

Historic Preservation Plan

Preface

The Hunterdon County Open Space Trust Fund is an opportunity for Hunterdon County to further its contribution towards the preservation of County-owned historic structures. The expenditures of Trust Fund monies, however, must be planned wisely and efficiently so that the Hunterdon County program complements other historic preservation programs and maximizes the use of limited funding. To accomplish this goal, it is necessary to have a general understanding of the history of Hunterdon County, historic preservation programs within the County, and the organizations that administer these programs. Recommendations for the expenditure of tax monies follow this background discussion.

Introduction

Historic preservation may be defined as the planned effort to help protect

structures, objects and properties of historic importance. In the United States, historic preservation began with the Antiquities Act of 1906 that permitted the *designation* of national monuments and the preservation of archaeological sites. In 1935, the National Historic Sites Act permitted the *acquisition* of these national monuments or lands by the federal government.

Over the next couple of decades, a few state and city historic regulations followed; however, these were the exception and not the rule. Historic preservation was not widely embraced yet by the public. Urban renewal projects replaced entire neighborhoods with towering buildings, razing many historically significant homes and commercial buildings. The general state of mind was "new is better".

The popularity of the urban renewal programs soon waned and was re-



Figure 14.
The County-owned Southard building was built in 1811 and rebuilt in 1840 in the Greek Revival style. Formerly the law office of Samuel Southard, US Senator, NJ Governor, and Secretary of the Navy.

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placed by a surging interest in environmental policy – which included historic preservation. In 1966, the National Historic Preservation Act was signed into law and fostered new and renewed interest in historic preservation.

The 1966 Act created the National Register of Historic Places, which offered the protection of privately-owned historic buildings and properties from federal government actions. It created National Register criteria to evaluate buildings for inclusion on the Register and established a review process for public projects that involved the encroachment or razing of registered properties. It also permitted States to set up a similar process that protected registered properties from municipal, county and state encroachments. New Jersey created its State Register of Historic Places in 1970.

In addition to these state and federal programs, municipalities in New Jersey were given express authority to regulate private encroachments on designated historic properties. In 1985, the NJ Municipal Land Use Law affirmed the ability of local governments to zone for the protection of historic resources. The Municipal Land Use Law (MLUL) amendments in 1992 outlined a specific planning process regarding the creation of local historic districts and the review of development activity within the districts. Clearly, with the passage of such important national and state legislation, the concept of historic

preservation is deemed to be a legitimate and desirable public program.

Why Historic Preservation?

Historic preservation has gained the interest of both the public and private sectors for its cultural and tangible benefits. Historic buildings and properties are preserved to protect important historic events and architecture. This cultural benefit is important for historical documentation, visual and aesthetic character, and its contribution to future generations. For these reasons, historic preservation spurs a degree of civic pride and appreciation of local history.

Historic preservation also offers tangible benefits. The most obvious is the mere existence of the old structures – and the sense of permanence and community they provide. Recently, it has become apparent that the rehabilitation of a historic structure often increases not only the value of the property, but the value of neighboring properties as well. As entire neighborhoods and downtowns have become involved in historic preservation efforts, their visually appealing landscape has spurred local tourism. Referred to as “heritage tourism”, this new economic strategy is a welcome relief for Main Street America whose demise began as early as the 1970s.

Recent studies throughout the nation are revealing that historic preservation is an economic asset not only for suffering downtown areas,

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but for all communities. In 1997, a Rutgers University study, authorized by the Governor's Task Force on History, reported that historic preservation - the rehabilitation of historic structures, objects and properties - has far reaching economic benefits to local communities and the State of New Jersey. It produces jobs, fosters heritage tourism, spurs reinvestment, increases tax revenue, and provides business income.

tions. The most effective program includes:

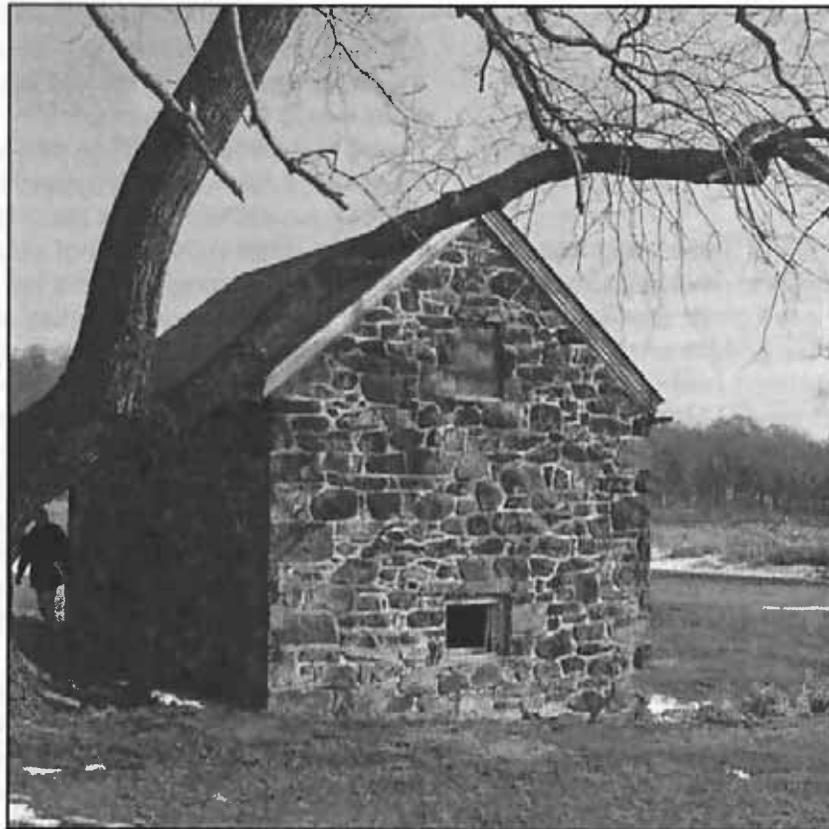
- the protection of historic structures and objects from public and private encroachments;
- the study of historic events and structures, information sharing, and public outreach programs; and
- the restoration, rehabilitation and/or renovation of historic structures and objects.

Historic Preservation in Hunterdon County: The Players

Historic preservation is most successful when it is a collaborative effort of public and private organiza-

The following organizations are major players involved in historic preservation in Hunterdon County. This is not an exhaustive list.

*Figure 15.
Located at the
County's Tower
Hill Park in
Bethlehem Town-
ship, this is one of
the few remaining
unique combina-
tions of a spring
house and an ice
house. Built in the
early 19th cen-
tury.*



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Hunterdon County Cultural & Heritage Commission

The Cultural & Heritage Commission is appointed by the County Board of Chosen Freeholders and is responsible for promoting local cultural and historic programs. The Commission offers small grants to municipalities and non-profit organizations for cultural and historic preservation projects. The Chairman of the Commission is the designated County Historian.

Municipal Historic Preservation Commissions

Municipal historic commissions are created pursuant to enabling legislation in the Municipal Land Use Law. Commissions are responsible for reviewing development activity within a designated historic district. Permitted activities within these designated sites or districts vary and are restricted in accordance with the ordinance.

Typically, local ordinances require that new development be compatible with historic structures by incorporating specific architectural and design elements into the new construction. The removal or destruction of historic structural elements of a building may also be restricted. There are several municipal historic commissions in Hunterdon County that operate pursuant to the Municipal Land Use Law.

Municipal Historian

A municipality may appoint a person(s) to be the Local Historian, pursuant to the Local Historians

Enabling Act of 1979. This volunteer position is responsible for acquiring and documenting information regarding local history. The Local Historian works cooperatively with other historic organizations and assists in the preparation of grant in aid applications. There are approximately 17 designated municipal historians in Hunterdon County and one County Historian.

Historical Societies and Museum Associations

Historical societies and museum associations are nonprofit organizations that have historic preservation work programs tailored to the needs of their community or museum. As nonprofit organizations, they may apply for grants for historic preservation projects. They typically sponsor fundraising activities to promote preservation projects and host seminars and presentations for the general public.

The Hunterdon County Historical Society has a large membership and is located in the 19th century Greek Revival Doric House in Flemington. The Society hosts regular activities, publishes a quarterly newsletter and has a library open to the public on a weekly basis for genealogical and local history research. Other historical organizations include the Hunterdon County Museum Association in the Town of Clinton.

Hunterdon County Planning Board

The Hunterdon County Planning Board is a repository for local historic preservation ordinances and

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maintains a current inventory of districts and structures listed on the State and National Register of Historic Places. The Board has a small library of historic preservation material that may be circulated upon request. The Board also assists the County Board of Freeholders in the preparation of state and federal grants for historic preservation projects.

NJ Historic Preservation Office

The New Jersey Historic Preservation Office is in the New Jersey Department of Environmental Protection, Division of Parks and Forestry. The Office reviews development activity that encroaches on State and Nationally Registered properties and reviews nominations for new registered properties. It reports its findings to the NJ Historic Sites Council and the NJ State Review Board for Historic Sites, respectively.

In New Jersey, the State Historic Preservation Officer (SHPO), is the Commissioner of the Department of Environmental Protection (DEP). The SHPO gives final authorization for new State registered districts or structures and project authorization for encroachments upon New Jersey registered properties.

NJ Historical Commission

The NJ Historical Commission promotes historic research and education projects through information-sharing and grant programs. Commission members are appointed by the Governor. Four different grants programs are offered ranging from

mini-grants (< \$3,000) to larger research, general operating support and special project grants. The larger grants typically do not exceed \$20,000.

NJ Historic Trust

The NJ Historic Trust was created in 1967 by State law as a nonprofit historic preservation organization. Trustees are appointed by the Governor. The Trust provides support and protection of historic New Jersey resources through several programs.

The recently passed Garden State Historic Preservation Trust Act guarantees historic preservation grants for a period of ten years, or until the year 2010. These grants fund capital preservation projects (construction, or "bricks and mortar" projects), similar to the previous Historic Preservation Bond Program. They also fund site management projects which includes operating costs and feasibility studies. The NJ Historic Trust Fund offers a revolving loan fund that requires matching funds and an easement program that ensures the permanent protection of private properties through deed restrictions.

What is historic in Hunterdon County?

Hunterdon County has a history steeped in American Indian settlements and traditional non-Indian agrarian life. Prehistoric Indians settled in Hunterdon County nearly 10,000 years ago and remained until the early 1700s when they were

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driven out of the County into other areas.

The earliest non-Indian settlers occurred about 1700. Although many changes have occurred in Hunterdon County's landscape over the past 300 years, there is still plenty of evidence of rural heritage. The villages and small towns that flourished in the last half of the 19th century have virtually remained the same and many of the older farmsteads in the countryside still exist. Below is a brief overview of Hunterdon County's historic periods.

Paleo-Indian Period

Hunterdon County's earliest historic period dates back 10,000 years ago with the Native American Indians, referred to as the Paleo-Indian period. Evidence of the Lenni Lenape Indians may be found in existing archaeological sites in the County. In an archaeological site along Route 29 in Kingwood Township, a 1996-1997 dig revealed over 3,000 prehistoric American Indian objects, dating back at least 8,000 years ago. The Indians remained in Hunterdon County until the early 1700s when most of their land was acquired by European settlers and the Indians were relocated to other areas.

Early Agrarian

The earliest non-Indian settlers came to Hunterdon County around 1700 from the Netherlands, Germany, Scotland, England, Ireland, and other parts of New York and New Jersey. Woodlands were cleared and tilled and farmers

planted a variety of crops and vegetables to be self-sufficient. Sawmills and gristmills were built along streams to create lumber for homes.

During the early 1700s, the majority of industries catered to the needs of the agricultural economy. By the time of the Revolution, successful mining operations in the County provided ammunition for the War and iron for tools and machinery. Before the 18th century, Hunterdon County was known for its fertile soils and the abundance of streams. In 1790, the County had the highest population in the State of New Jersey. Of course, the County was also a very large land area at this time – consisting of portions of what are now other adjoining counties.

Late Agrarian and Industrialization

By 1852, railroad lines had been completed in Hunterdon County, connecting County farmers to markets throughout the East. This was a boom for Hunterdon County agriculture and advanced the fruit tree markets and later, eggs, poultry and dairy. Farmers also transported their goods locally. Streams and rivers were used for grist mills and products were carried to and from the mills across locally constructed stone arch bridges and, later, metal truss bridges.

Local merchants and artisans became less specialized during this time period and worked in general stores, notion stores and hardware stores in hamlets and villages. As farmers started to specialize to respond to local markets, new indus-

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tries sprang up providing for home furnishings, clothing and tools. Iron manufacturers were important for tools and bridge building. New homes were constructed for industry owners, merchants and factory workers – mostly in the larger towns and Lambertville, the County's only "city."

Modern

While agriculture dominated the County in the 19th century, the more sophisticated tools and machines of the early 20th century improved the conditions of farming. During the first half of the 20th century, agriculture in Hunterdon County was at its best. Other industries did equally well, such as Lambertville's rubber factory, local mining operations and the several ceramics and pottery plants. But the iron industry declined significantly.

By the late 20th century, virtually all of the County's industries were gone and replaced with office and retail development. The last quarter of the 20th century also saw a dramatic change in agriculture with its loss of full time farm operations due to the marked increase in land values and the competition from large farm operations in other States.

Recommended Policies

The Hunterdon County Open Space Trust Fund may be used for the "historic preservation of County historic properties, structures, facilities, sites, areas or objects" (hereinafter referred to as "County-owned historic facilities"). Since the Trust

Fund accrues a limited amount each year, the expenditure of these funds must be carefully considered. The following minimum criteria ensure that the facilities are "historic" in accordance with commonly accepted criteria and that the expenditure of County tax monies is an efficient and appropriate use of public dollars.

- County-owned historic facilities that may be considered for the Hunterdon County Open Space Trust Fund must be listed, eligible or potentially eligible for listing on the National Register of Historic Places. While the definition of "historic" can vary, by using the criteria of the National Register of Historic Places, the County places itself on a level playing ground with other public programs that use the same criteria. "Potentially eligible" means that based on the information available, it is the opinion of the Hunterdon County Cultural & Heritage Commission that the facility meets the criteria.
- Projects that are unlikely to receive funding through any other program should be given priority. County-owned historic facilities *may* be eligible for funds other than the County Open Space Trust Fund. For example, County historic bridge projects have been funded through the federal Intermodal Surface Transportation Enhancement Act (ISTEA). This legislation has been replaced with the



Figure 16.
German style
barn, built in
1855. Located at
the Schick prop-
erty, a County
park in Alexan-
dria Township.

- Transportation Equity Act (TEA-21), which also funds historic preservation projects. It is important to take advantage of these grants and use the Open Space Trust Fund for projects that would otherwise not be eligible for funding.
- Projects that may leverage monies from other programs, i.e. matching grants, should be given priority. State and federal grant programs often require local matching funds for historic preservation projects. For example, the Hunterdon County courthouse is currently being renovated with matching grants from the NJ Historic Trust Fund. Other smaller projects may also leverage State or federal monies and should be given priority consideration.
- The Trust Fund should only be used to replace or repair structural elements that contribute to the historical significance of the property. As an example, the repair of 19th century windows on a historic building would be an eligible project, whereas the replacement of a 30 year old shingle roof on an equally historic building would not be eligible.
- The Trust Fund should not be used for the renovation or replacement of an entire building or structure. Due to limited monies available for this program, costly renovation or replacement projects should only be considered if matching grants are available.

Recommended Procedures

The Hunterdon County Cultural and

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Heritage Commission should develop criteria to evaluate County-owned historic facilities according to their need for rehabilitation. It should prepare a list of potential projects on an annual basis, or as needed, for consideration by the Freeholder Board. Comments from the County Planning Board and Park System should be solicited and considered by the Commission prior to formalizing its recommendations. The Freeholder Board should consider the recommendations during its annual budgetary process.

The Cultural and Heritage Commission should use the inventory of County-owned structures (Table 5) that includes structures deemed potentially eligible or listed on the National Register of Historic Places. This can and should be updated as new information becomes available.

Hunterdon County Historic Facilities

Below are the major categories of County facilities that might be considered for funding.

Farmhouses and Farm Buildings

Through its land acquisition program, the Hunterdon County Park System has acquired several farms with farmhouses, barns, and other out-buildings. The farmhouses and farm buildings may be historically significant individually or as they contribute to the traditional farm setting. While most of the farmhouses have undergone significant modern renovations, many of the barns have retained their historic integrity.

Wooden barns in Hunterdon County are becoming scarce. With today's agriculture, the old wooden barn is being replaced by modern metal structures that are resistant to fire and are large enough to accommodate a variety of equipment and products.

Barns are of historic interest because they are a mark of individuality and handcraftsmanship. They were constructed of local materials and designed specifically for the farmers' needs, reflecting the topography of the land, the climate, the economic conditions, and the actual use of the land. As farming has changed over the last 100 years, so has the appreciation for these old structures and their place in the County's agrarian history.

Public Buildings

Flemington has been the County seat since 1790. Still owned and maintained by the County are several important historic structures, including the Hunterdon County Courthouse and Jail, the Choir School, the Southard Building, the Hall of Records, and the Democrat building. These buildings are all located in the downtown section of Flemington which is listed on the State and National Registers of Historic Places and are located within a locally designated historic district. Other County-owned buildings are located in Raritan Township and on various parks throughout the County.

Bridges

Hunterdon County has a wealth of historic bridges, presumably due to

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the number of stream crossings, the success of agriculture and the materials available to construct the bridges. Over several dozen metal truss bridges, mostly from the 19th century, have been determined by the NJ Historic Preservation Office to be eligible for the National Register of Historic Places. Additionally, there are over 100 extant stone arch bridges in the County. This represents the largest concentration of stone arch bridges in the entire country, according to a bridge preservation consultant. Many of these stone arch bridges have been deemed either eligible or potentially eligible for the State and National Registers of Historic Places.

Table 5 - Hunterdon County - List of County-Owned Structures of Historic Significance

Bridges	Municipality	Location	Structure	Type	Listed on Register	Historic District	Eligible for Register	Historic District
A-1	Alexandria	Sweet Hollow Road	Culvert	Stone Arch			Y	
B-36	Bethlehem	Ludlow Sta. Road	Culvert	Stone Arch			Y	
D-300	Delaware	Raven Rock Rd.	Bridge	Metal Truss			Y	
D-304A	Delaware	County Rt. 604	Bridge	Covered Bridge/Stringer	Y	Covered Bridge		
D-329	Delaware	Pine Hill Road	Bridge	Stone Arch			Y	
D-334	Delaware	Pine Hill Rd	Culvert	Stone Arch			Y	
D-368	Delaware	Sand Brook Hdqrts	Culvert	Stone Arch			Y	
D-379	Delaware	Yard Road	Culvert	Stone Arch			Y	
D-388	Delaware	Locktown-Flemington Rd.	Bridge	Metal Truss			Y	
D-390	Delaware	Stone Sign Post Rd.	Bridge	Metal Truss			Y	
D-441	Delaware	Buchanan Rd	Culvert	Stone Arch			Y	
D-449	Delaware	Worman Road	Culvert	Stone Arch			Y	
D-478	Delaware	Federal Twist Rd	Culvert	Stone Arch			Y	
D-481	Delaware	Strimples Mill Rd.	Bridge	Metal Truss			Y	
E-156	E. Amwell	Saddle Shop Road	Culvert	Stone Arch			Y	
E-158	E. Amwell	Saddle Shop Road	Culvert	Stone Arch			Y	
E-171	E. Amwell	County Rt. 602	Bridge	Metal Truss			Y	
E-237	E. Amwell	Manners/Wertsville	Culvert	Stone Arch	Y	Wertsville		
E-239	E. Amwell	County Rt. 609	Bridge	Metal Truss			Y	
E-249	E. Amwell	Back Brook Road	Culvert	Stone Arch			Y	
E-272	E. Amwell	Garboski Road	Culvert	Stone Arch			Y	
EW-74	E. & W. Amwell	Woodsville Road	Bridge	Metal Truss	Y	Linvale		
F-48	Franklin	Kingtown Rd.	Bridge	Metal Truss			Y	"Kinglow" District
F-65	Franklin	Hamden Rd.	Bridge	Metal Truss			Y	
F-75	Franklin	Old Clinton Rd	Culvert	Stone Arch			Y	
F-82	Franklin	Landsdowne Rd.	Bridge	Metal Truss			Y	
G-62	Glen Gardner	Bell Ave.	Bridge	Metal Truss			Y	
G-63	Glen Gardner	School St	Bridge	Metal Truss	Y			
H-32	Holland	Phillips Road	Culvert	Stone Arch			Y	
H-64	Holland	Finesville Rd.	Bridge	Metal Truss			Y	
H-93	Holland	Javes Rd.	Bridge	Metal Truss			Y	
K-100	Kingwood	Spring Hill Rd	Culvert	Stone Arch			Y	
K-78	Kingwood	Fairview Road	Culvert	Stone Arch			Y	
L-103	Lebanon Twp.	Anthony Rd	Culvert	Stone Arch			Y	
L-106	Lebanon Twp.	Hickory Run Rd.	Culvert	Stone Arch			Y	
L-12	Lebanon Twp.	E. Hill Road	Culvert	Stone Arch			Y	
L-123	Lebanon Twp.	Teetertown Rd	Culvert	Stone Arch	Y		Y	
L-130	Lebanon Twp.	Penwell Rd.					Y	
L-136	Lebanon Twp.	River Road	Culvert	Stone Arch			Y	
L-140	Lebanon Twp.	Hoffman's Crossing Rd.	Bridge	Metal Truss			Y	
L-25W	Lebanon Twp.	Point Mt. Rd.	Bridge				Y	
L-34	Lebanon Twp.	Buffalo Hollow Rd	Culvert	Stone Arch			Y	
L-52	Lebanon Twp.	Red Mill Road	Culvert	Stone Arch			Y	
L-95W	Lebanon Twp.	Mowder Hill Rd.	Bridge	Metal Truss			Y	
M-112	Milford	Mill St.	Bridge	Metal Truss			Y	
N-1	Clinton Town	Main St.	Bridge	Metal Truss	Y	Clinton		
P-159	Frenchtown	Front St.	Bridge	Metal Truss	Y	Frenchtown		
P-160	Frenchtown	River Road	Culvert	Stone Arch			Y	
P-165	Frenchtown	Creek Road	Culvert	Stone Arch			Y	
Q-106	Raritan Twp.	River Road	Culvert	Stone Arch			Y	
Q-168	Raritan	Pennsylvania Ave. Ext.	Bridge	Metal Truss			Y	
Q-19	Raritan	County Rt. 523	Bridge	Stone Arch/Stringer	Y	Flemington		
Q-48	Raritan	Kuhls Rd.	Bridge	Metal Truss			Y	

R-179	Readington	Stanton Rd.	Bridge	Metal Truss			Y	
R-181	Readington	Foothill Road	Culvert	Stone Arch			Y	
R-20	Readington	Lamington Rd.	Bridge	Truss/Girder			Y	
R-24	Readington	Mill Rd.	Bridge	Metal Truss			Y	
RQ-164	Readington/Raritan	Rockafellows Mill Rd.	Bridge	Metal Truss	Y	South Branch		
T-103	Tewksbury	Water Street	Culvert	Stone Arch			Y	
T-105	Tewksbury	Water Street	Culvert	Stone Arch			Y	
T-107	Tewksbury	Longview Rd.	Culvert	Stone Arch			Y	
T-109	Tewksbury	Flint Hill Road	Culvert	Stone Arch			Y	
T-110	Tewksbury	Cold Brook Rd	Culvert	Stone Arch			Y	
T-22	Tewksbury	Hollow Brook Rd.	Bridge	Metal Truss			Y	
T-52	Tewksbury	Fox Hill Rd	Culvert	Stone Arch			Y	
T-58	Tewksbury	Homestead Road	Culvert	Stone Arch			Y	
T-59	Tewksbury	Cold Springs Rd	Culvert	Stone Arch			Y	
T-77	Tewksbury	Welsh Rd	Culvert	Stone Arch			Y	
T-8	Tewksbury	Beavers Road	Culvert	Stone Arch			Y	
T-89	Tewksbury	Guinea Hollow Rd	Culvert	Stone Arch			Y	
T-9	Tewksbury	Frog Hollow Rd	Culvert	Stone Arch			Y	
T-93	Tewksbury	Philhower Road	Culvert	Stone Arch			Y	
T-97	Tewksbury	Philhower Rd.	Culvert	Stone Arch			Y	
T-98	Tewksbury	Philhower Rd.	Culvert	Stone Arch			Y	
U-21	Union	Strotz Road	Culvert	Stone Arch			Y	
X-16	High Bridge	Wilson Ave.	Culvert	Stone Arch			Y	
Y-1	Lambertville	South Franklin St	Bridge	Stone Arch	Y	Lambertville		
Y-104	Lambertville	S. Union St.			Y	Lambertville		

Structure	Municipality	Type	Listed on Register	Historic District	Eligible	
					for Register	Historic District
Buildings on parkland *						
Arboretum Gazebo	Clinton Township	Gazebo				
Lechner House	Clinton Township	House				
Spring House @Tower Hill	Bethlehem Township	Springhouse				
Schoolhouse @ Wescott	Delaware Township	Schoolhouse				
Rosen Barn @ Pt Mountain	Lebanon Township	Barn				
Schick Barn	Alexandria Township	Barn				
House/Bldgs @ Teetertown	Lebanon Township	House & Barns				
Stanton RR Station	Clinton Township	RR Station				
Buildings (not on parkland)						
Choir School	Flemington Borough	Office Building	Y	Flemington		
Southard Building	Flemington Borough	Office Building	Y	Flemington		
Case Farm	Raritan Township	Farm buildings/offices				
Hall of Records	Flemington Borough	Office Building	Y	Flemington		
Old Courthouse/Jail	Flemington Borough	Courthouse/Jail	Y	Flemington		
Fountain @Hall of Records	Flemington Borough	Fountain	Y	Flemington		
Democrat Building	Flemington Borough	Office Building	Y	Flemington		
Blacksmith shed	Flemington Borough	Outbuilding	Y	Flemington		

* There is no information currently available on the historical significance of these structures.

Note: These lists are based on available information and may not be exhaustive.