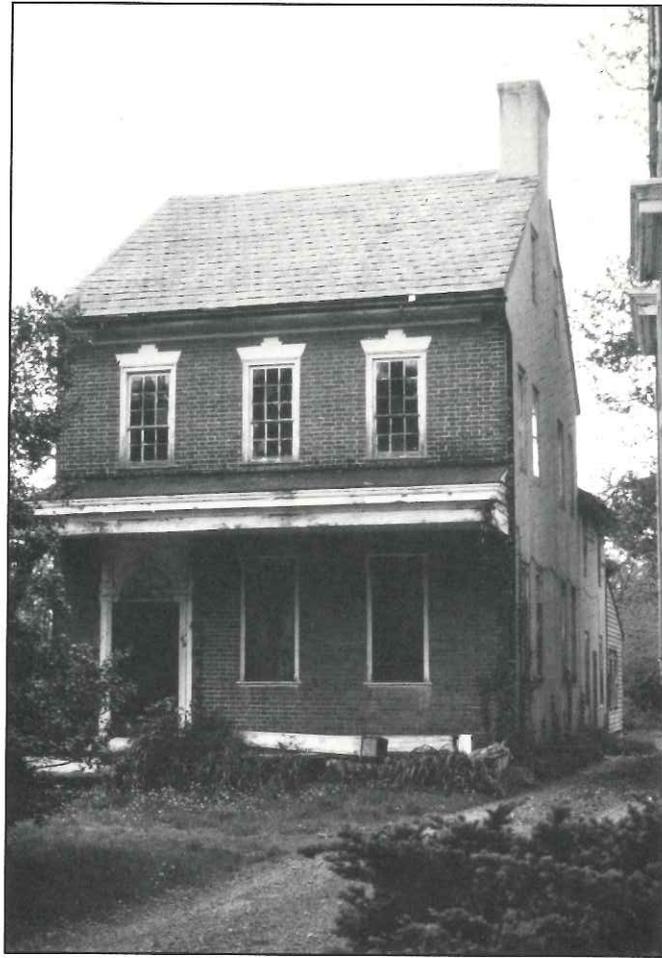




MONMOUTH COUNTY

HISTORIC

PRESERVATION GUIDE



THE ABEL CAFFERTY HOUSE IN ALLENTOWN BEFORE ITS REHABILITATION.
THE COVER PHOTO SHOWS ITS PRESENT CONDITION.

MONMOUTH COUNTY

HISTORIC

PRESERVATION GUIDE

Prepared by the Monmouth County Park System, in association with the Monmouth County Planning Board and the New Jersey Department of Environmental Protection, Office of New Jersey Heritage

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Design/Typography by Ginger Hoffmeier

1989

This project was funded with the assistance of a matching Historic Preservation Survey and Planning Grant from the National Park Service, United States Department of the Interior, through the Office of New Jersey Heritage, under provisions of the National Historic Preservation Act of 1966

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“Our history in any place is a history of choices, intentional or unconscious, and the more intimately we come to know a landscape, the more complex these choices become. We can ignore the complexity and enjoy the clear resolve and vigorous purpose that comes from seeing the world in simplistic dualities, of human will against passive nature, of progress without loss. Or we can embrace the world for what it is, a place where action is possible but never without cost – where what we alter also alters us in unpredictable ways.” Robert Finch

Foreword

It is often said that Monmouth County's seashore, rural agricultural areas, towns and villages, and other scenic features are a large part of what makes it a desirable place to live. But it is less widely understood that much of this valuable landscape is historic, inherited from the past, shaped by man and natural processes over time. Today, what must be recognized is that Monmouth County's historic buildings and landscapes face a very uncertain future. The accelerated rate of development and change poses serious threats to the very qualities that give the area its identifiable character and sense of place.

The issues associated with historic preservation may best be viewed as the management of change rather than the halting of change. Historic preservation planning does not mean “saving everything” nor does it mean “stopping growth.” This guide offers a plan and an approach for accommodating growth and change in ways that are compatible with a preservation theme. For the purpose of preservation goes beyond saving historic structures, farmlands, Main Street, and coastal scenery. It is also about preserving a sense of ourselves – because the environment, like a diary, or like a mirror, reminds us of who we are – as a nation, as a community, and as individuals.

Monmouth County History Preservation Guide

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ACKNOWLEDGEMENTS

The author wishes to thank James J. Truncer, Secretary-Director of the Monmouth County Park System; the Acquisition and Design staff of the Park System for their assistance in the project; Terry Pfoutz and Jonathan Gell of the Office of New Jersey Heritage; Robert Clark and David Morris of the Monmouth County Planning Board; and the residents of Monmouth County, for whom this is written.

I. Summary and Purpose

Summary/Abstract

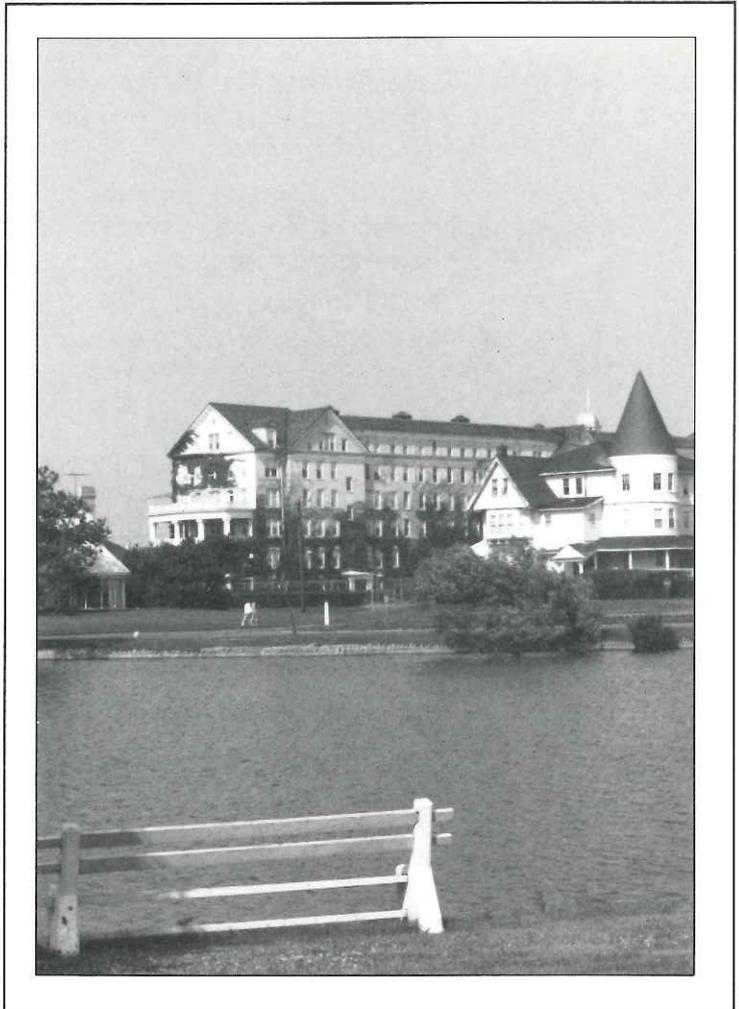
The *Monmouth County Historic Preservation Guide* is based on the following premises:

Monmouth County has a wealth and diversity of resources which are historically, architecturally, and archeologically significant, as demonstrated by the *Monmouth County Historic Sites Inventory* and other studies.

Current development and change in Monmouth County require immediate planning action on the municipal and county levels if the county is to retain its historic identity and sense of place.

Historic preservation will gain support only if residents and governing bodies make the connection between endangered historic resources and the potential for protection.

Preserving the county's historic resources contributes to the quality of life in Monmouth County.



The Guide is organized in six parts:

PART I introduces the guide by summarizing its contents and outlining its objectives.

PART II contains background information on the preparation of the guide and its approach.

PART III concerns the historic resources themselves: what they are, how to evaluate their significance, and recommendations for their protection.

PART IV is an overview of historic preservation methods and means of protection.

PART V lists bibliographical references.

PART VI contains several useful appendices.

Purpose

To develop a comprehensive preservation planning guide which outlines procedures for identifying, evaluating, and managing a wide range of historic resources in Monmouth County.

To serve as the historic preservation element of the Monmouth County Growth Management Guide.

Objectives

To identify and preserve those historic qualities that give Monmouth County its special character and sense of place.

To provide guidance to municipal and county officials, property owners, planners, developers, and preservationists in identifying, interpreting, and managing historic properties.

To encourage preservation decision-making as a normal element of land use and planning functions rather than as an exceptional one.

To reduce administrative conflicts concerning historic preservation decisions which now arise on a case-by-case basis due to the lack of historic preservation planning.

To increase understanding that preservation activities will benefit both property owners and the community at large.

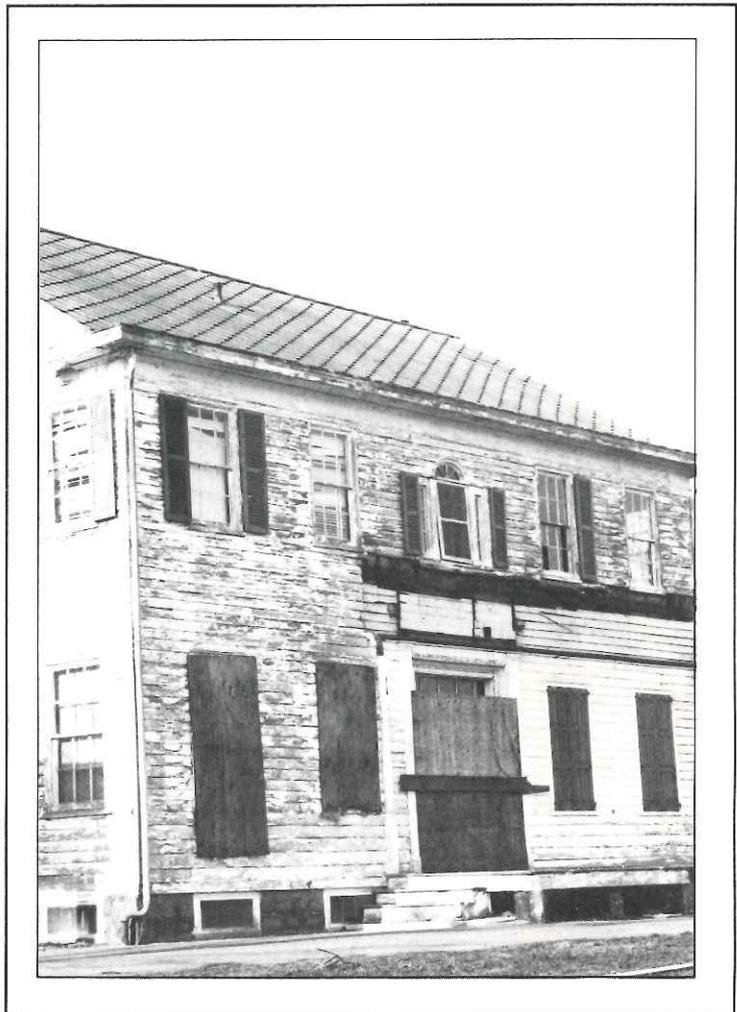
II. Background and Approach

This chapter provides background information on the preparation of the guide and its planning approach.

Background

During the past four decades, the number of historic properties in Monmouth County, as in many parts of the United States, has declined alarmingly. Some of them – sites, buildings, structures, objects – have been destroyed because of changing land use while others have succumbed to natural processes. Many losses could have been avoided; some could not. Whatever the reason, the result is the same – when a historic property is destroyed, insight and a tangible connection to our past is gone forever.

Despite well-publicized success stories about rehabilitating neglected buildings or conserving important archeological sites, historic preservation today is being buffeted by powerful forces. It is subject to the same pressures that beleaguer all levels of government and each of us as individuals: shrinking budgets, the trend toward limiting



governmental involvement in the private sector, and competing priorities. These combined forces seriously threaten the archeological and historic properties that remain

Our remaining historic resources call for careful planning. The advantages of such planning are to cut red-tape, simplify compliance with environmental regulations, and to resolve administrative conflicts in a timely way. The net result is to increase significantly the effectiveness of historic resource protection. However, such comprehensive planning is too seldom undertaken. Planners and decision-makers outside the preservation field often find it difficult to consider historic resources because data are either unavailable, too technical, or not in a form that is usable for planning and local decision-making. Under these circumstances, government agencies and private interests often plan projects without effectively considering their impact on historic properties until construction is about to begin, and then decry preservationists as obstructionists; or they may hotly contend that the rules have been changed after the game has begun. Battle lines are drawn, differences seem irreconcilable, and another administrative conflict gets underway. All the while, adverse public reaction exacts a greater toll from historic preservation than from conflicting interests no matter what the rights and wrongs of the situation may be.

The Preservation Planning Approach

The goal of preservation planning is to make reliable decisions regarding the management of historic resources that accommodate historic preservation and development in a sensitive and responsible manner. Heretofore there has been little or no historic preservation planning on the local level in Monmouth County. Although there is growing public recognition of the wealth, significance and threatened status of the county's historic resources, consideration of historic properties seldom is incorporated into the municipal development review process. Fewer than five municipalities in the county have ordinances protecting historic sites and districts, and most of those are not broad enough to be effective.

The *Monmouth County Historic Preservation Guide* is the county's first comprehensive historic preservation planning guide and has been prepared in response to the need for a structured approach to the long-term preservation of historic sites and districts. It is intended to assist municipal and county officials, property owners, planners, developers and preserva-

tionists in identifying, evaluating and managing a wide range of historic resources in Monmouth County.

The specific planning approach of the guide is based upon the Secretary of the Interior's Standards for Preservation Planning and the Resource Protection Planning Process (known as RP3), which were developed by the United States Department of the Interior. In the interest of practicality, the RP3 format was modified and simplified for the *Monmouth County Historic Guide*. The purpose of the Standards and RP3 is to develop a planning format which "identifies and organizes information about a region's historic, archeological, architectural, and cultural resources into a form and process readily usable for producing high reliability decisions, recommendations and/or advice about identification, evaluation, and protection of these resources." (RP3, page 1)

The reasoning behind this approach to historic preservation planning is sound: it is often difficult to ascertain the historic significance of individual properties without a conceptual framework that allows comparison with what is known about similar properties. Therefore the emphasis is on providing a historic context for organizing and

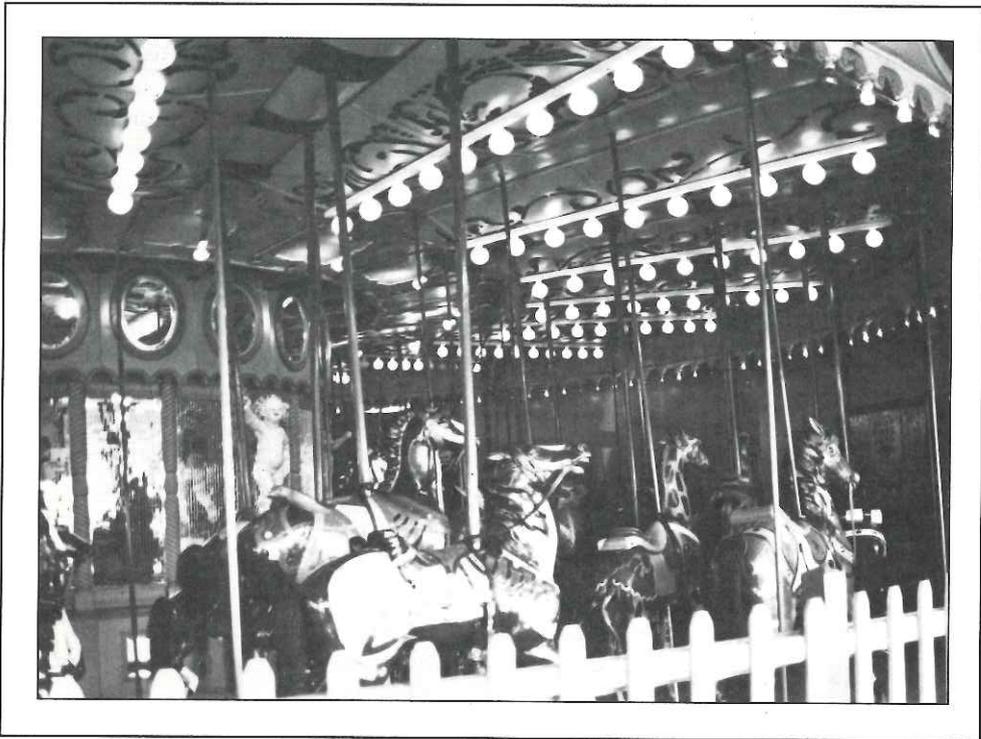
evaluating individual sites. This context generally is based upon historic events, themes or activities within a specific time period or geographical area. Thus the individual historic sites of a region – in this case, Monmouth County – are categorized into resource groups that represent the significant aspects of its historic development. Using resource groups helps to assure that a wide range of historic properties will be considered in the planning process. Moreover, when individual sites are viewed in the larger historic context "it is possible to make comprehensive preservation choices which retain a balanced, meaningful sampling of a historic setting. The risk of preserving incomplete and/or biased representations of history is significantly lessened." (RP3, page 15)

The principal database for historic resources in this guide is provided by the *Monmouth County Historic Sites Inventory* (Office of N.J. Heritage/Monmouth County Park System/Monmouth County Historical Association, 1980 – 1984). The first systematic survey of the county's historic resources, the Inventory includes two thousand individual structures; the study totals nearly four thousand sites, counting those structures which are part of surveyed districts. The

Summary Report to the Inventory was published in 1986 and was forwarded to county agencies and municipalities for their information and use in the planning process. The Summary Report should be used as the companion document to this Guide.

The *Monmouth County Historic Sites Inventory*, however, was limited to existing above-ground structures. Archeological resources, a highly significant component of the historic landscape, were not

within the scope of the project. Due to the lack of a systematic county-wide archeological survey, the data base for archeological resources is very meager by comparison. The few hundred recorded archeological sites represent a small fraction of the county's below-ground resources.





III. Monmouth County's Historic Landscape: Resources for Preservation

The term "historic resources" means more than a few monuments and museum pieces. It refers not only to the exceptional in our past, but also to what was typical, characteristic, and even ordinary.

What makes a building, structure, site, or area "historic" may be the presence of a special quality quite apart from its age. That quality may be its association with a certain ethnic or cultural development, its workmanship or design features, or the fact that it is a good or rare example of a particular type of structure or settlement.

Monmouth County's historic resources are as rich and varied as any comparable geographical area in the United States. These historic resources span several centuries, and encompass a wide range of interrelated natural and

man-built elements in the landscape, both structures and their settings. Farmsteads and fields, crossroads villages and downtown main streets, fishing harbors and seashore resorts, early transportation routes and certain panoramic views – all of these are part of Monmouth County's historic landscape and all are historic resources. The houses, barns, and farmstead arrangements illustrate the changing building practices, tastes, and agricultural methods of the people who have settled here. Indian camp sites and trails, grist mills, churches, railroad depots, carousels, one-room schoolhouses, and battlefields serve as cultural reminders and reference points. All of these ingredients contribute to Monmouth County's historic identity, its sense of place.

For the purposes of preservation planning, Monmouth County's historic resources have been categorized into resource groups based on a shared theme. Collectively, these resource groups help to define the major patterns in Monmouth County's historical development, thus providing a framework for evaluating the significance of individual properties. However, the resource groups herein are not meant to be finite. Other resource groups, and modifications to the existing ones, can be incorporated into the preserva-

tion planning process as additional inventory and research are completed. For example, some municipalities may want to add resource groups which are organized around a specific time or event, such as a group of properties associated with the Battle of Monmouth.

It also should be noted that a particular property may be related to more than one resource group. An eighteenth century Dutch farmhouse, for example, could be considered under Settlement or under Agriculture. In addition, all of the resource groups below have both standing buildings as well as archeological sites of the historic period (traditionally defined in North America as beginning about 1500 A.D., with the advent of European contact). In each resource group, therefore, archeological considerations are included.

The resource groups defined for Monmouth County are:

- SETTLEMENT PATTERN
- PUBLIC AND PRIVATE INSTITUTIONS
- AGRICULTURE
- INDUSTRY, COMMERCE AND TRADE
- TRANSPORTATION AND COMMUNICATION

The sub-chapters for each of the resource groups are as follows:

Description/Summary

A brief overview of each resource group is given. The intent is to outline the significant topical and chronological themes within each resource group rather than to offer a summary history of, say, agriculture in Monmouth County. Also in this section are comments on the present condition of properties in the resource group as a whole.

Identification of Property Types

The buildings, structures, sites, landscape components, etc. that make up each resource group are identified. The list is not necessarily inclusive. Other types of structures or sites may be added over time as we learn more about the various resource groups through additional research and inventory.

NOTE: For site-specific information on historic resources in Monmouth County, refer to the *Monmouth County Historic Sites Inventory Summary Report*, published in 1986 and cited herein as the *MCHSI Summary Report*.

Guidelines for Assessing the Significance of Resources

The *Monmouth County Historic Preservation Guide* is structured primarily for, and intended to be implemented by, municipalities and county agencies. The purpose of these guidelines, therefore, is to assist local and county governing bodies in determining whether a particular property is sufficiently significant to warrant preservation.

The criteria for evaluating a property's significance are derived from the *National Register Criteria for Evaluation* and applied to local context. In order to meet these criteria, a resource must have both "significance" and "integrity" (defined as follows):

SIGNIFICANCE:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

(A) that are associated with events that have made a significant contribution to the broad patterns of our history;

(B) that are associated with lives of persons significant in our past;

(C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

(D) that have yielded, or may be likely to yield, information important in prehistory and history.

INTEGRITY:

A resource (district, site, building, structure, object) possesses "integrity" if sufficient physical characteristics survive from the period for which it is significant. Integrity refers to form and appearance, not to physical condition. Integrity is determined on the basis of the following factors: location, setting, design, materials, workmanship, feeling and association. A resource should meet all of these standards for integrity to some degree, taking into consideration that all properties change over time. What matters is the nature and extent of

alteration and change. The analysis of a particular property's integrity should be based on careful research involving the documented history of the property, as well as physical inspection of the site, and may require professional expertise.

Recommendations and Priorities for Preservation of Historic Resources

At the end of this chapter recommendations are given for the treatment of the various groups of resources. It is this section which is intended to furnish goals and priorities for the preservation and protection of historic properties.



ALLENTOWN PRESERVES MUCH OF ITS HISTORIC CHARACTER AS AN EARLY SETTLEMENT THAT DEVELOPED AROUND A GRIST MILL AND IN A LINEAR PATTERN ALONG A MAJOR TRANSPORTATION ROUTE.

Settlement Pattern

Description

Settlement Pattern as a theme represents historical patterns of living, working, and social and political activity which are manifest in Monmouth County's built environment. The resource group is broadly defined, in order to provide a historic context for the wide range of properties that can not be evaluated under the other, more

specific, resource groups. Consequently, properties associated with various kinds and forms of settlement in Monmouth County encompass the largest and most diverse group of historic resources.

A settlement is a group of houses and other buildings. It may be a small cluster of buildings (a hamlet), a large nucleated group of buildings (a village or town), or it may be a dispersed but related group of buildings (a rural agricultural settlement). The location, size, and form of a settlement de-

pend upon the environmental, economic, and cultural factors which led to its founding and guided its development. Whatever its size and form, however, a settlement has an identifiable "sense of place" and is recognized by a place name. Its boundaries sometimes are defined by specific incorporated limits (such as a city or a borough) but often are defined only by shared perception of the extent of the area. In fact, most municipalities in Monmouth County contain several settlements.

The chronology and patterns of settlement in Monmouth County from the late seventeenth to the early twentieth century have been reviewed in the *Monmouth County Historic Sites Inventory Summary Report*.

Several different kinds of settlements were identified in Monmouth County's historical development. These include:

- Aboriginal settlements (Indian villages and camp sites)
- Dispersed agricultural settlements
- Early industrial/commercial sites
- Industrial company towns
- Settlements based on overland transportation routes (crossroads villages stagecoach stops, railroad settlements)

- Coastal settlements (river landings, maritime settlements)
- Utopian/sectarian settlements
- Ethnic settlements
- Residential commuter suburbs
- Planned communities
- Resort communities

Many of Monmouth County's settlements fall into more than one category. Some crossroads settlements, for example, grew into larger regional market towns with the coming of the railroad, and maritime settlements evolved into resort communities.

Identification of Property Types

Properties associated with various kinds of settlements in Monmouth County are listed below. These are the interrelated material components of settlements. Individually, these components may be evaluated for their contribution to a settlement's historic identity and character.

BUILDINGS AND STRUCTURES:

- Houses
- All other buildings and structures related to a particular settlement (see other Resource Groups for lists of specific properties)



THE LONGSTREET DUTCH BARN IN HOLMDEL PARK,
ONE OF FOUR SURVIVING 18TH CENTURY BARN IN MONMOUTH COUNTY.

LANDSCAPE COMPONENTS:

- Circulation system of roads, paths, trails, etc.
- Town plan or layout
- Public spaces such as greens, squares, plazas, and malls
- Public and private grounds and gardens
- Landscape dividers such as fences, walls, hedges, and planned tree lines
- Bodies of water
- Drainage and engineering structures
- Vegetation
- Parks (recreational and commemorative)
- Cemeteries
- Site furnishings and small-scale elements (such as free-standing signs, clocks, and monuments)
- Views and vistas in and out of the settlement

Guidelines for Assessing the Significance of Settlement Resources

In order to be determined a significant settlement resource, a property must meet any of the below criteria and retain integrity. (See introduction to Section III for a definition and explanation of "integrity.") If a property is determined significant, then it is worthy of local preservation and protection, and the Recommendations section (Page 28) should be consulted.

- The settlement as a whole or components of the settlement are associated with, or can contribute to an understanding of, the development of Monmouth County's settlement history.
- The settlement as a whole or components of the settlement have a tangible relationship in location, plan, and physical form to a settlement type identified in Monmouth County's historical development.
- The settlement as a whole represents a planned community with a distinguishable plan and physical history.
- The settlement as a whole or components of the settlement have a tangible association with particular culture groups (ethnic, religious, racial, etc.) in Monmouth County's history
- The property is associated directly with persons who were instrumental in the founding or development of the settlement.
- The settlement as a whole or components of the settlement are associated with significant events in the cultural or political history of the county.
- The resource is a good example of its type, method of construction, or style.
- The resource is a rare example of its type, method of construction, or style.
- The resource dates from the eighteenth century or earlier.
- The resource illustrates a distinctive architectural or building tradition of an ethnic or culture group that settled in Monmouth County.
- (Archeol.) The resource possesses sufficient remains in order to yield information about the origins, evolution, and patterns of settlement in Monmouth County.



THE FORMER NAVESINK BAPTIST CHURCH IN MIDDLETOWN AWAITS REHABILITATION AND A NEW USE.

Public and Private Institutions

Description

This theme includes all publicly owned properties related to government, education, health, services, welfare, utilities, and the military. It also encompasses private institutions associated with religion, education, community and occupational organizations, and cultural organi-

zations. See the *MCHSI Summary Report* for historical background on public and private institutions in Monmouth County.

Identification of Property Types

The properties that make up the Public and Private Institutions Resource Group are listed below.

- Courthouse
- City, town, or borough halls

-
- Public schools
 - Private and parochial schools
 - Colleges and universities
 - Research facilities
 - Libraries and archives
 - Fire stations
 - Police stations
 - Post offices
 - Prisons
 - Health facilities (hospitals sanitariums)
 - Public works facilities (water, electric, gas, sewer)
 - Military bases, posts, camps (barracks, armories, parade-grounds, airfields)
 - Military fortifications and battlegrounds
 - Churches, chapels
 - Synagogues, mosques, temples
 - Camp meetings
 - Convents
 - Parsonages and rectories
 - Museums
 - Theatres
 - Auditoriums
 - Music halls
 - Athletic facilities (fields, stadiums, golf courses, swimming pools, etc.)
 - Volunteer service and charitable organizations
 - Private clubs (social, sports, lodge, etc.)
 - Meeting halls (granges, union halls)
 - Professional and business associations
 - Political organizations
-
- ### **Guidelines for Assessing the Significance of Public and Private Institutions**
-
- In order to be determined a significant historical resource in this category, a property must meet any of the below criteria and retain integrity. (See introduction to Section III for a definition and explanation of "integrity.") If a property is determined significant, then it is worthy of preservation and protection, and the Recommendations section (Page 28) should be consulted.
- NOTE: Public and private institutions (see property types listed above) which are included in the *Monmouth County Historic Sites Inventory* can be considered significant for the purposes of local and county historic preservation planning.

- The site/property is associated with, or can contribute to an understanding of, significant events or trends in the evolution of a public or private institution.
- The site/property is associated with persons and/or groups who were instrumental in the development of a public or private institution.
- The site/property is a good or rare example of its type, method of construction, or style.
- The site/property dates from before the Civil War.
- The property illustrates a distinctive architectural or building tradition.
- (Archeol.) The site possesses sufficient remains in order to yield information about Monmouth County's institutions and their history.



THE GOOD WILL HOOK & LADDER COMPANY, BUILT IN 1874,
NOW SERVES WELL AS A STORE. FORMERLY THE BUILDING HAD A
BELL TOWER AND TWO GARAGES.



WRIGHT-BULLOCK FARM, UPPER FREEHOLD TOWNSHIP

Agriculture

Description

Much of Monmouth's historical development is associated with agriculture, the mainstay of the county's economy from the period of early settlement until the middle twentieth century. The fertile soils of the Inner Coastal Plain enabled high crop yields, making Monmouth County one of New Jersey's most productive agricul-

tural regions since colonial times. Proximity to major metropolitan markets also has been beneficial economically to the county's farmers.

Most eighteenth and nineteenth century farms were general subsistence farms raising a variety of crops and livestock for domestic consumption and for trade in the local marketplace. Farms of the latter nineteenth century and the early part of the twentieth, which had become linked to the larger market economy, tended to specialize in one or two cash crops,

dairying or livestock production. Monmouth County agriculture has excelled in potatoes, the export of marl, fruit orchards, truck crops, egg and poultry farming, thoroughbred horse raising and horticultural nurseries. In several of those areas Monmouth has led all other New Jersey counties at various times.

Agriculture dominated the landscape and all other enterprise in Monmouth County until the technology of the steamboat and the railroad initiated great economic and spatial change, especially to the coastal areas. Due to agricultural suitability, central and western Monmouth County emerged as the principal farm areas by the mid-nineteenth century.

Today, despite increasing suburban encroachment, farming is still a vital part of the economy and is concentrated in the central and southwestern sections of the county. The free-standing farmstead is one of the most dominant features of Monmouth County's historical landscape, and significant concentrations of historic farms remain. The historic character of these areas, however, is highly threatened by the continued loss of agricultural land and related open space. The surround-

ing landscape is an essential component of historic farmsteads, and development is likely to radically change that landscape. A functional and harmonious relationship exists between a rural area's buildings and villages and their environmental settings. To preserve this relationship, it will be necessary to protect not only the significant buildings but also the open spaces such as farmlands, forests and wetlands.

Throughout the county, where countless historic farms already have been subdivided for housing developments, numerous farmhouses, barns, outbuildings, and patches of orchard and pasture exist as vestiges of fractured agricultural landscape.

For more information on agriculture and its changing impact in Monmouth County's built environment, see the *MCHSI Summary Report* (Regional Narratives and the chapter on Barns and Outbuildings).

Identification of Property Types

The property types that make up the Agriculture Resource Group include sites directly associated with the production of foodstuffs, plants, and livestock. Other sites which are related to food processing – such as grist mills, canneries, and distilleries – are included under the Industry Resource Group, but also can be evaluated under Agriculture.

See the *MCHSI Summary Report* for descriptive summaries and site-specific documentation of farmstead layouts, farmhouse types and styles, barns, outbuildings, and related agricultural structures.

- Farmsteads (defined as a grouping of two or more structures devoted to agricultural use, dwellings, and surrounding land associated with the site)
- Farmhouses
- Tenant houses (farm workers' houses)
- Barns
- Stables
- Wagon and tractor sheds
- Storage sheds/buildings
- Corncribs
- Silos
- Grain elevators

- Hog houses
- Sheep houses
- Poultry houses
- Windmills
- Well houses
- Creameries
- Ice houses
- Smokehouses
- Privies
- Greenhouses and germination sheds
- Enclosures (fencing, walls, hedge-rows, tree stands)
- Landscape components (fields, patches, bogs, orchards, vineyards, pastures, paddocks, corrals, horse tracks, and others)

Guidelines for Assessing Significance of Agricultural Resources

In order to be determined a significant agricultural resource, a property must meet any of the below criteria and retain integrity. (See introduction to Section III for a definition and explanation of "integrity.") If the property is determined significant, it is worthy of local preservation and protection, and the Recommendations section (Page 28) should be consulted.

NOTE: Agricultural resources (see property types listed above) which are included in the Monmouth County Historic Sites Inventory can be considered significant for the purposes of local and county historic preservation planning.

- The site/property is associated with, or can contribute to an understanding of significant events and trends in the evolution of Monmouth County agriculture (such as those relating to specific modes of production, land use practices, agricultural settlement patterns, farming methods and techniques, and farmstead plans).
 - The site/property is associated with persons who were instrumental in the development of Monmouth County agriculture.
 - The site (if a farmstead) contains a farmhouse, at least two barns or outbuildings, and sufficient surrounding landscape to provide historic setting.
 - The building or structure is a good example of its type, method of construction, or style; or served as a prototype for other similar buildings in the area.
 - The building or structure is a rare survivor of its type, method of construction, or style.
 - The building or structure dates from the eighteenth century or earlier.
- The property represents a distinctive architectural or building tradition of an ethnic group that settled in Monmouth County.
 - The site represents a distinguishable overall plan or design that has an architectural as well as a functional aspect.
 - (Archeol.) The site possesses sufficient remains in order to yield information about Monmouth County agriculture and its evolution.



THE J. & J.W. ELLSWORTH FISHERY, FOUNDED IN 1899, IS THE LAST VESTIGE OF THE OYSTER HARVESTING INDUSTRY THAT ONCE WAS THE CORNERSTONE OF KEYPORT'S ECONOMY.

Industry, Commerce and Trade

Description

The resources in this group encompass a broad range of manufacturing activities and commercial enterprises, all of which contributed historically to the economies of local settlements and the county as a whole. Histor-

ical descriptions and site-specific data on Monmouth County's major and minor industries and commercial establishments can be found in the *MCHSI Summary Report*.

With only a few exceptions, all of the industries in this resource group are now defunct. Most of the remaining structures serve alternative industrial, warehouse, or retail uses, while a few survive in a museum or park setting, such as Howell Iron Works (Allaire State Park) or the Walnford Grist Mill (Walnford Park). Many of the county's remaining industrial

structures are in poor physical condition or are remnants of a once-large industrial site. Other sites are valuable as archeological resources, with potential to yield information about industrial processes and physical plants, the local economy, and the evolving nature of workplaces. The net effect of the above conditions pertaining to this resource group is to increase the significance of the industrial structures which do remain, even if they have been altered substantially.

Identification of Property Types

The properties that make up the Industry, Commerce and Trade Resource Group are listed below. For physical descriptions and locational data of recorded sites in this group, see the *MCHSI Summary Report*.

- Mills and mill sites (grist and flour mills, sawmills, fulling mills)
- Canneries and food processing plants
- Creameries
- Distilleries
- Ironworks, foundries, metal-working industries
- Planing mills (mills which produced doors, sash, millwork, siding)
- Brickyards
- Ceramic manufactories
- Textile and clothing factories
- Artisan shops (examples include, but are not limited to, the shops of blacksmiths, wheel-wrights, cabinet makers, carpenters, potters, harness makers, wagon makers, tanners, coopers and others)
- Fisheries
- Shipyards
- Retail/wholesale stores and markets
- Warehouses
- Offices and office buildings
- Banks and financial institutions
- Specialty shops and services
- Restaurants and diners
- Hotels and inns
- Casinos
- Beach/bath houses
- Arcades and amusement parks
- Convention centers
- Camp sites
- Cabins
- Horse racetracks

Guidelines for Assessing the Significance of Industry, Commerce and Trade

In order to be determined a significant industrial resource, a property must meet any of the below criteria and retain integrity. (See introduction to Section III for a definition and explanation of "integrity.") If the property is determined significant, then it is worthy of local preservation and protection, and the Recommendations section (Page 28) should be consulted.

NOTE: Industrial resources (see property types listed above) which are included in the Monmouth county Historic Sites Inventory can be considered significant for the purposes of local and county historic preservation planning.

- The site/property is associated with, or can contribute to an understanding of, significant events or aspects in the development of Monmouth County industry, commerce or trade. For example, these may include the first or oldest site of a given manufacturing or commercial activity; association with certain ethnic or settlement groups who worked in an industry or trade; and relationships between indus-

tries and the local resources used in the manufacturing process.

- The site/property is associated with significant persons in the history of Monmouth County industry, commerce or trade. These may include persons who were instrumental in developing an economic base or an enduring industrial or commercial activity for a community or the county; and persons responsible for developing designs, equipment, processes, or products which had a significant effect on Monmouth County industry, commerce or trade.
- The building or structure is a good example of its type, method of construction, or style; or represents a local adaptation to a particular industrial, commercial or trade function.
- The building or structure is a rare example of its type, method of construction, or style.
- The building or structure dates from before the Civil War.
- The property illustrates a distinctive architectural or building tradition of an ethnic group that settled in Monmouth County.
- (Archeol.) The site possesses sufficient remains in order to yield information about the evolution of Monmouth County industry, commerce or trade.



THE FREEHOLD RAILROAD STATION HAS BEEN SENSITIVELY REHABILITATED AND NOW SERVES AS A BUS DEPOT.

Transportation and Communication

Description

Structures relating to land, water, and air transportation history in Monmouth County account for a relatively small proportion of remaining historic sites. Often they are major landmarks in their communities because of their visu-

al and architectural prominence as well as their seminal roles in the development of an area.

Monmouth County also has several sites of national significance that are related to the development of communications, technology, including wireless telegraphy, radar, satellite and space communications, and advancements in the telecommunications system. For historical overviews of transportation and communication in Monmouth County, see *MCHSI Summary Report*.

Identification of Property Types

The properties that make up the Transportation and Communication Resource Group are listed below.

- Trails
- Roads, highways, turnpikes
- Bridges
- Tollhouses
- Stagecoach Stops
- Service or gas stations
- Terminals, bus stations
- Public stables
- Milestones and signs
- Railroad tracks and right of ways
- Railroad stations, depots, rail yards
- Railroad trestles
- Airports
- Aircraft hangars
- Docks, wharves, piers
- Lighthouses and navigational aids
- Research laboratories and stations
- Test sites
- Towers
- Newspaper and publishing buildings

Guidelines for Assessing the Significance of Transportation and Communication Resources

In order to be determined a significant transportation or communication resource, a property must meet any of the below criteria and retain integrity. (See introduction to Section III for a definition and explanation of "integrity.") If the property is determined significant, then it is worthy of local preservation and protection, and the Recommendations section (Page 28) should be consulted.

NOTE: Transportation and communication resources (see property types listed above) that are included in the *Monmouth County Historic Sites Inventory* can be considered significant for the purposes of local and county historic preservation planning.

- The site/property is associated with, or can contribute to an understanding of significant events or trends in the history of transportation and communication in Monmouth County.
- The site/property is associated with an individual or organization who was instrumental in

- the development of transportation and communication in Monmouth County. These may include persons or organizations who were responsible for developing a technological advance or a particular aspect of the transportation or communication system.
- The building/structure is a good example of its type, method of construction, or style; or represents a local adaptation to a particular technological development significant in the history of transportation and communication.
 - The building/structure is a rare remaining example of a transportation or communication resource in Monmouth County, such as a toll-house or railroad trestle.
 - The building/structure dates from before the Civil War.
 - (Archeol.) The site possesses sufficient remains in order to yield information about the evolution of transportation and communication in Monmouth County.



MAIN STREET IN MATAWAN IS ONE OF SEVERAL POTENTIAL HISTORIC DISTRICTS IDENTIFIED IN THE MONMOUTH COUNTY HISTORIC SITES INVENTORY.

Recommendations and Priorities for Preservation of Historic Resources

ALL RESOURCE GROUPS:

- Designate concentrations of resources as historic districts by municipal historic preservation ordinance. Potential historic districts are identified in the *Monmouth County Historic Sites Inventory*, and others can be based on additional surveys of specific areas. The local ordinance should protect these districts – through a combination of zoning and architectural review – from intrusions, demolitions incompatible alterations and new construction, and other negative visual impacts. For a discussion of municipal historic preservation ordinances, see Section IV.
- Designate individual resources (that do not exist in district concentrations) as landmarks by municipal historic preservation ordinance. The ordinance should provide protection from demolition, incompatible additions and alterations, and other negative visual impacts.
- Nominate on a priority basis all eligible State and National Register properties identified in the *Monmouth County Historic Sites Inventory*.
- Encourage continued use of properties in the use for which they were originally constructed. Buildings are more likely to survive intact if they remain in the use for which they were intended.
- When continuation of original use is not possible, encourage the redevelopment and adaptive reuse of properties which are threatened by deterioration and poor use. Redevelopment should follow the principles of historic rehabilitation. That is, it should return a property to a state of efficient contemporary utility while preserving those portions or features which are significant to its historical and architectural character. (See Appendix, *Secretary of the Interior's Standards for Rehabilitation*.)
- Rare surviving properties and sites should be considered high priority for public acquisition by municipalities or the county when those properties are threatened and their preservation by the private sector cannot be ensured. These properties can be recycled as museums, offices, housing, focal points in parks and recreation areas, and/or demonstration projects

of historic rehabilitation and re-use. In some cases, public acquisition of threatened properties will not only preserve a historic resource but will also provide valuable open space in areas of increased population density.

- Protect the archeological potential of sites through municipal requirement of archeological survey and review in the development process.

AGRICULTURE RESOURCE GROUP:

- When the agricultural use of a farmstead or site is no longer viable, as for sites which are surrounded by encroaching suburban development, ensure through the municipal development review process that significant components of the site (both structures and setting) be preserved and integrated into the site plan for any proposed development. The project design should minimize the negative impact on the historic character of the site.
- Expand the number of historic farmsteads protected under the County Farmland Preservation Program through a municipal and/or county educational and outreach effort. (See Section IV, Farmland Preservation Pro-

gram.) Because the farm landscape is an integral part of the farmstead, the preservation of historic farmsteads is largely dependent upon continued agricultural use of the surrounding land. Non-agricultural use is likely to radically change that landscape and to threaten the farm buildings themselves because their adaptive re-use is more difficult than other types of buildings. Areas of contiguous farmsteads under protection should be a priority from a historic preservation perspective, and also because viable farming is often dependent on large tracts of land in agricultural use.

(See also Section IV for legislative and administrative recommendations for municipal, county, and state government.)

IV. Preservation Methods and Means of Protection

This chapter explains available preservation tools and existing means of protection. These are organized into levels of activity ranging from Voluntary/Private to Federal Government. Recommendations for establishing and expanding the use of certain preservation methods and protections follow the Municipal, County and State Government sections.

Voluntary/Private

- Individual Stewardship
- Historic Preservation
- Organizations
- National Trust for Historic Preservation
- Easements
- Deed Restrictions and Covenants
- Revolving Historic Preservation Funds

Municipal Government

- Historic Preservation Plan
- Zoning for Preservation



THE OCTAGON HOUSE IN MIDDLETOWN, BUILT ABOUT 1853,
WAS SAVED AND RESTORED BY A PRIVATE OWNER.

- Historic Preservation Ordinances (Landmark and/or Historic District)
- Transfer of Development Rights
- Property Tax Incentives
- Recommendations

County Government

- County Plan and Growth Management
- Community Development Program
- Farmland Preservation Program (see also State Government)
- Recommendations

State Government

- New Jersey Register of Historic Places
- Historic Preservation Grants-in-Aid
- Preservation Bond Fund
- Farmland Preservation Program (see also County Government)
- Green Acres Program
- Coastal Management Program
- Recommendations

Federal Government

- Historic Sites Act of 1935
- National Historic Preservation Act of 1966
- Archeological and Historic Preservation Act of 1974
- National Register of Historic Places
- Tax Incentives for Rehabilitation



THE CAMPBELL HOUSE IN SHREWSBURY, FORMERLY A RESIDENCE AND NOW PROFESSIONAL OFFICES, IS AN EXCELLENT LOCAL MODEL FOR REHABILITATION AND ADAPTIVE RE-USE.

Voluntary/Private

Individual Stewardship

Basically, historic preservation begins with individual stewardship – of the land and the structures and features upon the land. In this view, land and buildings are not mere possessions but something to be cared for in perpetuity. Specific ways in which stewardship may be practiced include:

Active support for local preservation activities such as designation of historic landmarks and districts, and preservation ordinances. (See Municipal Government.)

Preserving the condition and character of historic structures and features through restoration, rehabilitation, and adaptive re-use. (See Appendix E, *Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.*)

Consideration, in land sales and new development, of easements or restrictive covenants for the protection of

historic buildings and landscape features, farmland, natural areas, and views.

Special attention in new construction to siting, grading, vegetation, removal, materials and scale/massing of structures, drives, fences, etc. to maintain harmony with the surrounding historic landscape.

Historic Preservation Organizations

Private nonprofit organizations at both the national and local level play an essential role in working for the preservation of historic resources. They are particularly suited to carrying out the following types of activities:

EDUCATION

Independent private organizations often will be more credible than government agencies in educating citizens about the need to protect particular historic properties or areas.

CITIZEN PARTICIPATION

Membership organizations provide opportunities for citizens to become part of larger organized efforts to protect historic resources and to volunteer time to help achieve the organizations' goals.

LOBBYING

Broad-based citizen organizations can be very effective in lobbying for local, state, and national historic preservation legislation.

PROPERTY ACQUISITION

Private organizations can often acquire property with more flexibility, greater speed, and at lower cost than government. Acquisition may be followed by resale to government or to private purchasers whose use of the property may be restricted to achieve its preservation.

Given the fact that local and county government has many other responsibilities, one of the keys to an effective preservation program may be the establishment of a private historic preservation organization which can complement the role of the municipality or county. Even when the public role is fulfilled by a Historic Preservation Commission or similar body, limited staffing, funding, and legislative authority may restrict its activities to a specific review process. In order to make historic preservation work, therefore, it is often imperative that there be an entity to support preservation objectives and if necessary to acquire property. Numerous private nonprofit groups across the country have

been created to assist locally in these areas. A private organization could be formed in Monmouth County to acquire, hold and/or resell historic properties; to function as a historic land trust; and to establish an easements program. (See Revolving Historic Preservation Funds and Easements below.) Such an organization could also have an educational role in promoting efforts to focus community concern on specific local historic preservation issues.

National Trust for Historic Preservation

The National Trust is a private nonprofit organization chartered by Congress in 1949 to encourage public participation in the preservation of sites, districts, buildings and objects significant in American history and culture. Financial support for the Trust comes from membership dues, endowment funds, contributions and matching grants from Federal agencies, including the U.S. Dept. of the Interior, under provisions of the National Historic Preservation Act of 1966. Besides owning and operating many historic properties, the National Trust plays a major role as an advocate for preservation and offers a wide range of programs and services. In 1987 it provided

\$1,800,000 in financial assistance to other groups through special-purpose funds. The projects ranged from educational programs and design studies to neighborhood revitalization projects and rehabilitation of historic buildings.

For further information on the National Trust's programs and services, contact:

The National Trust for
Historic Preservation
1785 Massachusetts Avenue, N.W.,
Washington, D.C. 20036
(202) 673-4000
or the Mid-Atlantic Regional Office,
6401 Germantown Avenue
Philadelphia, Penn. 19144,
(215) 438-2886.

Easements

An easement is a legal agreement in which certain rights, or interests, in property are conveyed from one party (the donor) to another (the recipient). Easements have been used for centuries – most commonly for rights of way – but recently have evolved into a useful tool for land conservation as well as the preservation of historic buildings. The preservation easement allows the owner of historic property to retain possession and, at the same time, to insure its future preservation by granting the recipient the right to enforce



THE BOWNE HOUSE IN MIDDLETOWN IS PROTECTED BY AN HISTORIC EASEMENT HELD BY THE MONMOUTH CONSERVATION FOUNDATION.

certain agreed-upon restrictions. Preservation or conservation easements are of three general types:

SCENIC OR OPEN SPACE EASEMENTS

Scenic or open space easements which protect open spaces, historic and scenic views, the surroundings of culturally significant structures, archeological sites and ecologically significant land. The rights restricted by these and other easements are sometimes called "development rights" because prop-

erty owners are generally prohibited from building on the open space.

EXTERIOR OR FACADE EASEMENTS

Exterior or facade easements which protect the outside appearance of a building. These easements usually control alterations to the exterior and may require proper maintenance of the property. They also usually include aspects of the scenic easement, to control the development rights of the lot on which the building

stands and the air rights, which are development rights for constructing additional stories above the building. This mix of controls on alterations to the building itself and on further development has led some organizations to give a variety of titles to their easements; one of the easement forms used by the National Trust, for example, is sometimes captioned "Deed of Scenic, Open Space and Architectural Facade Easement."

INTERIOR EASEMENTS

Interior easements which protect part or all of the interior of a building. Such easements are not often used because of the difficulties in reviewing interior spaces in residences or other buildings in private use. One organization that often does use interior easements is the Maryland Historic Trust. (See sample easement, Appendix C.)

The flexibility of the easement is a major reason for its importance as a preservation tool. Easements can be donated or they can be acquired through purchase. An easement legally establishes the property owner's wishes with regard to the future treatment of the property, and can be individually tailored to the needs of the owner and the characteristics of the property. The land and/or buildings are still owned and used by the donor; the municipality still receives property taxes; and

the community gains the benefit of a protected historic property. Adjacent property values may also increase because scenic and historic value is protected.

The use of easements to preserve land and historic buildings has been encouraged by recent developments in federal tax laws, which, under certain conditions, treat easements as tax-deductible charitable contributions. Federal tax provisions allow deductions for the value of an easement donated to a tax-exempt charitable organization or public agency for defined "conservation purposes," one of which is the preservation of historically important land areas or structures. Potential donors of easements should review state law regarding easements (New Jersey Conservation Restrictions Act, Public Laws of 1979), and should also evaluate the specific tax benefits for income and estate taxes as well as local property taxes.

A number of nonprofit organizations hold conservation and preservation easements in New Jersey, as do state agencies concerned with open space, and county and local governments. Unfortunately, there is no strong easement program in New Jersey specifically for the preservation of historic buildings. In other neighboring states, notably Maryland and Pennsylvania, both the public

and private sectors have established easement programs for historic preservation purposes—to protect buildings and landscape settings in rural areas, and historic urban structures and neighborhoods. (See Appendix C for a sample preservation easement of the Maryland Historical Trust.)

Further information on easements can be obtained from:

The Monmouth County Park System
Acquisition & Design Department
Newman Springs Road
Lincroft, New Jersey 07738
(201) 842-4000 or the
New Jersey Conservation Foundation
300 Mendam Road
Morristown, New Jersey 07960,
(201)539-7540

Deed Restrictions and Covenants

Specific provisions may be written into the deeds to individual properties in order to assure their preservation. Both Deed Restrictions and Restrictive Covenants are used to maintain the historic integrity of a property's buildings as well as the surrounding land. Simple Deed Restrictions are clauses contained in the deeds to real property restricting it in certain ways, such as against further development or specified exterior

modification. Deed restrictions “run with the land”, and therefore are binding on subsequent purchasers of the property affected. But because deed restrictions usually do not require enforcement by another party (although they can be upheld by court action), their permanent enforceability is questionable. Restrictive Covenants, on the other hand, are contractual agreements between two parties that run with the land. In the common law they are viewed as “promises” not to do certain things with the property, such as altering a building's facade or obstructing a particular view. If deed restrictions and restrictive covenants are enforced by a qualified organization, they may, like preservation easements, be considered eligible for tax-deductible charitable contributions. (See EASEMENTS, above, regarding tax benefits.)

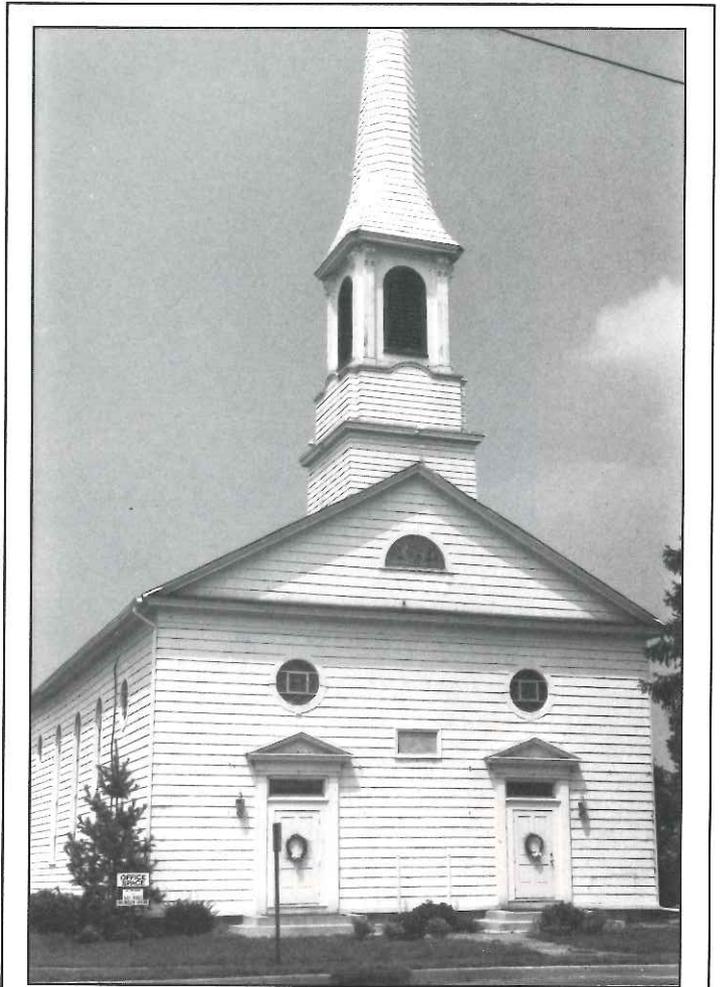
Revolving Historic Preservation Funds

The revolving fund is a major economic vehicle for preservation. The use of such a fund allows monies to be put to work in the community, recaptured at a later date, and used over and over again. By continually reusing the same money, a revolving fund is able to stimulate substantial private invest-

ment in historic preservation with only modest operating costs.

Generally a revolving fund is created by a private nonprofit preservation organization with monies solicited from various private and public sources. Partial support may come from government grants or appropriations. When a sufficient sum is reached which can be used in the marketplace, the money is put to work to purchase historic properties which are (1) significant, (2) threatened with demolition or substantial change, (3) salvageable, and (4) marketable. Typically, historic properties acquired through a revolving fund are then sold to buyers who are willing and able to rehabilitate them (often with a preservation easement). Some revolving funds also make low-interest loans for renovation and restoration, which are also accompanied by a protective easement to secure the future of the loan's investment.

Revolving funds have become an increasingly popular way for preservation organizations to participate as a principal in real estate transactions so that historic properties which would otherwise be threatened can be placed in safe hands for the public benefit. National and state groups also have revolving funds that provide seed money in order to create new



IN ORDER TO PRESERVE THE ARCHITECTURAL CHARACTER OF THE HOLMDEL DUTCH REFORM CHURCH, THE TOWNSHIP OF HOLMDEL PLACED A DEED RESTRICTION ON THE PROPERTY PRIOR TO ITS RESALE TO A PRIVATE OWNER.

local funds or to expand existing ones. (See Appendix D for a sample revolving fund and how it works.)



AN HISTORIC PRESERVATION ORDINANCE IN OCEAN GROVE PROVIDES FOR REVIEW OF DEMOLITION, ALTERATIONS AND NEW CONSTRUCTION WITHIN THE HISTORIC DISTRICT.

Municipal Government

Historic Preservation Plan

In the past, historic preservation has been viewed as an activity outside of the mainstream of the planning process, unlike transportation, housing and land use objectives which have been central to the planning of most municipalities.

Now that historic preservation is generally recognized as necessary to conserve the very fabric of a community, more municipal master plans are placing emphasis on local preservation-related issues.

The recent passage in New Jersey of Senate Bill S2313 (Laws of 1985, Chapter 516), which amended the state's Municipal Land Use Law, signaled a step forward for historic preservation planning by making a preservation plan one of the optional elements of the munic-

ipal master plan. According to the Municipal Land Use Law, a historic preservation plan element should indicate the "location, significance, proposed utilization and means for preservation of historic sites and historic districts". A historic sites survey, which documents an area's historic resources in a systematic manner, should be the basis for identification and location of historic sites and districts. In addition to the list and description of historic resources, there should be a map which locates the sites and districts.

The "means for preservation" which must be part of a historic preservation plan element might include a regulatory ordinance (see Historic Preservation Ordinances below), National and State Register nominations, public acquisition and funding, historic rehabilitation loan program, educational programs, etc.

The preservation plan element must also identify "the standards used to assess worthiness for historic site or district designation." This means that the plan must specify the criteria used to evaluate the significance of historic sites and districts.

It is very important that the historic preservation plan consider more than structures alone, but also the underlying land use, and natural features as well as the various visual and geographical factors that define the historic character of a communi-

ty. The historic preservation plan, therefore, should coordinate with all other elements of the master plan.

Zoning for Preservation

Zoning is the chief land use mechanism for carrying out the policies and goals set forth in the municipal master plan. Local zoning law works against the preservation of historic structures and landscapes when it proscribes land uses for particular "zones" of the municipality without regard for the historical qualities of those areas (such as Office/Lab zoning for one area of a township that has a concentration of intact early farmsteads and actively farmed land.) On the other hand, zoning can be an important local preservation tool, helping to preserve urban neighborhoods as well as rural areas. Historic district zoning creates specially designated areas within a municipality in order to protect the exterior appearance of buildings, historically appropriate siting and street configurations, as well as to encourage adaptive use, rehabilitation, and harmonious new construction. This zoning technique is described in the following section on Historic Preservation Ordinances.

In addition, several other zoning techniques have been used to help preserve historic areas:

AGRICULTURAL ZONING

Agricultural zoning, like large-lot zoning, allows for home construction on large lots, and is normally used in general zoning plans to distinguish a predominantly agricultural rural area from areas programmed for commercial or industrial development.

CLUSTERING

Clustering allows land to be kept in open space or agricultural use by requiring new buildings to be clustered on a specified minimum acreage of the development. A cluster provision in the zoning ordinance can also be particularly useful in preserving significant structures, landscape features and scenic qualities of historic properties undergoing development. The zoning ordinance should indicate the maximum number of building units per acre in addition to the clustering requirement. As an example, a developer might be required to develop at least 50 acres at a time. He might be restricted to building on not more than 25 percent of the acreage and on land with soils suitable for on-site sewage disposal. He may be further required to dedicate the development rights of the remaining 75 percent to the town in perpetuity, thus keeping that portion of the land open for possible agricultural or conservation purposes.

For more information on the benefits and application of cluster zoning, see *Cluster Development: A Growth Management Guide White Paper* (Monmouth County Planning Board, 1983).

PLANNED UNIT DEVELOPMENT (PUD)

Similar to cluster zoning, PUD often combines zoning and subdivision regulations to blend residential and other uses with open space. This approach has potential to preserve historic landscapes and small agricultural units. For example, the township of Plainsboro, New Jersey, approved a PUD containing 105 acres of farmland, which eventually will be dedicated to continued agricultural use by restrictive covenant.

CRITICAL AREAS PROTECTION

More frequently in the last decade, new enabling legislation in several states has provided for the identification and protection of "critical environmental areas." Increasingly, prime agricultural lands are listed as suitable for inclusion in the definition of critical areas. Presumably, the police power would be used, much the same as with wetlands protection, in securing these areas from undue damage. This concept as it might relate to the protection of prime agricultural lands is yet untried and untested by the courts.

Historic Preservation Ordinances

Municipal historic preservation programs began in the 1920's and 1930's with local ordinances which provided for the designation and protection of historic districts in New Orleans, Charleston, and Savannah. Today there are over eight hundred municipalities in the United States with historic preservation ordinances; in New Jersey there are over fifty municipalities having some type of local historic preservation ordinance. The historic preservation ordinance has become a standard planning tool for the management of a community's historic resources, much in the way that any other resource is protected by law.

Typically, historic preservation ordinances deal with the designation and protection of significant individual properties ("landmarks") and/or historic areas ("districts"). Such ordinances generally define specific boundaries, establish a review process for public and private actions affecting the designated sites, and set up a review board or a commission to oversee compliance. A relationship is therefore created between the land use decision-making process and the preservation of his-

toric buildings and districts. The degree of authority granted to review boards or commissions varies; they may act simply as advisory boards, reviewing and making recommendations on applications for building permits for proposed alterations, or the legislation may enable them to stay, grant, or deny demolition, alteration, and new construction.

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

Further information on historic preservation ordinances, including

sample ordinances, can be obtained from a knowledgeable land use lawyer or historic preservation planner, or from:

The Office of New Jersey Heritage
Dept. of Environmental Protection
CN 404, Trenton, New Jersey 08625
(609)292-2023

Transfer of Development Rights (TDR)

Transfer of development rights (TDR) is a planning mechanism which holds promise as a way to preserve properties of historic, environmental and scenic value. The concept is based on the fact that some properties – particularly open farmland in rural areas and historic buildings in growing downtown areas – are considered “under improvements” on their sites. The purpose of TDR is to make it economically feasible for continued use of those properties, while giving owners the opportunity to take advantage of the development value of their property by selling the development rights. (A development right is measured as the difference between the existing use of a parcel and its potential use as permitted under the existing zoning.) A TDR program authorizes the “transfer” of that unutilized development potential from one site to another.

Under TDR, development rights on designated properties may be sold in open-market transactions and transferred to other designated areas where the equivalent amount of development can be constructed. The sellers are compensated for the costs of restrictions on development of their property, and the community benefits from whatever is preserved by the development restriction – farmland, historic sites and districts, open space, and/or environmentally sensitive lands.

To date practical application of TDR has been limited, and in New Jersey is hampered by the fractured system of land use control by the municipalities. However, TDR could become especially useful in preserving the state's highly threatened agricultural lands, by establishing agriculture “preserves” and diverting housing development to other areas which can accommodate such growth. State enabling legislation has been proposed which would give municipal government the authority to establish TDR programs.

Property Tax Incentives

Property tax incentives are a most common state and local incentive for preservation of historic resources. Most tax incentive programs for historic properties must be based on

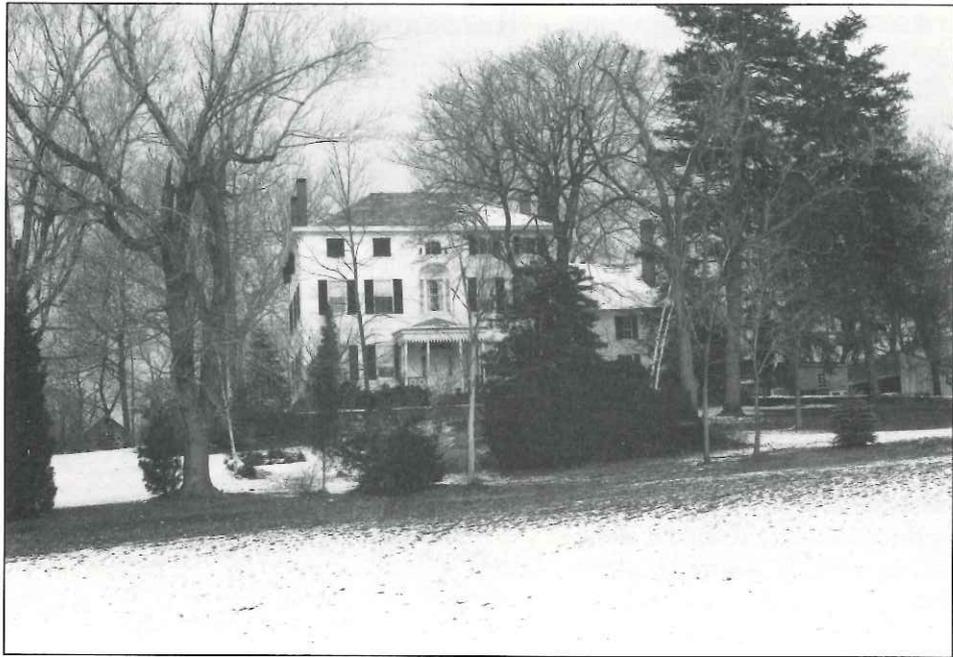
state enabling legislation. New Jersey does not have such legislation at this time (See Recommendations for State Government) but at least thirty-two other states have enacted statutes that provide some form of property tax incentive. This incentive may apply to single-family homes only, to income-producing buildings, or to both.

Most state legislation has one or more of the following purposes: (1) to remove latent encouragement for demolition of deteriorated landmarks inherent in the property tax assessment and levying process; (2) to reduce property taxes for designated historic properties to offset any actual or possible effect of historic designation on property value; and (3) to provide an incentive for restoration or rehabilitation of historic buildings.

Incentive programs include a variety of devices. A property tax abatement, exemption, or assessment freeze may be given to owners of historic buildings, whether or not improvements are involved, or for restoration or rehabilitation of historic buildings. Other programs provide for a property tax credit based on a percentage of restoration or rehabilitation expenditures, assessment at "current use value" rather than "highest and best use" valuation, and/or recognition of decreased assessed value after donation of a preservation easement or landmark designation.

Recommendations for Municipal Government

- Adopt a Historic Preservation Element to the Municipal Master Plan. (See explanation of Historic Preservation Plan above.)
- Seek financial support for preservation planning activities from the state grants-in-aid program and other sources.
- Incorporate recommendations for the treatment of various resource groups into all facets of municipal activity and planning, the development review process, and redevelopment and rehabilitation programs. (See Section III, Recommendations and Priorities for Preservation of Historic Resources.)
- Encourage the passage of state statutes and changes to the Municipal Land Use Law which would give municipalities wider access to regulatory tools and incentives. (See Recommendations for State Government below.)
- Support county and state programs to identify, designate, protect, and enhance historic resources through survey and research; funding mechanisms for the acquisition, restoration, and development of historic sites; education and tourism.



MERINO HILL, UPPER FREEHOLD TOWNSHIP, ONE OF SEVERAL HISTORIC FARMSTEADS ENROLLED IN THE COUNTY'S FARMLAND PRESERVATION PROGRAM.

County Government

County Plan and Growth Management

In New Jersey counties have limited statutory power to regulate land use and environmental resources; their planning role is advisory and non-binding. As

part of the county's educational and policy-making function, the *Monmouth County Growth Management Guide* (Monmouth County Planning Board, 1982) serves as a guide for municipal land use planning by setting forth overall policies and directions for environmental management for the county as a whole. The concerns for natural and cultural resources are expressed through many of the recommendations, such as the preservation of prime farmlands,

unique natural areas, watersheds and stream corridors and open space.

The *Monmouth County Historic Preservation Guide* will serve as the preservation element of the county's *Growth Management Guide*.

Community Development Program

Federally funded programs in which counties have control of the funding, such as the Monmouth County Community Development Program, review projects for impact on cultural and environmental resources, and can deny projects which will have an adverse effect.

Farmland Preservation Program

The county's farmland preservation program, which is administered by the Monmouth County Agriculture Development Board, is an important tool not only for the protection of agricultural lands but also for the preservation of historic farm settings. Under New Jersey's Agriculture Retention and Development Act of 1983, farmers with land in Agriculture Development Areas identified by the County Agriculture Development Board

may apply to enter their farms in a farmland preservation program, in which the farmer agrees to keep his land in agriculture for a minimum of eight years in return for certain benefits and protections. These include eligibility to apply for State cost sharing grants for soil and water conservation projects and to apply for the purchase of development rights or easements on his farm by the county. The selling of a development easement restricts the farmer and successive owners from non-agricultural development of the land. In return, the farmer receives capital from the sale of the development easement, which is valued at the difference between the market value of the land and the farm sale value. Several of the farms in the program have high historic value.

Recommendations for County Government

- Promote and carry out continuing research and public education on the county's history, archeology and environmental resources.
- Conduct a county-wide inventory of archeological resources, synthesizing known data on sites with new survey and research.

(The *Monmouth County Historic Sites Inventory* did not include archeological resources.)

- Establish a mechanism, such as a public lands trust, by which funds can be reserved for the acquisition and easement purchase of historic landscapes, open space, and unique areas. Funding could come from a variety of sources such as: development impact fees; real property transfer fees; dedication of farmland roll back taxes; revenue from user fees and charges; special tax; sale of assets; and donations, grants, and solicitations.
- Expand the farmland preservation program to include agricultural districts. Under the current program farmers apply on an individual farm basis. Following the example of New York State's Agricultural District Law of 1971, highly suitable agricultural land can be preserved in districts of five hundred or more contiguous acres (using the same or similar mechanisms as the present county program). This would promote the preservation of larger agricultural areas rather than individual parcels only. (Requires state enabling legislation.)
- Designate a county-wide system of historic/scenic routes. (Requires municipal, state and private participation.)
- Retain professional preservation staff to encourage historic preservation activity throughout the county; to assist municipalities in the preparation of historic preservation plans and ordinances; to help in mediating disputes and problems regarding historic resources; and to conduct ongoing public education on historic preservation.



HISTORIC RESOURCES ALONG THE COASTAL ZONE, SUCH AS THIS CIRCA 1875 U.S. LIFESAVING STATION IN LONG BRANCH, ARE IN NEED OF STRONGER PROTECTION AND PRESERVATION INCENTIVES.

State Government

New Jersey Register of Historic Places

The New Jersey Register of Historic Places is the official list of New Jersey's historic and archeological resources. Created by the New Jersey Register of Historic Places Act of 1970- N.J.S.A.

13.113-15.128, the State Register is patterned after the National Register of Historic Places (see Federal Government, below). Both Registers share the same criteria for eligibility, nomination and review process. Unlike the National Register law, however, the State Register law accords a degree of protection from state, county or municipal undertakings to State Register properties. The state, county or municipality is responsible for determining whether any of their projects will affect

State Register properties and, if so, to provide project information and effect upon State Registration properties to the Office of New Jersey Heritage, which serves as the professional staff to the State Historic Preservation Officer or SHPO. (In New Jersey, the SHPO is the Commissioner of the Department of Environmental Protection.)

Information on New Jersey Register nomination and review procedures is available from:

The Office of New Jersey Heritage
Department of Environmental
Protection, CN 404,
Trenton, New Jersey 08625
(609) 292-2023.

Historic Preservation Grants-in-Aid

The Office of New Jersey Heritage administers 50/50 and 70/30 matching grants which come to the state from the U.S. Department of the Interior, National Park Service, under provision of the National Historic Preservation Act of 1966 (See Federal Government, below). At this time grants are given primarily for survey and planning; there are no funds for acquisition and restoration. The survey and planning grants are intended to assist New

Jersey municipalities and other governmental bodies in the identification, documentation and planning of archeological and historic resources. Matching grants for survey and planning are available to municipalities, counties, universities, historical and environmental organizations for historic sites inventory, National Register nominations, preservation plans, preservation education and related preservation planning projects. Grant applications are competitive and are awarded on a one-year basis.

Historic preservation grants are also available under the Certified Local Government Program. Under this program local governments can become certified and receive increased technical assistance from the Office of New Jersey Heritage as well as funding for historic sites inventories and preservation planning projects. To be certified, a local government must: "(1) enforce a local ordinance for the protection of historic resources and comply with state and federal historic preservation legislation; (2) maintain a qualified historic preservation commission; (3) maintain a system for surveying historic resources; and (4) provide for public participation in the local historic preservation program." (Office of New Jersey Heritage cir-

cular). Applications for both certification and funding are available from the Office of New Jersey Heritage, which administers the Certified Local Government Program.

For further information on the grants-in-aid contact:

The Office of New Jersey Heritage
Department of Environmental
Protection, CN 404,
Trenton, New Jersey 08625
(609) 292-2023.

Preservation Bond Fund

On November 3, 1987, New Jersey voters approved the Green Acres, Cultural Centers and Historic Preservation Bond Act of 1987. This act authorizes the sale of state bonds to provide up to \$22 million for a competitive matching grant program and an additional \$3 million for a revolving loan program to support "bricks and mortar" preservation projects throughout the state. These programs will be administered by the New Jersey Historic Trust in cooperation with the Office of New Jersey Heritage in the Department of Environmental Protection. Three annual rounds are planned for the matching grants program.

In order to qualify for funding from the preservation program, projects must meet the following criteria.

1. ELIGIBLE ORGANIZATIONS.

Only tax exempt non-profit organizations and units of state, county and local governments may apply for funds. Non-profit organizations must be able to document their tax exempt status.

2. ELIGIBLE PROPERTIES.

Only those properties, structures, facilities or sites approved for inclusion, or which meet the criteria for inclusion in the State Register of Historic Places are eligible for funding from either program. In addition, the property, structure, facility or site must be owned by an organization meeting eligibility criteria outlined in (1). For further information on the N.J. Register of Historic Places, contact:

The Office of New Jersey Heritage
(609) 292-2023.

3. OTHER PROJECT CRITERIA

- Historic and Architectural Integrity. Applicants will be required to submit specific plans which show how the architectural and historic integrity of the structure will be preserved. All plans and specifications must conform to the Secretary of the Interior's *Standards for Rehabilitation*. Copies are available on request from the Trust.

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- **Administrative Capability.** Applicants must show that the organization has the administrative capability to carry out and manage the project.
 - **Financial Plans.** Applicants will be required to submit financial plans for the continued preservation of the project property after a grant has been spent.
 - **Public Accessibility.** Applicants must provide evidence that the property will be accessible to the public.

4. MATCHING FUNDS

Applicants must demonstrate the ability to match, on a cash basis, every dollar of grant funds with a dollar of applicant funds. If a project is underway at the time of application, matching funds must have been raised on or after November 3, 1985. Applicants may apply for grants ranging from a minimum of \$10,000 to a maximum of \$1.1 million. Due to the intense competition for these limited funds, few projects are expected to receive the maximum award.

Further information and applications for the Preservation Bond Fund can be obtained from:

The New Jersey Historic Trust
CN 404, Trenton, NJ, 08625
(609) 292-2023

Farmland Preservation Program

New Jersey's Agriculture Retention and Development Act of 1983 authorized the establishment of County Agriculture Developmental Boards; provided the framework for statewide voluntary farmland preservation programs; authorized the purchase of development easements and the funding of soil and water conservation projects on agricultural land; and appropriated funds from the Farmland Preservation Bond Act. The program is administered on the county level by the Monmouth County Agriculture Development Board.

For information regarding Monmouth County's Farmland Preservation Program, see County Government above.

Green Acres Program

The Green Acres Program was born out of a 1961 bond issue that demonstrated New Jersey voters' belief that a highly urbanized state must set aside open space. This conviction has been reaffirmed by the approval of subsequent bond issues in 1971, 1974, 1978, 1983 and 1987. Through its funding, Green Acres is able to provide matching grants and revolving low-interest loans for county and municipal open space. The Green Acres Program considers the historic value of properties in the application for funding, and indeed many Green Acres open space acquisitions are of historic significance. To date, over 5,500 acres of open space in Monmouth County have been preserved through Green Acres.

For more information contact:

The Green Acres Program
Department of Environmental
Protection
1230 Whitehorse/Mercerville Rd.
Trenton, New Jersey 08619
(609) 588-3490.

Coastal Management Program

The protection, preservation and management of New Jersey's coastal zone is the responsibility of the Division of Coastal Resources, Department of Environmental Protection. In Monmouth County the coastal zone encompasses the Raritan Bay, the Atlantic Ocean and related back bay systems and shorelands. The Division of Coastal Resources reviews all permit applications to assure compliance with the Waterfront Development Law of 1914 (N.J.S.A. 12:5-3), the Wetland Act of 1970 (N.J.S.A. 13:9A-1), and the Coastal Area Facility Review Act of 1973 (CAFRA, N.J.S.A. 13:19-1). Collectively these acts are intended to preserve environmentally sensitive sites and guide a rational pattern of development along New Jersey's valuable coastal zone. Consideration of the historic built environment as well as the natural environment (coastal ecosystem) is part of the review and compliance process. In addition to its regulatory function, the Coastal Management Program also is involved with long-range planning and policy making regarding the coastal zone; oversees the

development and management of the state's Shore Protection Master Plan; and designs and conducts shore protection projects.

For more information concerning the Coastal Management Program, its grants, projects and permit procedures, contact:

The Division of Coastal Resources
Department of Environmental
Protection, CN 401,
Trenton, New Jersey 08625
(609) 292-9762.

Recommendations for State Government

- Change in the Municipal Land Use Law to require a historic preservation plan element of municipal master plans to indicate the location, significance, proposed utilization and means for preservation of historic sites. A systematic inventory completed under federal preservation guidelines should be used as the data base for location and significance of historic sites in the various municipalities.
- Change in the Municipal Land Use Law to give counties a greater voice in land use planning and the development review process, especially as specific projects may impact upon natural and historic resources.
- Creation of a State Historic Building Code under which revisions to the state building code would be made in order to accommodate historic buildings. The revision should provide specific alternatives to various existing code provisions, thus establishing standards to facilitate the rehabilitation of historic structures while still providing for the safety of the occupants.
- Creation of a new state statute regarding the issuance of demolition permits for buildings and structures listed on the State and National Registers of Historic Places. Specifically, before any municipality or county may issue a demolition permit, order a demolition or demolish such a structure, it would have to notify the SHPO (Office of New Jersey Heritage) of the pending demolition, and may not issue a wrecking permit for a period of thir-

ty (30) days, during which the Office of New Jersey Heritage may document the building to create a permanent record of it.

- Establish an endangered properties trust fund which would operate in the manner of a revolving fund, purchasing threatened historic properties and then selling them (with a protective easement) to buyers who will rehabilitate them.
- Adoption of stronger state legislation regarding protection of archeological sites and requiring archeological survey of lands as part of the development review process.
- Enactment of legislation which would allow the transfer of development rights from agricultural preservation areas and historically significant properties to other designated sites. (See Transfer of Development Rights under Municipal Government above.)
- Enactment of legislation enabling municipalities to offer property tax incentives to owners of designated historic properties. (See Property Tax Incentives under Municipal Government above.)



THE ASBURY PARK CONVENTION HALL, BUILT IN 1928,
WAS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES IN 1979.

Federal Government

Historic Sites Act of 1935

The Historic Sites Act – the first major piece of federal legislation to acknowledge the national importance of the historic built environment – authorized the Secretary of the Interior, acting through the National Park Ser-

vice, to designate National Historic Landmarks; to make surveys of nationally significant historic sites, buildings, and objects; and to acquire historic properties. The National Landmarks Program focuses attention on places of exceptional value to the nation as a whole; that is, properties of national significance in American history, architecture, archeology engineering, or culture. Since 1935 about 1,600 properties have been designated National Historic Landmarks. There are four in Monmouth County: Monmouth

Battlefield, Sandy Hook Light-house, the Guggenheim Mansion, and All Saints Church.

National Historic Landmarks receive special recognition (the owner of a landmark is presented with a certificate or plaque); landmarks receive special attention (the National Park Service inspects them to monitor their condition and give an owner both advice and information – advice on preservation practices and standards and information on relevant tax and grant programs); and above all, landmarks receive special protection. (When a federal agency is involved, even indirectly, in any activity that threatens a landmark, the agency is required to minimize the threat as much as possible). Landmarks are automatically entered in the National Register of Historic Places (see below).

Information on the National Historic Landmarks Program is available by writing:

The Associate Director
Cultural Resources
National Park Service
Washington, D.C. 20240.

National Historic Preservation Act of 1966

In response to growing concern among American citizens over the loss and destruction of the country's historic resources, Congress passed the National Historic Preservation Act of 1966, which has been the foundation of historic preservation for the past two decades. It authorized the Secretary of the Interior "to expand and maintain a national register of districts, sites, buildings, structures and objects significant in American history, architecture, archeology and culture, hereinafter referred to as the National Register of Historic Places." (See below.) The national act included four significant provisions:

- Expanded the National Register of Historic Places to include districts and places of local and state (as well as national) importance.
- Established a state/federal partnership in historic preservation. Each state is required to maintain its own inventory of historic resources and to establish procedures for nominating them to the National Register. State responsibilities are placed under the aegis of a State His-

toric Preservation Officer (SHPO). Note: In New Jersey, the SHPO is the Commissioner of the Department of Environmental Protection. The Office of New Jersey Heritage serves as the professional staff to the SHPO. The Monmouth County Historic Sites Inventory is part of New Jersey's required inventory of historic resources.

- Authorized matching federal grants-in-aid to the states for surveys and plans; to public agencies, nonprofit organizations, and private individuals for preservation projects; and to the National Trust for the purposes set forth in the Trust's charter.
- Section 106 of the act requires that federal agencies review the effects of federally funded or licensed undertakings on properties which are listed in or eligible for the National Register of Historic Places. The Advisory Council on Historic Preservation, an independent federal agency which is composed of representatives of seventeen federal agencies and twelve private citizens appointed by the President, must be given the opportunity to comment on such undertakings. The SHPO participates in the "Section 106" review process. If there are historic properties which will/may be affected adversely by the proposed project, the fed-

eral agency must work with the staff of the Advisory Council to resolve conflicts.

Archeological and Historic Preservation Act of 1974

This national legislation pays special attention to archeological resources that would be destroyed without formal protection. The act requires preservation of the significant archeological resources that would be affected by any federal or federally related land modification activity; the Secretary of the Interior is responsible for coordinating and administering four nationwide programs for recovering such data.

National Register of Historic Places

The National Register of Historic Places is the federal government's official list of historic districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering and culture. Those resources collectively contribute to an understanding of the historical and cultural foundations of the nation. The Register also serves as the pivot upon which

THE NATIONAL REGISTER DOES:

1. Identify historically significant buildings, structures, sites, objects and districts, according to the National Register Criteria for Evaluation.
2. Encourage the preservation of historic properties by documenting the significance of historic properties and by lending support to local preservation activities.
3. Enable federal, state and local agencies to consider historic properties in the early stages of planning projects.
4. Provide for review of federally funded, licensed, or sponsored projects which may affect historic properties.
5. Make owners of historic properties eligible to apply for federal grants-in-aid for preservation activities.
6. Encourage the rehabilitation of income-producing historic properties which meet preservation standards through tax incentives; discourage the demolition of income-producing historic properties through tax incentives.

THE NATIONAL REGISTER DOES NOT:

1. Restrict the rights of private property owners in the use, development, or sale of private property.
2. Lead automatically to historic district zoning.
3. Force federal, state, local or private projects to be stopped.
4. Provide for review of state, local or privately funded projects which may affect historic properties.
5. Guarantee that grant funds will be available for all significant historic properties.
6. Provide tax benefits to owners of residential historic properties, unless these properties are rental and treated as income-producing by the IRS.

Source for the Above:

*Georgia Department of Natural Resources,
Historic Preservation Fact Sheet No. 2.*

the economic and legal supports for preservation turn. To date, there are approximately 32,000 entries on the National Register. (Monmouth County has forty-five individual entries and nine historic districts.) Listing on the National Register provides recognition of a property's historical or architectural significance. National Register listing also identifies properties for a wide range of planning purposes and in doing so, insures that these properties will be taken into account in the planning of federally funded or licensed projects. National Register designation makes owners of

National Register properties eligible for federal grant assistance for preservation purposes. Owners of National Register properties may also qualify for tax benefits gained through the charitable contribution of preservation easements to qualified nonprofit organizations. In addition, through provisions of the Economic Recovery Act of 1981, owners of income-producing properties listed on the National Register are eligible for federal tax incentives for rehabilitation work which meets preservation standards. (See Tax Incentives below.)

Entry in the National Register does not place any obligation or legal restriction on the use or disposition of property by the owner. National Register designation is not the same as historic district zoning or local landmark designation which often involves maintenance and repair standards. National Register designation does not encourage public acquisition or access to property.

Before properties are considered for the National Register, extensive research and field evaluation leading to the preparation of a National Register nomination form is carried out under the supervision of the Office of New Jersey Heritage. In New Jersey, nominations may be prepared by individuals, historical groups, governmental agencies, and professionals in the historic preservation field. The nominations are reviewed by the Office of New Jersey Heritage, and property owners are officially notified and given the opportunity to concur with, or object to, proposed nominations. With the consent of property owners, proposed nominations are then presented to the New Jersey State Review Board of Historic Sites, which is an appointed body comprised of professionals in architecture, history, archaeology, and related fields. Upon review and approval by the State Review Board and the State Historic

Preservation Officer, nominations are then forwarded to the United States Department of the Interior in Washington, D.C., the federal agency responsible for administering the National Register, for final consideration.

The evaluation of a property's architectural and historical significance is based on National Register Criteria for Evaluation. These criteria state that "the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- (b) that are associated with the lives of persons significant in our past, or
- (c) that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Additional information on the National Register program may be obtained by contacting:

The Office of New Jersey Heritage,
CN 404, Trenton, NJ 08625
(609) 292-2023.

Tax Incentives for Rehabilitation

Since 1976, the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic neighborhoods. The historic preservation provisions were established by section 2124 of the Tax Reform Act of 1976, and revised by the tax acts of 1981 and 1986. These incentives, which include 10% and 20% investment tax credits, encourage the preservation of historic commercial, industrial or rental buildings by allowing favorable tax treatments for rehabilitation and discouraging destruction of historic structures. The 10% investment tax credit (ITC) is available for rehabilitation of a certified historic structure. A "certified historic structure" is any structure, subject to depreciation by the Internal Revenue Code,

which is listed individually on the National Register or located in a registered historic district and contributes to the historic significance of the district. A "certified rehabilitation" is any rehabilitation of a certified historic structure which meets the Secretary of the Interior's "Standards for Rehabilitation". To qualify for these incentives, property owners must complete a Historic Preservation Certification Application.

The Federal Internal Revenue Code, Section 6 of the Tax Treatment Extension Act of 1980 (IRC Section 170), provides for federal income and estate tax deductions for charitable contributions of partial interest in real property (land and building). Gifts of qualified interests must be "exclusively for conservation purposes". One of these purposes is defined as "the preservation of an historically important land area or certified historic structure." (See section on EASEMENTS under Voluntary/Private, above.)

Further information on these incentives and the application procedures may be obtained from:

The Office of New Jersey Heritage
CN 404, Trenton, NJ 08625
(609) 292-2023

V. References

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- Hunton, Gail and James McCabe. *Monmouth County Historic Sites Inventory and Summary Report*. Prepared for the Office of New Jersey Heritage, the Monmouth County Park System, and the Monmouth County Historical Association. Inventory, 1980-1984. Summary Report, 1986.
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- New Jersey Pinelands Commission. *Pinelands Cultural Resource Management Plan for Historic Period Sites*. New Lisbon, N.J., 1985.
- Resource Protection Planning Process*. Washington, D.C., U.S. Department of the Interior, Heritage Conservation and Recreation Service, Preservation Planning Series, 1980.
- Stipe, Robert E., ed. *New Directions in Rural Preservation*. Washington, D.C., U.S. Department of the Interior, Heritage Conservation and Recreation Service, Preservation Planning Series, 1980.
- Watson, A. Elizabeth. *Establishing an Easement Program for the Protection of Historic, Scenic and Natural Resources*. National Trust Information Sheet No. 25, Washington, D.C., National Trust for Historic Preservation, 1980, 1982.
- Watson, A. Elizabeth. *Rural Conservation*. National Trust Information Sheet No. 19. Washington, D.C., National Trust for Historic Preservation, 1979.

VI. Appendices

A. Agencies, Organizations, Sources of Information

Monmouth Conservation
Foundation Box 191,
Middletown, New Jersey 07748
(201) 671-7000

Works towards the conservation
of open space and unique areas
within the county; holds conser-
vation easements; conservation
education and public awareness.

Monmouth County Historical
Association
70 Court St.,
Freehold, New Jersey 07728
(201) 462-1466

Research library and museum col-
lection on Monmouth County;
operates four historic house muse-
ums; educational programs and
exhibits.

Monmouth County
Park System
Acquisition and Design Department
Thompson Park,
Newman Springs Road,
Lincroft, New Jersey 07738
(201) 842-4000

Information on public land acqui-
sition and preservation, open space
planning assistance, and historic
preservation in Monmouth County.

Monmouth County Planning
Board

Monmouth County
Environmental Council

Monmouth County
Agriculture Development
Board

Hall of Records Annex,
East Main Street,
Freehold, New Jersey 07728
(201) 431-7460

Information on countywide envi-
ronmental and planning issues;
information on county farmland
preservation program.

Monmouth County
Historical Commission
27 East Main Street,
Freehold, New Jersey 07728
(201) 431-7413

Newly-established body appoint-
ed by the Board of Chosen Free-
holders "to maintain our historical
and cultural heritage by preserv-
ing historic buildings, providing
educational and other historical
programs which exemplify that
heritage..."

National Park Service
Mid-Atlantic Regional Office,
600 Arch Street, Room 9414,
Philadelphia, Pennsylvania 19106
(215) 597-7947

Provides technical and financial assistance for historic preservation; funding for projects is administered through the Office of New Jersey Heritage (see below).

National Trust for Historic Preservation
1785 Massachusetts Avenue,
N.W. Washington, D.C. 20036
(202) 673-4000

Mid-Atlantic Regional Office
6401 Germantown Avenue,
Philadelphia, Pennsylvania 19144
(215) 438-2886

Private, nonprofit organization chartered by Congress in 1949 to encourage public participation in the preservation of historic properties; provides financial assistance for historic preservation projects through six special-purpose funds; technical advisory services and publications.

New Jersey Conservation Foundation
300 Mendham Road,
Morristown, New Jersey 07960
(201) 539-7540

Information on land trusts, scenic and conservation easements; holds conservation easements; public education and awareness.

New Jersey Historic Trust
c/o Office of New Jersey Heritage,
CN404,
Trenton, New Jersey 08625
(609) 292-2023

Established by state law in 1967 to preserve and protect New Jersey's historic sites. Empowered to hold preservation easements and to administer preservation loans and grants to properties listed on or eligible for the New Jersey Register of Historic Places.

Office of New Jersey Heritage
CN404,
Trenton, New Jersey 08625
(609) 292-2023

Information and technical assistance on statewide and federal historic preservation programs, including the New Jersey and National Registers of Historic Places and preservation tax incentives. Serves as the state historic preservation office in New Jersey and is responsible for federally mandated activities through the National Historic Preservation Act of 1966; administers historic preservation funds from the National Park Service.

Old House Journal
69A Seventh Avenue,
Brooklyn, New York 11217
(718) 636-4514

Publishes monthly journal featuring articles on building restoration and rehabilitation, with much practical advice.

Preservation New Jersey
180 Province Line Road,
Belle Mead, New Jersey 08502
(201) 359-4557

Statewide advocacy organization for historic preservation; conferences and workshops.

Professional Consultants
(Architects, historians, preservation planners, archeologists, etc.). Lists available from the Office of New Jersey Heritage, above. Experienced advice and assistance on a wide range of historic preservation needs and problems.

B. Preservation Terms Frequently Used in this Guide

The following glossary is taken in part from the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*.

HISTORIC PRESERVATION PLANNING

The organization of preservation information pertaining to identification, evaluation, registration and treatment of historic properties, and setting priorities for accomplishing preservation activities.

HISTORIC PROPERTY OR HISTORIC RESOURCE

A district, site, building, structure or object significant in American history, architecture, engineering, archaeology or culture at the national, state or local level.

INTEGRITY

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

INVENTORY

A list of historic properties determined to meet specified criteria of significance (such as the *Monmouth County Historic Sites Inventory*).

NATIONAL REGISTER CRITERIA

The established criteria for evaluating the eligibility of properties for inclusion in the *National Register of Historic Places*.

PRESERVATION

The act or process of applying measures to sustain the existing form, integrity and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

PROPERTY TYPES

A grouping of individual properties based on a set of shared physical or associative characteristics.

PROTECTION

The act or process of applying measures designed to affect the physical condition of a property or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury.

RECONSTRUCTION

The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specific period of time.

REHABILITATION

The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features which are significant to its historical, architectural and cultural values.

RESOURCE GROUP

A group of historic properties, created for planning purposes, based on a shared theme, specific time period and geographical area.

RESTORATION

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

C. Sample Preservation Easement

Source: The Maryland Historical Trust, a state preservation organization which accepts easements on exteriors, interiors and open land, receives easements as gifts, and in exchange for preservation grants or loans.

(This sample may be altered or supplemented to reflect individual situations. Where substantial amounts of land are involved, several supplemental provisions are usually appropriate.)

THIS DEED OF EASEMENT,

made this _____ day of _____, 19_____, by and between _____ Grantor, and the Maryland Historical Trust, Grantee.

WITNESSETH

WHEREAS, Grantee is a body corporate and instrumentality of the State of Maryland created for the purpose generally of preserving and maintaining historic, aesthetic and cultural properties, all as is more particularly provided for by law; and

WHEREAS, the property hereinafter described has substantial historic, aesthetic and cultural character and this easement will promote the preservation and maintainence of the property and its historic, cultural, scenic and aesthetic character; and

WHEREAS, Grantee is possessed with the power and duty to accept, hold and administer this easement; and

WHEREAS, Grantee has determined that this easement is exclusively for conservation purposes;

NOW, THEREFORE, in consideration of the premises Grantor gives and conveys to Grantee with Special Warranty of Title an Easement (hereinafter the "Easement") in all of that lot or parcel of land known as _____ together with all of the improvements thereon and appurtenances, rights and interests thereunto belonging, which is situate, lying and being in _____ State of Maryland, and which is more particularly described as follows (hereinafter the "property"):

(INSERT PROPERTY DESCRIPTION)

Exhibit A consists of ___ pages, and includes as page 1 a schedule (which is recorded with this deed of easements) describing the documents, photographs and other things that are a

part of the exhibit and that are filed at the offices of Grantee, that are not recorded herewith but are nonetheless as fully and completely incorporated into this deed of easement as though recorded herewith.

The terms of the Easement are as follows: (A) Duration and Nature of Easement. The easement shall be perpetual in duration. The parties agree that it is and shall be considered an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the property enforceable by Grantee and its successors and assigns with respect to the Property and against Grantor and Grantor's heirs, successors and assigns, all of whom are collectively referred to herein as "Grantee" and "Grantor" respectively. The easement is subject to any and all presently existing valid encumbrances, easements and rights of way upon the property.

(B) Public Access. Grantor shall make the Property open to the public on ____ days per year, from ____ to ____ and at other times by appointment as may be determined by the Grantor.*

(C) Maintenance and Administration. Grantor shall keep and maintain the Property, including the improvements thereon, in good, clean and safe condition and shall maintain, repair and administer the Property to preserve the historic, aesthetic and cultural character of and appearance of the Property as is shown and described in Exhibit A. The maintenance, repair and administration of the Property shall further conform to the requirements of Paragraph D of this Easement. This covenant does not require reconstruction of any improvements which are destroyed in whole or in part by casualty loss unless insurance proceeds are available for such purposes.

(D) Changes and Alterations.(1) Without the express written consent of the Director of the Maryland Historical Trust (hereinafter the Officer), Grantor shall not cause, permit or suffer any construction which would alter or change the Exterior (or Interior**) of any improvements on the Property as described and depicted in Exhibit A, provided, however, that the maintenance, reconstruction, repair, repainting or refinishing of said Exterior (and Interior), damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without such written permission of the Officer provided that such maintenance, reconstruction, repair, repainting or refinishing is performed in a manner that will not materially alter the appearance thereof as it is at this date.

*Provisions requiring public access to gift easement properties may be included but are not required by the Trust.

**Provisions placing restrictions on the interior of easement properties may, but need not be, included.

The term(s) Exterior (and Interior) shall include the architectural style, general design and arrangement of the surface of an improvement, including the color, the kind and texture of the building materials and the type and style of all windows, doors, light fixtures, signs and other similar exterior (or interior) features. The term Construction shall include all construction, reconstruction, improvement, enlargement, painting and decorating alteration, maintenance or repair of any structures or works. (2) No building or other structure shall be built or maintained on the Property other than those buildings or structures which are on the date hereof located on the Property as described and depicted in Exhibit A, except as follows: (insert any exceptions.)

(E) Inspection. Grantee shall have the right to enter the Property on reasonable notice to Grantor for the purpose of inspecting the Property to determine whether there is compliance by Grantor with the terms of this Easement.

(F) Breach by Grantor. Upon any breach of the terms of this Easement by Grantor, Grantee shall have the following rights which shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or in equity:

- (1) to require restoration of the Property to the condition required by this Easement;
- (2) to enjoin any breach or enforce any covenant hereof by ex parte, interlocutory, and final injunction; and
- (3) to recover damages for any breach. No waiver of any term or condition of this easement shall have any force or effect unless it be in writing and approved by the parties hereto. No failure on the part of the Grantee to enforce any covenant or provision herein nor the waiver of any right thereunder by Grantee shall discharge or invalidate such covenant, condition, or provision or any other covenant, condition or provision hereof, or affect the right of Grantee to enforce the same in event of a subsequent breach or default.

(G) Consent, Disapproval, and Appeal. In any event where the terms of this Easement require the consent of the Officer, such consent shall be requested by notice to the Officer and consent shall be deemed to have been given within forty-five (45) days after receipt of notice by the Officer unless the Officer gives notice to Grantor or specific reason for disapproval, Grantor may appeal the disapproval to the Board of Trustees of the Maryland Historical Trust for review by it or by such person or agency as may be designated by it to make such review. Appeal shall be made by notice to the Officer given within forty-five days of receipt of notice of disapproval from the Officer.

(H) Notice. Any notice required to be given by this Easement shall be in writing and may be given by certified or registered mail, with postage prepaid and return receipt requested, if to the Grantor, addressed to the Grantor, as follows _____
____or to the Grantor at such other address as Grantor may from time to time designate by notice to the Officer, or if to the Grantee or the Officer, addressed to the Grantee or Officer as follows:

or to the Grantee or the Officer at such other address as the Officer may from time to time designate by notice to Grantor. Any notice given in the foregoing manner shall be deemed to have been given upon receipt thereof, which shall be presumed to be two days after the day notice has been deposited with the United States Post Office.

(I) Construction. This Easement is for the purpose of promoting and shall be construed to promote the purposes of the statutes creating and governing Grantee and of Section 2-118 of the Real Property Article of the Annotated Code of Maryland and to preserve the historic, cultural, scenic and aesthetic character of the property.

(J) Conservation Purposes. Grantee agrees that it will hold this Easement exclusively for conservation purposes, i.e., that it will not transfer the Easement in exchange for money, other property or services.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

WITNESS _____
GRANTOR _____ (Seal)

ACCEPTED BY THE MARYLAND HISTORICAL TRUST:

WITNESS: _____
BY: _____ ITS DIRECTOR

DATE:

STATE OF MARYLAND, COUNTY, to wit:

I HEREBY CERTIFY that on this _____ day of _____ in the year _____
before the subscriber,
personally appeared _____ and acknowledged the foregoing to be his act.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

D. Sample Revolving Historic Preservation Fund

Below is a description of the Historic Preservation Fund of North Carolina, the first statewide nonprofit preservation organization founded for the sole purpose of establishing and operating a preservation revolving fund. Similarly structured funds have been established on municipal and regional levels. Source: *The Historic Preservation Yearbook*.

PRESERVATION FUND OF NORTH CAROLINA, INC.

THE FUND

What is the Historic Preservation Fund?

The Fund is a private nonprofit statewide revolving fund for historic preservation in North Carolina. It purchases endangered historic properties and then sells them to buyers willing and able to rehabilitate them. Once a property has been sold, the money initially used for its purchase can then be reused for another property. By continually reusing the same money, the Historic Preservation Fund is able to stimulate a large amount of private investment in historic preservation with only modest operating costs.

How Did the Fund Get Started?

The Fund was created in 1975 by the Historic Preservation Society of North Carolina, a membership organization established in 1939 to encourage the preservation of North Carolina's heritage. The Fund was the first revolving fund of its kind in the United States. The Mary Reynolds Babcock Foundation of Winston-Salem provided a grant for the Fund's first year of operation.

Is the Fund an Agency of the State of North Carolina?

No. Although the Fund works closely with the State Division of Archives and History and has received grants-in-aid from the North Carolina General Assembly, the Fund is an independent private corporation governed by its own Board of Directors.

THE FUND AS BUYER

What Criteria Must a Property Meet Before the Fund Buys It?

Since there are many endangered historic properties in North Carolina, the Fund must selectively choose properties to purchase. Generally it will consider five criteria:

1. Is the property in imminent danger? Not only are historic properties threatened by "the bulldozer," they also face serious danger when they are not occupied. Weather, vandals or fire can quickly destroy a vacant structure.

2. Is the property significant historically or architecturally? A good test is whether the property is listed in or eligible for the National Register of Historic Places. The Fund will also consider whether the preservation of the property will stimulate neighborhood conservation, downtown revitalization or local historic preservation efforts.

3. Can the property be acquired? If the property cannot be acquired, the Fund can do little to effect its preservation.

4. Can the property realistically be sold to a sympathetic buyer who will agree to rehabilitate and preserve it? Properties which have been badly vandalized, altered or damaged by deterioration or which are unreasonably priced are unlikely candidates for successful resale.

5. Are there interested local citizens, historical societies or preservation groups willing to assist the Fund? The Fund needs the help of local citizens to identify endangered properties and in its efforts to purchase and sell properties. Local contacts help clean up, "lock up" and show properties to prospective buyers.

What Happens When the Fund Becomes Interested in a Historic Property?

After an inspection of a suitable property, the Fund will ask its owner to consider selling it at its appraised value or less. If the owner agrees to this procedure, the Fund has the property appraised by a professional appraiser. Rather than purchasing the property outright, the Fund prefers to obtain an option to purchase, which gives it six months or more to find a buyer. With an option, the Fund does not have to tie up its assets until a buyer is found. The Fund advertises its properties throughout North Carolina and the United States. If two or more qualified persons offer to buy a property, the directors of the Fund select the buyer on the basis of which will be likely to do the best job of rehabilitation and preservation.

THE FUND AS SELLER

Does the Fund Restore Properties Before Selling Them?

No. Different buyers have different needs and desires, so the manner of adaptive use and rehabilitation is left to the purchaser. If necessary, the Fund will take measures to protect a building against the weather or secure it against unauthorized entry.

What Kinds of Restrictions Are Placed on Properties by the Fund?

In order to make sure that the renovations made by a buyer are appropriate, the Fund places protective covenants in the deed of each property it sells. These covenants require the new owner to submit any plans for alterations, new construction or demolition to the Fund for its approval before beginning work. Additionally, a Restoration Agreement is signed with each buyer which contains guidelines for rehabilitation. The buyer is required to complete certain work within a specified period of time so that the property will be placed in use before vandalism or further deterioration takes place. In rehabilitating a property, the buyer is not held to museum-like standards, but the Secretary of the Interior's Standards for Rehabilitation must be followed.

Will the Buyer of a Property From the Fund receive Special Grants or Financing?

Not usually. Unless the previous owner of the property is willing to provide private financing, the purchaser must obtain his own financing from a private lending institution or other source. The federal restoration grants-in-aid program has been eliminated.

Are There Tax Incentives for Rehabilitating Historic Properties?

Yes. Substantial income tax benefits are available to owners who rehabilitate certified historic properties for income-producing purposes (such as rental or commercial use). The Fund will provide further information about the tax incentives upon request.

DONATIONS OF EASEMENTS

What is a Preservation Easement?

A preservation easement is a legal document which restricts the use of privately owned property. The document which is signed by the property owner is recorded in the county register of deeds office, and then the restrictions contained in the easement run with the land, affecting him as well as later owners. The restrictions in each preservation easement can be tailored to meet the needs of the individual historic property and its owner.

What Kind of Restriction Does a Preservation Easement Typically Contain?

Usually the easement will restrict the demolition or alteration of the historic property without the prior written approval of the Fund. Subdivision of the property and the cutting of major trees may also be limited by the easement. Design control over new construction on the property is a frequent provision in an easement, as are rehabilitation or maintenance standards.

What Are the Tax Benefits for Donating a Preservation Easement?

If the owner of a certified historic property donates to the Fund a preservation easement which restricts his property in perpetuity, he will be able to take an income tax deduction for the value of the easement. The value of the easement is the difference between the value of the property with and without restrictions. The property owner may also be able to realize a reduction in his property taxes if restricting his development rights reduces the value of his property.

Will the Fund Accept Easement Donations?

As a 501(c) (3) tax-exempt organization, the Fund is an appropriate recipient for the donation of a preservation easement. The Fund is willing to accept appropriate preservation easements on properties which are listed in or eligible for the National Register of Historic Places.

FUND PROPERTIES

What Kinds of Properties Does the Fund Work With?

In its first five years of operation, the Fund has successfully worked with more than thirty-five endangered historic properties. All have been listed in or are eligible for the National Register of Historic Places. Most of the Fund's properties have been endangered because of disuse or deterioration; several buildings have had to be relocated by the Fund in order to avert their immediate demolition. A number of properties sold by the Fund have been adaptively reused for commercial purposes.

GIFTS TO THE FUND

The Historic Preservation Fund is a 501(c) (3) tax-exempt, publicly supported organization for both federal and state tax purposes. Therefore, gifts of cash, securities or property may be deducted from income by a donor to the full extent allowable under the tax laws. When a large donation is made, the donor may carry over the available deductions for up to five years.

When a person provides for a gift to the Fund through his will, that gift is treated as a charitable donation for estate tax purposes, thereby reducing the taxable value of the decedent's estate. The Fund has created a Codicil Club in order to provide special recognition to individuals who have made provisions in their wills for gifts to the Fund.

A charitable remainder trust is a good way for a donor to receive both an immediate charitable deduction and continue to receive income during his lifetime, with the charitable beneficiary receiving the principal at his death. The Fund will be pleased to provide information upon request about the variety of trust arrangements which are allowable under the law.

The Fund will accept gifts of real estate with the understanding that it retains the right to sell the donated property under protective covenants. A donation of all or part of the value of a historic property is often good business, since a property's historic character enhances its value and provides a good tax deduction. Also, the owner can be assured that the property will be protected in the future by the Fund. Furthermore, donations of property can help to eliminate problems with capital gains taxes. If a property owner sells a property to the Fund at less-than-appraised value, a tax deduction is available for the difference between the appraised value and the sale price.

CONTRIBUTIONS TO THE FUND

The Historic Preservation Fund of North Carolina has been supported generously by North Carolinians and others since it obtained its tax-exempt status in late 1977. The fund has received generous contributions from foundations, corporations, and individuals, as well as two grants-in-aid from the North Carolina General Assembly. In its first five years of active operation, the Fund received more than \$700,000 in private contributions as well as \$200,000 from the North Carolina General Assembly. Individuals contributed over \$150,000 to the Fund, representing one-quarter of the Fund's private funding.

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E. Secretary of the Interior's Standards for Rehabilitation

Source: *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Washington, D.C., U.S. Department of the Interior, National Park Service, revised 1983.

The Secretary of the Interior is responsible for establishing historic preservation standards for all federal agencies on the preservation of historic properties. The Secretary of the Interior's Standards for Rehabilitation comprise that section of the overall historic preservation project standards which pertains to the most prevalent historic preservation activity today: rehabilitation. "Rehabilitation" is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The Standards for Rehabilitation, and the more specific Guidelines for Rehabilitating Historic Buildings, have been widely used by federal, state, and local governing bodies. They also have been adopted by historic district and planning

commissions across the country for review of rehabilitation work on historic properties.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, site and its environment. These changes may have acquired significance in their own right and shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve architectural resources affected by, or adjacent to, any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

F. Monmouth County Planning Board Resolution

Mr. Rettagliata offered the following resolution and moved its adoption:

RESOLUTION ADOPTING THE MONMOUTH COUNTY HISTORIC PRESERVATION GUIDE
AS AN ELEMENT OF THE MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE

WHEREAS, the Monmouth County Planning Board adopted the Monmouth County Growth Management Guide in October 1982 as the official County master plan pursuant to NJSA 40:27-1 et seq.; and

WHEREAS, the Planning Board finds that there is a need for a structured approach to identifying, evaluating, and protecting Monmouth County's historic sites and districts; and

WHEREAS, Gail Hunton, an historic preservation consultant, has prepared the Monmouth County Historic Preservation Guide for the Monmouth County Park System and Monmouth County Planning Board in accordance with the U.S. Secretary of the Interior's Standards for Historic Preservation Planning; and

WHEREAS, the Office of New Jersey Heritage, Monmouth County Board of Recreation Commissioners, and Monmouth County Planning Board have reviewed and approved the text for public review; and

WHEREAS, in accordance with NJSA 40:27-1 et seq., a public hearing was held on 16 November 1987 on the proposed adoption of the Historic Preservation Guide as an element of the Monmouth County Growth Management Guide following the publication of an official notice in two newspapers of general circulation, the Asbury Park Press and The Register, and the transmittal of the Plan and notice 20 days prior to the hearing to the municipal clerk and planning board secretary of each municipality in the County and to the county planning boards of adjoining counties;

NOW, THEREFORE BE IT RESOLVED that the Monmouth County Planning Board, in accordance with NJSA 40:27-1 et seq., hereby adopts the Monmouth County Historic Preservation Guide as an element of the Monmouth County Growth Management Guide;

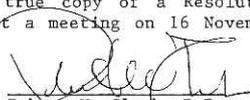
BE IT FURTHER RESOLVED that an attested copy of the Monmouth County Historic Preservation Guide be sent to the Monmouth County Board of Chosen Freeholders, Monmouth County Board of Recreation Commissioners, the governing body and planning board of each municipality in the County and the county planning boards of adjoining counties.

Seconded by Mr. Corodemus and passed upon the following vote:

In the affirmative: Messrs. Kiernan, Rettagliata, Spinogatti,
Corodemus, Van Benschoten, Bradshaw, Narozanick,
and Warters.
In the negative: None
Absent: Messrs. Baxter and Larrison.

I do hereby certify that the foregoing is a true copy of a Resolution adopted by the Monmouth County Planning Board at a meeting on 16 November 1987.


Kathryn E. Wilson
SECRETARY OF THE BOARD


Robert W. Clark, P.P.
DIRECTOR OF COUNTY PLANNING
Professional Planners
License #1561

