historical Society <i>Holmdel Historical Museum</i> Holmdel	10,000
Borough of Keyport <i>Keyport Free Public Library</i> Keyport	145,000
Matawan Historical Society <i>Burrowes Mansion</i> Matawan	26,000
Middletown Township <i>Croydon Hall</i> Middletown	500,000
<i>Whitlock-Seabrook-Wilson House</i> Port Monmouth	360,900
Middletown Township Landmarks Commission <i>Navesink Baptist Church</i> Navesink	92,500
Foundation for Historic Christ Church <i>Christ Church</i> Middletown	79,000
Monmouth Hills, Inc. <i>Water Witch Club</i> Middletown Township	518,600
All Saints' Memorial Church <i>Church Complex (Barn)</i> Navesink	30,000
Monmouth County Arts Council <i>Count Basie Theatre</i> Red Bank	3,456,000
Borough of Red Bank <i>Police Headquarters</i> Red Bank	1,300,000
Borough of Shrewsbury <i>Wardell House (Municipal Center)</i> Shrewsbury	3,500,000
Morris County	
Borough of Lincoln Park <i>Morris Canal restoration</i> Lincoln Park	145,167
Borough of Madison <i>Museum of Early Trades and Crafts/James Library</i> Madison	149,600
Borough of Mendham <i>Phoenix House</i> Mendham	80,000



Water Witch Club

Robert B. Clark



1830 School House

Mendham Borough Board of Education <i>Hilltop School</i> Mendham	203,100
Ralston Historical Association <i>John Ralston General Store</i> Mendham Township	10,500
Middle Valley Community Association <i>"The Chapel"</i> Long Valley	72,460
Washington Township Historical Society <i>1830 School House</i> Long Valley	15,000
County of Morris Morris County Parks Commission Fosterfields Living Historical Farm <i>Carriage House</i>	165,000
<i>The Willows (2 projects)</i> Morristown	76,000
Town of Morristown <i>Municipal Building</i> Morristown	1,086,740
St. Peter's Episcopal Church <i>Church</i>	1,713,210
<i>Parish House</i> Morristown	520,317
Morristown Chapter, D.A.R. <i>Schuyler-Hamilton House</i> Morristown	13,000
Historic Speedwell <i>L'Hommedieu House</i>	31,525
<i>Vail Mansion</i>	9,500
<i>Factory</i>	7,500
<i>Carriage House (main)</i>	19,800
<i>1849 Carriage House</i>	7,095
<i>Granary</i> Morristown	3,500
Morris County Historical Society <i>Acorn Hall (Carriage House)</i> Morristown	460,000
Landmark Committee of Randolph Township <i>Combs Hollow Historic District (4 buildings)</i> Randolph	40,000
Friends Meeting House and Cemetery Association of Randolph Township <i>Friends Meeting House</i> Randolph	25,000

Butler Museum Commission	
<i>Butler Museum</i>	1,000
Butler	
First Presbyterian Church of Hanover	56,250
East Hanover	
Swing Tree Farm	
<i>Gibbons Stable</i>	37,000
Chatham Township	
First Presbyterian Church of Mendham	
<i>Hilltop House</i>	35,400
Mendham	
Historical Society of the Rockaways	
<i>Ford-Faesch House</i>	550,000
Rockaway Township	
Montville Historical Society	
<i>Henry Doremus House</i>	150,000
Montville Township	

Ocean County

Borough of Island Heights/Island Heights Cultural and Heritage Association	
<i>Wanamaker Barracks</i>	872,800
<i>Camp Cottages</i>	400,000
<i>Holly House</i>	96,000
Island Heights	

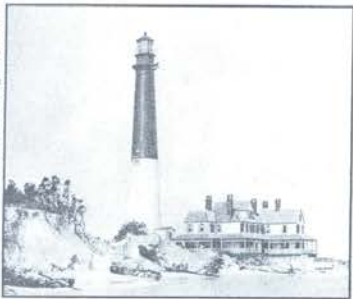
State of New Jersey	
Department of Environmental Protection	
Division of Parks and Forestry	
<i>Double Trouble State Park</i>	
Berkeley & Lacey Townships	6,300,000
<i>Barneгат Lighthouse</i>	800,000
Barneгат	

County of Ocean	
Cultural and Heritage Commission	
<i>Old Sheriff's Buildings</i>	400,000
Toms River	

Toms River Seaport Society	
<i>Toms River Seaport Society Museum</i>	3,000
Toms River	

Georgian Court College	
<i>Mansion</i>	622,907
<i>Casino</i>	454,767
<i>Gardens</i>	175,979
Lakewood	

Ocean Gate Historical Society	
<i>Ocean Gate Railroad Station</i>	10,300
Ocean Gate	



Barnegat Lighthouse



Georgian Court College, Mansion library

Georgian Court College

Barnegat Light Historical Society <i>Barnegat Light Museum</i> Barnegat	11,575
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Passaic County

The Barns Museum-Workshop <i>U.S. Animal Quarantine Station</i> Clifton	550,000
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American Labor Museum, Inc. <i>Botto House</i> Haledon	28,300
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City of Clifton Clifton Recreation Department <i>U.S. Animal Quarantine Center</i> Clifton	782,992
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State of New Jersey Department of Environmental Protection Division of Parks and Forestry <i>Ringwood Manor</i> Ringwood	6,000,000
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<i>Long Pond Ironworks</i> West Milford	8,000,000
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Wayne Township Historical Commission <i>Van Riper-Hopper House</i> Wayne	33,000
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County of Passaic Department of Parks and Recreation <i>Dey Mansion</i> Wayne	126,880
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<i>Lambert Castle</i> Paterson	5,700,000
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Pompton Lakes Historical Commission <i>Pompton Furnace</i> Pompton Lakes	17,000
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State of New Jersey William Paterson College <i>Hobart Manor</i> Wayne	672,000
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Newark Watershed Conservation and Development Corporation <i>Clinton Iron Furnace</i> West Milford	154,000
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St. Nicholas Roman Catholic Church <i>Bell Tower</i> Passaic	N.S.
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Hobart Manor

N.S. — Amount not specified

Salem County

State of New Jersey Department of Environmental Protection Division of Parks and Forestry <i>Fort Mott</i> Pennsville Township	5,000,000
City of Salem <i>Wheeler Building (Brown's Building)</i> Salem	902,700
First Presbyterian Church Salem	61,000

Somerset County

Somerset County Park Commission Environmental Education Center <i>Lord Sterling Manor Site</i> Basking Ridge	N.S.
Woman's Literary Club of Bound Brook <i>The Old Council Oak</i> Bound Brook	N.S.
Somerset County Historical Society <i>Van Veghten House</i> Bridgewater	163,500
The Historical Society of the Somerset Hills <i>The Brick Academy</i> Basking Ridge	274,100
The Clover Hill Reformed Church Hillsborough Township	167,100
Hageman Farm Preservation Committee of the Meadows Foundation <i>Hageman Farm Barns</i> <i>Hageman Carriage House</i> <i>Hageman Farm House</i> Middlebush	55,000 63,250 7,900
Van Harlingen Historical Society <i>Dirck Gulick House</i> Belle Mead	94,800
The Presbyterian Church Basking Ridge	11,894
Montgomery Arts Council <i>Van Voorhees House</i> Skillman	220,000

N.S.— Amount not specified

Church of the Holy Cross	
<i>Holy Cross Rectory</i>	22,300
North Plainfield	
County of Somerset	
<i>Somerset County Courthouse</i>	5,000,000
Somerville	
Historic Sites Committee of Warren Township	
<i>Mount Bethel Meeting House</i>	4,700
<i>Kirch-Ford House</i>	7,650
Warren	
Montgomery Township	
<i>Recreation Department</i>	37,000
Belle Mead	
Township of Bedminster	
<i>Pluckemin School House</i>	63,000
Pluckemin	
<i>Jacobus Van der Veer House</i>	53,000
Bedminster	
State of New Jersey	
Department of Environmental Protection	
Division of Parks and Forestry	
<i>Wallace House/Old Dutch Parsonage</i>	1,100,000
Somerville	
Sussex County	
State of New Jersey	
Department of Environmental Protection	
Division of Parks and Forestry	
<i>Double Pond Village</i>	1,000,000
<i>High Breeze Farm</i>	1,600,000
Wawayanda State Park	
<i>Waterloo Village (Morris Canal)</i>	5,850,000
New Vernon	
Hardyston Heritage Society	
<i>Old Monroe School House</i>	N.S.
Hardyston Township	
Vernon Township Historical Society	
<i>Price's School</i>	3,000
Vernon	
The First Presbyterian Church	
<i>Bethany Chapel</i>	82,000
Hamburg	
Lafayette Preservation Foundation	
<i>Lafayette Cemetery</i>	3,500
Lafayette	

N.S. — Amount not specified

Chinkchewunski Chapter, D.A.R.
Van Bunschoten Museum 10,000
 Wantage Township

Union County

North Jersey Electrical Railway
 Historical Society
Railroad cars and locomotives 225,000
 Rahway

State of New Jersey
 Department of Environmental Protection
 Division of Parks and Forestry
Boxwood Hall 850,000
 Elizabeth

The First Presbyterian Church of Westfield 219,450
 Westfield

St. Mary's Roman Catholic Church
St. Mary's Convent 18,200
St. Mary's School 12,500
St. Mary's Roman Catholic Church 98,500
 Plainfield

Borough of Fanwood
Fanwood Community House (Fanwood Rail Station) 635,545
 Fanwood

State of New Jersey
 NJ Transit Rail Operations
Netherwood Rail Station 500,000
 Plainfield

Murray Hill Rail Station 500,000
 New Providence

County of Union
 Department of Parks and Recreation
Deserted Village of Feltville/Glenside Park 3,500,000
 Berkeley Heights

City of Plainfield
Engine Station #4 26,000
City Hall 1,915,600
City Hall Annex 248,222
 Plainfield

Historical Society of Plainfield
Drake House Museum 10,000
 Plainfield

Union Township Historical Society
Caldwell Parsonage 3,500
 Union



General Store, Feltville

State Register Files

Westfield Historical Society <i>Miller-Cory House Museum</i> Westfield	5,000
Mountainside Restoration Committee, Inc. <i>Deacon Andrew Hetfield House</i> Mountainside	10,000
Rahway Historical Society <i>Terrill Tavern</i> <i>Merchants & Drovers Tavern</i> Rahway	27,600 306,600
Warren County	
Warren County Historical Society <i>Museum</i> Belvidere	15,000
County of Warren Cultural and Heritage Commission <i>Shippen Manor</i> Oxford	1,339,250
Lopatcong Township Council <i>Municipal Building</i> Lopatcong	N.S.
Town of Belvidere <i>Belvidere Good Will Fire Co. No. 1</i> Belvidere	577,500
The Advisory Council of the Independence Senior Center <i>Senior Center (Independence Hall)</i> Great Meadows	N.S.
Township of Hope <i>Hope Community Center</i> Hope	187,000
Phillipsburg Board of Education <i>Gess House (Roseberry House)</i> Phillipsburg	95,000

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Al Gold, Vicki Gold Levi Collection



9. Type of Project.

Rehabilitation The process of returning the property through repair or alteration to a contemporary use that is appropriate and compatible with the historic nature of the property, while preserving those portions or features of the property that are significant to its historic, architectural, and cultural values.

Restoration The process of accurately recovering the form and details of a historic property and its setting as it appeared at a particular period of time by removal of later work or by replacement of missing earlier work. Restoration may include a full restoration (exterior and interior) or a partial restoration of the historically and/or architecturally significant parts of a structure.

Stabilization The application of measures designed to sustain the form and extent of an historic resource essentially as it now exists. Stabilization is aimed at halting further deterioration and enhancing safety, rather than attempting to rebuild or recreate lost historic features. Stabilization includes techniques to arrest or slow deterioration of a site, structure, or object. Improvements in physical conditions to make the property safe, habitable, or otherwise useful can be part of stabilization, as can minor repairs that do not change or adversely affect the fabric, appearance, or historic value of the property.

10. **Estimate of Project Costs**

A. PRE-CONSTRUCTION \$ _____
Include estimated costs for planning or research directly related to project, such as fees for architectural, engineering or archaeological work.

B. SITE WORK \$ _____

C. ARCHITECTURAL WORK \$ _____

Structural Repairs	\$ _____
Masonry	\$ _____
Roofing	\$ _____
Insulation (Thermal/Moisture)	\$ _____
Mechanical Systems (Plumbing, HVAC, etc.)	\$ _____
Electrical	\$ _____
Doors/Windows	\$ _____
Trim Elements	\$ _____
Finishes/Painting	\$ _____
Other (specify)	\$ _____
Total Architectural Work	\$ _____

GRAND TOTAL \$ _____

Note: *If detailed cost figures are not yet available, please provide an estimated total for the project.*

11. a. Source of estimates. Check more than one if applicable.
 Architect Engineer Contractor Other (Specify) _____

b. Basis for determining costs. rough estimate of square feet detailed cost estimates

12. a. Types and amounts of matching funds available for this project.

Type of Funding <small>earned income, government (local, federal), corporate or foundation support, individuals, etc.</small>	Amount
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

b. How much has been spent on the project since December 1, 1985? _____

13. Enclose a recent photo or good photocopy of the structure. Please attach a label identifying the structure and its location, and provide a photo credit, if relevant.

14. Name of person filling out this survey.

Title	Phone (day)	Area Code	Number
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Thank you for your time.

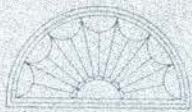
Return survey and photo to:

Capital Needs Survey
New Jersey Historic Trust
CN 404
Trenton, N.J. 08625



New Jersey Historic Trust

The mission of the New Jersey Historic Trust is to advance historic preservation in New Jersey for the benefit of future generations by raising and disbursing funds, promoting public awareness and exercising stewardship over the State's heritage.



New Jersey Historic Trust
State of New Jersey

