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NEW JERSEY  
HISTORIC  
TRUST

# 2013

ANNUAL REPORT





*On the Cover: Van Wagenen House, also known as the Apple Tree House, in Jersey City, Hudson County*

Built in 1750 in what was the heart of the Dutch Village of Bergen, this house was the residence of the Van Wagenen family from the time of its construction until 1949. It is one of the few pre-Revolutionary War structures still standing in the city. The current building reflects a 19th-century Italianate-style remodeling.

Jersey City purchased the vacant and deteriorated building (above) in 1999 and immediately began stabilizing the structure and planning for its repair and future use. A Historic Trust grant funded an initial preservation plan that guided construction plans, and a \$575,000 capital grant that helped fund restoration and rehabilitation, substantially completed in 2013.

The capital project involved exterior masonry and wood restoration, roof replacement, installation of new mechanical systems, restoration of interior finishes and re-creation



of Victorian-era interior rooms with custom wallpaper and carpet (above). The work also included an accessible entry ramp (top) and restroom facilities that will enable the building to be used for offices as well as public meetings and events.

The wall of one room from the original structure was left exposed (right) so that future generations can see actual 18th century construction techniques.



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The first visitor kiosk in Morristown is unveiled; a project funded in part by a "Discover NJ History" License Plate Grant to promote heritage tourism. Read more about this program on p. 29.



Completed project: Smithville, a historic milling site in Eastampton, Burlington County. See more completed projects on p. 19.



Van Nest-Hoff-Vannatta Farmstead was one of four Trust grantees to receive a historic preservation award. Read more on p. 9.

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# 2013 Message from the DEPARTMENT OF COMMUNITY AFFAIRS

Dear Friends –

Since inception, the New Jersey Historic Trust (Trust) has demonstrated that it is committed to the preservation and revitalization of historic neighborhoods and communities. As the leading voice for preservation at the state level, the Trust supports activities that contribute directly to the preservation and use of New Jersey’s wealth of historic and cultural resources.

New Jersey attracts many travelers and residents to visit heritage sites and towns where they enjoy authentic destinations such as museums, archaeological sites, agricultural and industrial buildings, theaters, and residential neighborhoods throughout the state. Each of these valued and engaging experiences enhances the image of New Jersey as a desirable destination with a rich history that plays a vital role in our nation’s growth and preserves our historic sites by telling the stories of our state’s past.

This year, the Trust increased the visibility of heritage tourism through the report, “The Economic & Fiscal Impacts of Heritage Tourism in New Jersey,” which shows the impact Heritage Tourism has on New Jersey’s economy through visitor spending. The Trust can now make informed decisions as they move forward with the funding and prioritization of the sector’s development and monitoring its successes and future needs.

Governor Christie and I are committed to the preservation and use of New Jersey’s heritage resources. Each of these sites contributes to the stewardship and sustainability of New Jersey’s unique historic, cultural and natural assets. Thank you for contributing to the vitality of New Jersey’s economy and communities as we continue to save our history and develop quality visitor experiences.

Regards,



Richard E. Constable, III  
*DCA Commissioner*

ANNUAL REPORT

# 2013 Message from the NJ HISTORIC TRUST CHAIR & EXECUTIVE DIRECTOR

Dear Friend to Preservation:


Much of the past year has been spent tallying, evaluating and discussing the future of historic resources that were affected directly or indirectly by Superstorm Sandy. Among the success stories of historic resources is Tuckerton Seaport, which recovered its site in time to open for the summer tourism season. Miles inland, First Presbyterian Church in Elizabeth carefully removed a wind-fallen tree limb that damaged more than 30 headstones in its 18<sup>th</sup> century cemetery. Many resources lost visitor and event income due to power-outages and closures related to Sandy. In 2014, the Historic Trust, in partnership with the DEP/Historic Preservation Office will administer a new \$8 million grant program for historic resources that are recovering from storm damage.

Heritage Tourism has been an exciting focus for the Historic Trust this year. A study of 2012 tourism figures showed that heritage tourism in New Jersey generates nearly 11 million visits, \$2.8 billion in visitor spending and supports 38,000 jobs. The resulting impact amounts to 8% of the entire state's tourism industry and suggests a broader tourism potential for underdeveloped heritage sites and districts.

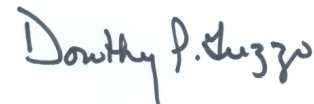
This year also saw the completion of the Trust's first projects from the "Discover NJ History" License Plate Fund for Heritage Tourism, which supports small projects that develop and promote heritage sites as tourism destinations. Finally, the Trust presented a workshop series "Getting Ready for Heritage Tourism" that attracted more than 70 participants to learn about tourism assessments, product development, and marketing.

As we look forward to 2014, Sandy recovery efforts and heritage tourism development will continue to be centers of activity for the Trust and its partners. We will count on your continued support for these undertakings.

Regards,



Elan Zingman-Leith  
*Board Chair*



Dorothy P. Guzzo  
*Executive Director*

# BOARD OF TRUSTEES & STAFF

## BOARD OF TRUSTEES

**Elan Zingman-Leith** (Chair), Cape May County

**Carolann Clynes**, Union County

**Janet Foster**, Morris County

**John D. S. Hatch, A.I.A.**, Mercer County

**Deborah Marquis Kelly**, Burlington County

**Peter Lindsay, P.E.**, Sussex County

**Kenneth Alan Miller** (Treasurer), Morris County

**Meme Omogbai** (Vice Chair), Essex County

**Chris Perks, P.E.**, (Immediate Past Chair), Camden County

**Patricia Anne Salvatore**, Cape May County

## *Ex-Officio* MEMBERS

### **Bob Martin**

*Commissioner and State Historic Preservation Officer,*  
Department of Environmental Protection  
Represented by Daniel Saunders, *Administrator,* Deputy  
Historic Preservation Officer

### **Richard E. Constable, III**

*Commissioner,* Department of Community Affairs  
Represented by Ana A. Montero, *Assistant Commissioner*

### **Andrew Sidamon-Eristoff**

*State Treasurer*  
Represented by Raymond Arcario (*Secretary*), *Deputy Executive Director,*  
Division of Property Management and Construction



*New Jersey Historic Trust Board of Trustees at its 2013 Annual Meeting*

## *Citizen* MEMBERS

### **Elan Zingman-Leith** (Chair), Cape May County

Elan Zingman-Leith is an innkeeper in Cape May. He was the Curator of the Mid-Atlantic Center for the Arts and Humanities, which operates the Emlen Physick Estate. He is chair of the West Cape May Historic Preservation Commission and has been chair of the Cape May HPC, and Deputy Director of Preservation of the NYC Landmarks Preservation Commission. He wrote the National Register nomination for the Miami Beach Deco District historic district and, with his wife, Susan, wrote *The Secret Life of Victorian Houses*, *Creating Authentic Victorian Rooms*, and *The Secret Streets of Rome*. He was elected Historic Trust Chair in 2013 and will represent the Trust on the board of the NJ Cultural Trust.

### **Carolann Clynes**, Union County

A professional real estate broker, former branch office manager, Vice President of Corporate Business Development and appraiser for 30 years, Ms. Clynes has been active in historic preservation since 1990. She chaired the Summit Historic Preservation Commission in the 1990s when the community identified its 12 historic districts in preparation for the 1994 master plan. She spearheaded the movement to save Summit's Richardson-Romanesque town hall built in 1892 that had been slated for sale or demolition. Ms. Clynes has been a member of *Who's Who of American Women* since 2002. She serves on the Grants & Loans Committee and was Committee Chair in 2004-2005; she served as Trust Vice Chair in 2004-2005 and Trust Chair in 2006-2007.

### **Janet W. Foster**, Morris County

An architectural historian and historic preservation consultant, Janet W. Foster is a proponent of New Jersey and its vernacular architecture. She teaches and writes on the topic, and is an adjunct faculty member in the Columbia University Historic Preservation Program. She serves on the Morris County Open Space and Historic Preservation Trust Fund, the Madison Borough Historic Preservation Commission, and is a Trustee of the Hartley Dodge Memorial. Ms. Foster was appointed to the Trust in 2013.

### **John D. S. Hatch, A.I.A.**, Mercer County

Mr. Hatch specializes in historic preservation design and the adaptive use of historic structures. He is a partner with more than 20 years of experience at the Trenton-based firm of Clarke Caton Hintz. In addition, he serves on the Historic Preservation Action Committee and the boards of the Trenton Landmarks Commission, and the Trenton Historical Society.

### **Deborah Marquis Kelly**, Burlington County

Ms. Kelly is a former executive director of Preservation New Jersey and since 1996 has been an independent historic preservation consultant through her organization, Preservation Partners. She is the co-author of the New Jersey Women's Heritage Trail, and is the current president of the Chesterfield Township Historical Society. She is a past member and chair of the NJ Historic Sites Council and served on the Chesterfield Township Planning Board for 20 years. Ms. Kelly chaired the Trust from 2009-2011 and continues to chair the Grants and Loans Committee.

### **Peter Lindsay, P.E.**, Sussex County

Mr. Lindsay has more than 30 years of professional experience in engineering and holds a Master's degree in Mechanical Engineering from New Jersey Institute of Technology. Presently employed in private industry, Mr. Lindsay is a life-long New Jersey resident. His former residence in Hardyston Township was one of the earliest homes built by the Joseph Sharpe family in 1809. Mr. Lindsay participated in the structural stabilization project for the Hamburg Presbyterian Church's 1868 sanctuary. His other interests include antique automobiles, history, and genealogy. He is a member of the Sons of Union Veterans of the Civil War and several classic car clubs in addition to professional organizations. Mr. Lindsay was appointed to the Trust in 2013.

**Kenneth A. Miller, (Treasurer) Morris County**

Mr. Miller is retired from the financial services industry, and serves in a number of volunteer positions, including treasurer of the Joint Free Public Library of Morristown and Morris Township Foundation. He has been involved in preservation as a Commissioner and Chair of Morristown's Historic Preservation Commission, as well as restoring his private residence, a National Historic Landmark. He also serves Morristown as a Commissioner on the Vail Mansion Redevelopment Agency. Mr. Miller serves on the Trust's Grants and Loans Committee.

**Meme Omogbai, M.B.A., C.P.A., (Vice Chair) Somerset County**

Ms. Omogbai was appointed Chief Operating Officer of the Newark Museum in 2001 after serving six years as the Museum's Deputy Director for Finance and Administration. She sits on the Board of Trustees for the Newark Museum Association, the American Association of Museums and several other nonprofit groups. At the 2009 New Jersey Historic Preservation Conference, Ms. Omogbai moderated and presented a session entitled, "Embracing Diversity: Timely Response for Long-Term Sustainability." By using the Newark Museum as an example, Ms. Omogbai addressed the importance of integrating diversity into the strategic plans of nonprofit organizations to assure continued economic growth and community support. In 2010, Ms. Omogbai was selected as one of 25 influential black women in Business in America and she also served on a national panel that recommended cultural funding allocation for Museums in the State of Florida. She serves on the Trust's Legislation and Policy Committee.

**Chris Perks, P.E., Camden County**

Mr. Perks is a professional engineer who resides in Camden City. He was elected president of the Camden County Historical Society in 2013, after serving as treasurer for several years. Now Chair of the Legislation and Policy Committee, Mr. Perks is the most recent past Chair of the Trustees, serving from 2011-13, and was Vice Chair for the previous two-year term.

**Patricia Anne Salvatore, Cape May County**

Ms. Salvatore founded, developed, and preserved/restored two history sites as nonprofit museums: Historic Cold Spring Village (where she currently serves as executive director) and Naval Air Station Wildwood Aviation Museum. She is a leader in promoting heritage tourism, serving as Commissioner of the Cape May County and Cultural Heritage Commission, board member of the South Jersey Cultural Alliance and member of the Southern Shore DMO Tourism Council. Ms. Salvatore's contributions have earned her several awards, including: the American Association for State & Local History Award of Merit, the Maureen Ogden Award from the Advocates for New Jersey, the Smithsonian Magazine/Traveler's Conservation Foundation, the Governor's Volunteer of the Year Award, the Pinnacle Award from the Governor's Conference on Tourism, and she was recognized by a joint resolution from the NJ Senate and Assembly citing contributions to tourism and historic preservation. In 2010, she received the NJ Historical Commission's Richard J. Hughes Award. Ms. Salvatore joined the Trust board in 2013.

## STAFF

**Dorothy P. Guzzo, Executive Director**

**Catherine Goulet, Principal Historic Preservation Specialist**

**Judith Adams, AICP, Senior Historic Preservation Specialist**

**Paula Lassiter, Clerk/Typist**

**Glenn Ceponis, Principal Historic Preservation Specialist**

**Michele Racioppi, Program Administrative Assistant**

**Lauren Giannullo, Historic Preservation Specialist**

# 2013

## Year in Review - 2013

### AWARD - WINNING PROJECTS

In 2013, the NJ Historic Preservation Office recognized a number of historic preservation projects with awards that were presented during National Historic Preservation Month in May. Four of the award-winning projects received grant awards from the NJ Historic Trust.

More information about the HPO Awards can be found at:  
<http://nj.gov/dep/hpo/4sustain/awdsprogram.htm>.

### **Preservation of Van Nest-Hoff-Vannatta Farmstead**

Harmony Historic Preservation Commission, Harmony, Warren County

In 2000, the New Jersey Division of Parks and Forestry acquired the property now known as the Van Nest-Hoff-Vannatta Farmstead. Its acquisition was part of an initiative to expand a corridor managed by Spruce Run Recreation Area, but the site quickly became the subject of a remarkable effort initiated by Harmony Township to preserve the historic farmstead. The property includes approximately 100 acres of active farmland as well as a seven-acre parcel containing 18th and 19th century outbuildings. The Harmony Township Historic Preservation Commission has established relationships with professionals to guide the preservation effort and continues to develop strong partnerships with the general public, corporations and non-profit organizations.

The NJ Historic Trust awarded Harmony Township three planning grants from the Garden State Historic Preservation Trust Fund (in 2004, 2006, and 2009). These matching grants helped fund the preparation of the sites' first structural assessment, a comprehensive historic structure report and construction documents, which resulted in the stabilization and first phase of restoration for the site. The Farmstead is open for public events on a regular basis.



## Phase 1 Restoration and Rehabilitation of Greenwood Gardens

Short Hills, Essex County

The property where Greenwood Gardens is located was first developed as a private estate in 1906. It featured a 28-room Italianate mansion, gardens that reflected Arts and Crafts details, and rustic paths and stonework, designed by William Whetten Renwick. Honoring the wishes of its last owner, Peter P. Blanchard Jr., to preserve the property, a nonprofit organization was formed to own, restore, and manage the site.

In 2005, the NJ Historic Trust awarded a planning grant from the Garden State Historic Preservation Trust Fund to Greenwood Gardens, which helped fund the preparation of a conditions assessment. This planning document made prioritized recommendations for the stabilization, restoration and rehabilitation of Greenwood's historic resources. A \$750,000 Capital Preservation Grant from the Historic Trust in 2006 was matched with additional private and public fundraising to complete the \$5 million Phase I project that stabilized and restored the main terrace retaining wall and garden steps. Today, the former private estate is open to the public.



*Left: The grand reopening at Greenwood Gardens showcased the restored main terrace retaining wall and garden steps. Detail of the retaining wall mosaic above, before and after restoration.*

## Interior Restoration and Adaptive Use Project at Iviswold Castle

Felician College, Rutherford, Bergen County



Photo by Historic Building Architects, LLC

In 1887 architect William H. Miller expanded an older house, creating Iviswold Castle for successful publisher David B. Ivison, who made it his country estate. The estate changed hands several times until it was purchased by Fairleigh Dickinson University in 1942. At this time it was radically altered to accommodate classrooms and a library, concealing many of the original finishes. Felician College purchased the building in 1997 and began rehabilitating Iviswold to restore its grand character.

The first study of the building's history was funded by a 2001 planning grant from New Jersey Historic Trust. The study discovered, surprisingly, that there was much left of the original decorative painted ceilings, plaster cornices, walnut paneling, and wood floorings. In 2004 the exterior restoration began with crucial help from a \$750,000 grant from New Jersey Historic Trust and additional funds from Bergen County. Interior restoration and rehabilitation were supported with an additional Trust grant of \$750,000 in 2007. The Castle restoration, which took almost 14 years, is a magnificent example of how an existing building can be successfully adapted for new uses.

## Princeton Ice Company Historic District / Mountain Lake Preserve Historic Dams Rehabilitation

Princeton, Mercer County

The 2011-2012 rehabilitation of the historic ice pond dams at the Princeton Ice Company Historic District at Mountain Lakes Preserve in Princeton involved the careful balancing of a complicated mix of historic preservation, conservation, dam safety, environmental and engineering requirements, and the challenging coordination of the oversight of multiple municipal, county and state agencies. The significance of this 80-acre site relates to its five decades of use as an ice making facility. The lower earth dam, constructed in 1884, and upper masonry dam, built in 1902, are the only intact structures of an ice making enterprise that included ice and hay storage facilities, cutting equipment and conveyors. Princeton Township acquired the 80-acre property in 1987. Over the decades much of the lake had silted in and the dams and other original features had deteriorated to the extent that both dams were in danger of failure.

A 2004 planning grant from the Historic Trust helped fund the initial structural investigations, materials analysis and engineering design documents to address sensitive preservation solutions for the two dams. Funding also helped with the design and construction of wayside signs that exhibit historic images and interpret the history and archaeology of the site.

*Above, right: restoration of the masonry dam incorporated many original stones.*

*Below: community partners celebrate the completed project.*



# Year in Review - 2013

## NJ HISTORY & HISTORIC PRESERVATION CONFERENCE



Author Tony Hiss presents the keynote address



Conference attendees registered in the museum rotunda (above) and filled the Englehard Court for breakfast and vendor visits (below).

On June 6, **Enriching Place: the NJ History & Historic Preservation Conference** combined the audiences of the annual historic preservation conference and History Issues Convention for the first time. The result was a well-attended and diverse educational day, which combined interests in museums and management with technical architectural, planning and preservation sessions.

The Advocates for New Jersey History hosted the conference eve History Awards and Reception, which honored the achievements of Dr. James F. Turk (lifetime award), Jeff Schwachter (journalism) and Ethel Washington (diversity) for their contributions to the state's history community. Dr. Clement Price, vice chair of the Advisory Council on Historic Preservation, spoke about the future of historic preservation.

The conference day began with Keynote Speaker Tony Hiss presenting "Enriching New Jersey's Places", which set forth a series of strategies for rediscovering and celebrating the Garden State's natural and historic places.





Above, left to right: Keynote Speaker Tony Hiss; Assistant Commissioner of the Department of Community Affairs Ana Montero; Historic Trust Board Chair Chris Perks; and Newark Museum CEO Meme Omogbai. Below: Speaker Linda Shockley presented a program on nonprofit board development.



Above and below: Many conference sessions were held in the Victorian Ballantine Mansion's historic rooms.





*The Ballantine House is part of the Newark Museum, houses a decorative arts collection and is a National Historic Landmark.*



*Above: an Essex County Parks trolley transported tour goes through Branch Brook Park. Below: attendees took advantage of the Museum's outdoor space and Sculpture Garden to enjoy lunch.*

Fourteen educational classroom sessions covered topics including standards and practices for museums of every size, urban archaeology, technical presentations on historic concrete, mortar and plaster, and using technology to achieve better interpretation. A special track addressed initial recovery efforts for historic resources affected by Superstorm Sandy. Five field workshops brought conference attendees to rehabilitation projects in Newark, through Branch Brook Park, and through neighborhoods representing different eras of Newark history.

The conference setting of Newark Museum, provided a variety of unique spaces for sessions and the backdrop for a walking tour that explored the museum's campus planning. The 1920 museum building incorporates the 1885 Ballantine House, a decorative arts house museum, and the former YMCA building on a seven-acre site that includes two historic carriage houses, a brick school house, and a sculpture garden.



*The sponsor and vendor area in the Museum's Engelhard Court created a busy networking area, attracting many participants during breakfast and lunch. The exhibit tables (pictured right) represented corporate support, professional firms, contractors, craftspeople, state agencies, and nonprofit organizations.*



## Celebrating Past, Present & Future



### 2014 NJ History and Historic Preservation CONFERENCE

The 2014 NJ History and Historic Preservation Conference is scheduled for June 5th at Brookdale Community College in Lincroft. The conference-eve reception and awards program is scheduled for June 4 at historic Thompson Park, again hosted by the Advocates for NJ History. The day-long program will feature keynote speaker Ned Kaufman, founder of Place Matters, and individual sessions will focus on technical, planning and municipal issues of recovering Sandy-damaged buildings and districts. Additional Monmouth County tours will visit 20<sup>th</sup> century landmarks such as the International-style Bell Labs and Camp Evans military research site.

# The conference appreciates the support of its sponsors that help to make this event!

**ENRICHING PLACE** **2013 NJ HISTORY AND HISTORIC PRESERVATION CONFERENCE**  
**We Thank Our 2013 Sponsors**

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# 2013

ANNUAL REPORT

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## Year in Review - 2013 OUTREACH & EVENTS

### “Getting Ready for Heritage Tourism” Workshop Series

“Heritage Tourism ~As Easy as One Two Three” was a three-part workshop hosted by the NJ Historic Trust in the fall of 2013. The first workshop in October was an introduction to heritage tourism and included a hands-on site assessment of Historic Walnford that evaluated the site’s readiness for visitors. The second in the series, held in two regions of the state, addressed developing quality and authentic heritage tourism products that can attract current and new audiences to heritage sites that are ready for visitors. The final workshop gave tips for marketing strategies to reach new audiences through traditional and new social media. Audience feedback was positive, and the Trust looks forward to addressing other issues for heritage tourism.



*Clockwise from far left: Workshop attendees assess Historic Walnford as first-time visitors; Dorothy Guzzo leads the workshop; the hands-on assessment looks at all aspects of site accessibility; Leslie Bensley introduces participants to Morris County tourism.*



## Best Practices for Nonprofit History Organizations

In partnership with the NJ Historical Commission, the Historic Trust hosted three workshops in the Best Practices workshop series that focused on building board capacity. One workshop in February and three regional workshops (co-hosted by Ocean, Morris and Middlesex Counties) in November attracted nearly 200 attendees from dozens of nonprofit history, culture and arts organizations. Consultant Brian Crockett (below) led lively discussions that addressed developing mission and governance guidelines, aiding organizations that are planning for the first time, and revisiting previous established board directives.

The Trust and the Historical Commission will offer a “Part 2” workshop in January 2014 that will emphasize fundraising, recruitment and defining board/staff relationship and responsibilities. This advanced workshop is designed for organizations that attended the first workshop event.

The Commission is taking the lead in developing another Best Practices session on the use of technology, tentatively scheduled for May 2014.



In addition to these educational activities, the Trust staff hosted a workshop for recent grant recipients and exhibited at the annual History Fair (above), Historical Commission Conference, and Archives and History Day in Monmouth County. Trustee Debbie Kelly presents at Lighthouse Day (below).



# 2013

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## Year in Review - 2013

### NEW INITIATIVES

#### **Tourism Report Quantifies Success, Potential for Heritage Tourism**

Heritage tourism in New Jersey generates nearly 11 million visits, \$2.8 billion in visitor spending and supports 38,000 jobs, according to a recent study of 2012 tourism activity (figure 4.7, next page). The resulting impact amounts to 8% of the entire state's tourism industry.

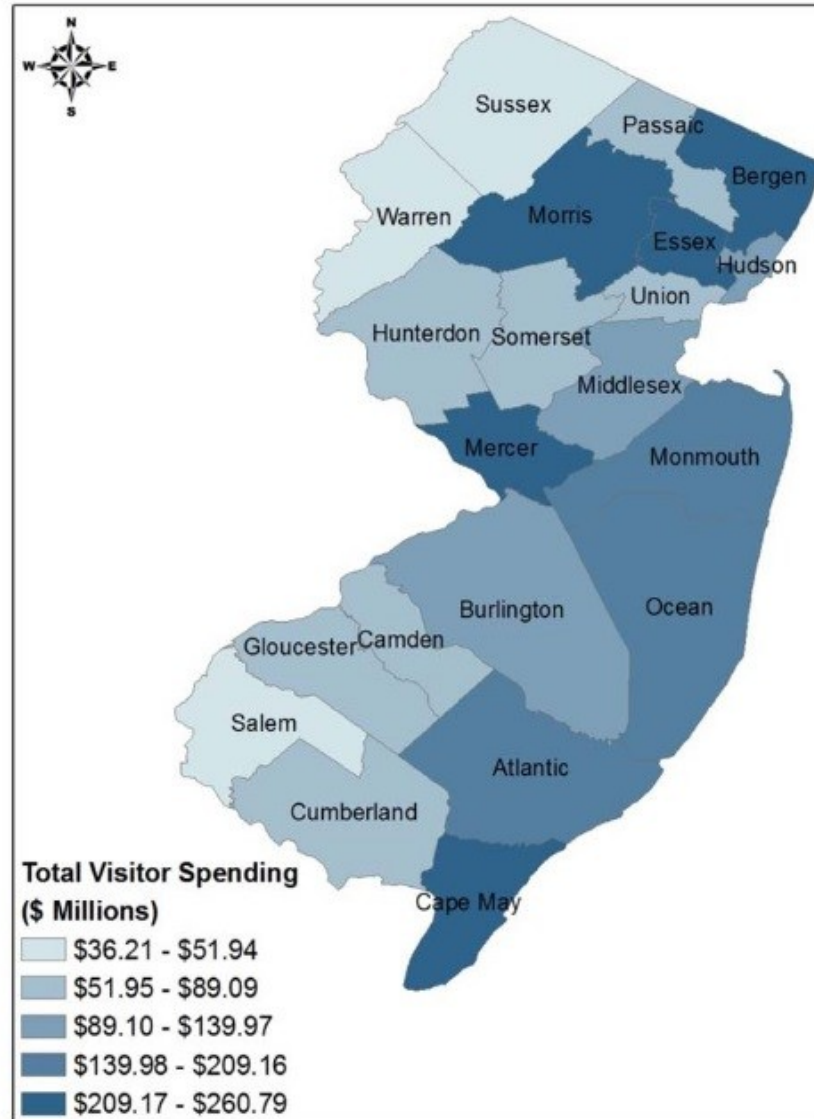
“The Economics & Fiscal Impacts of Heritage Tourism in New Jersey” was commissioned by the New Jersey Historic Trust and completed by Tourism Economics, which conducts research for the state's Division of Travel and Tourism. By surveying historic sites and calculating the impact of those responses using an industry model, the study measured the effect of visitor spending for transportation, entertainment, accommodations, retail, and food and beverage on overall spending, employment, wages and taxes in New Jersey.

New Jersey has a wealth of historic and cultural resources including museums, archaeological sites, agricultural and industrial buildings, theaters and residential neighborhoods that attract 5 million out of town visitors and 6 million local residents, the study concluded. The highest concentration of heritage sites are in Bergen, Essex, Morris and Burlington counties, and the greatest number of visitors were to sites in Bergen, Essex, Cape May and Morris counties.

#### **Capital Needs Survey**

Conservatively, the capital needs of historic resources in New Jersey are more than \$810 million. This year, the Trust engaged consultant Howard Green to analyze data collected through the 2012 Capital Needs Survey. In addition to looking at the raw information collected via an internet survey, Mr. Green reviewed the history of preservation funding in the state and revisited the capital needs documentation from a previous capital needs study in 1990. The Trust plans to unveil a summary of the new study in early 2014.

Figure 4.7: Map of Total Heritage Tourism Spending, by County (2012, \$ Millions)



# 2013 Completed Projects GARDEN STATE HISTORIC PRESERVATION TRUST FUND

The Historic Trust has awarded grants under the guidelines for the Garden State Historic Preservation Trust Fund since the Fund was established by a voter-approved ballot initiative in 1998, continuing the work of the previous bond-funded grant program. Since 1990, more than \$149 million in matching grants have been awarded for 734 capital preservation and planning projects throughout the state.

Two categories of grants are awarded through the program. **Historic Site Management Grants**, up to \$50,000, help support planning exercises that promote effective management at historic sites. **Capital Preservation Grants**, up to \$750,000, help support construction expenses related to the preservation, restoration, and rehabilitation of historic properties and associated architectural and engineering expenses.

In 2013, the following 10 capital and 12 planning projects were successfully completed and closed out:

## CAPITAL PRESERVATION GRANTS

### Linwood Borough School #1, Atlantic County

A \$47,199 grant to Linwood City helped fund exterior restoration of original clapboard siding and stabilization of a damaged truss at the 1873 Linwood Borough School #1. The building houses the Linwood Historical Society and its museum collection.



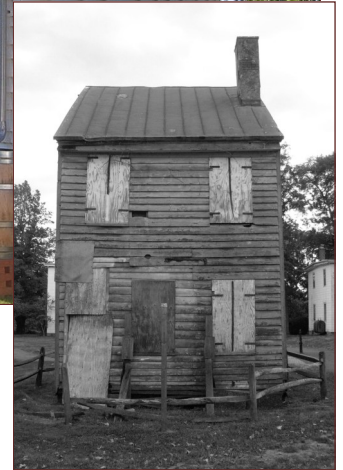
### Hereford Inlet Light Station, Cape May County

A \$120,000 grant to North Wildwood City helped fund interior restoration, improvements to systems and fire suppression, and reconstruction of some exterior elements of the 1875 light house, one of only two remaining of its kind that attracts over 120,000 visitors annually.



### Smithville, Burlington County

A \$750,000 grant to Burlington County helped fund the stabilization of numerous structures in Eastampton's Smithville, a historic milling site where Hezekiah Smith founded a progressive, self-sustaining industrial village in 1865. The grant helped restore workers' houses (below and left) and the Park Avenue streetscape. The 25 surviving buildings are now part of a 200-acre county park and greenway system.



*Abel Nicholson House*

### Abel Nicholson House, Salem County

A \$42,027 grant to the Salem Old House Foundation helped fund the installation of monitoring wells, archaeology, and emergency repairs. Located in Elsinboro, the Nicholson House (left) is an extraordinarily intact example of the 18<sup>th</sup> century patterned brick house and is a National Historic Landmark.



Photo by Historic Building Architects, LLC

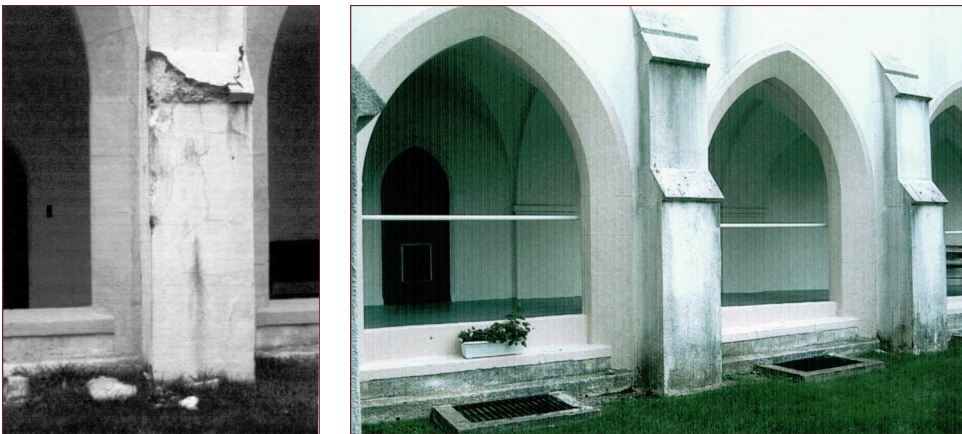
### Hartley Dodge Memorial, Morris County

A \$660,719 grant to Madison Borough helped fund the restoration of the 1933 Classical Revival style municipal building (below), particularly the interior rehabilitation that transformed the former firehouse into accessible courtrooms and meeting spaces. The grant support was part of a larger \$8 million rehabilitation project.



### Community of St. John Baptist, Morris County

A \$560,202 grant to the Community of St. John Baptist in Mendham helped fund the restoration of the exterior masonry walls of the convent, which was designed to resemble a French Normandy monastic structure, with Arts and Crafts elements, formal gardens, and a cemetery. The buildings and grounds provide a setting for various social services and community meeting space.



The project included repairs to the distinctive clay tile roof (top) and exterior stucco of the cloister (above, before and after).



**Anthony Reckless Estate,  
Monmouth County**

A \$29,308 grant to the Women’s Club of Red Bank (right) helped fund the exterior restoration of the south elevation of this ca. 1870 Italianate style residence built for New Jersey Senator Anthony Reckless. The building has been home to the club’s headquarters, community meetings and events since 1921.



*A bay window on the Reckless Estate before restoration (above) and after (left).*



**First Presbyterian Church, Bridgeton, Cumberland County**

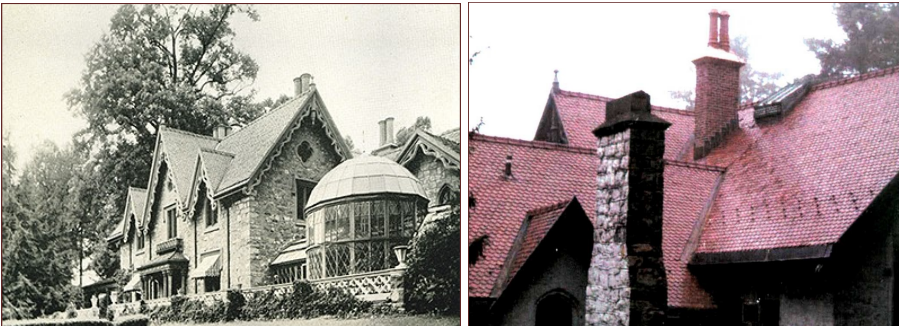
A \$100,000 grant to the First Presbyterian Church in Bridgeton (left), helped fund significant structural roof framing repairs and installation of a wood shingle roof (below left) and new drainage system. Constructed in 1792, it is the oldest house of worship in Bridgeton and one of the most intact examples of 18th century ecclesiastical architecture in the country.



*Photos above by Keast and Hood*



Photo by Watson & Henry Associates



Clockwise from top: Glen Alpin after restoration, the new terra cotta roof, and a historic image of the estate.

### Glen Alpin, Morris County

A \$750,000 grant to Harding Township helped fund restoration of the brick chimneys, wood trim, and terra cotta roof tiles as well as electrical upgrades. The Gothic Revival style house (above) was constructed as the country estate of Henry Holt around 1840. The house is currently vacant, but the township is exploring new uses.



### Christian Union Congregational Church, Essex County

A \$750,000 grant to Union Congregational Church in Montclair helped fund masonry restoration of the building including its massive stone tower. The church campus includes an educational building and parish house that host many programs for the community.



Clockwise from top: the church before masonry repointing, the restored main elevation, porte cochere and impressive stone tower.

Photos by Mills + Schnoering Architects

## HISTORIC SITE MANAGEMENT GRANTS

### Bergen County

- A \$50,000 grant to Bergen County Department of Parks, Division of Cultural and Historic Affairs, helped fund the preparation of a preservation plan that is guiding the stabilization of the New Milford Hackensack Water Company water treatment building and pump house in Oradell.

### Burlington County

- A \$24,000 grant to Burlington County Historical Society helped fund the development of “Presidents, Printers, and Patriots,” a series of guided and audio tours that highlight three centuries of Burlington City history.
- A \$25,875 grant to Christ Episcopal Church, Riverton, helped fund the preparation of a preservation plan that assessed conditions and made recommendations for future repairs and improvements.

### Camden County

- A \$50,000 grant to Haddon Township helped fund the preparation of planning documents to determine the feasibility of reestablishing a performance venue at Westmont Theatre.

### Gloucester County

- A \$47,625 grant to Gloucester County Parks & Recreation helped fund the preparation of a preservation master plan for the 1748 James and Ann Whitall House, part of the Red Bank Battlefield in National Park.

### Hudson County

- A \$15,750 grant to the Hoboken Historical Museum & Cultural Center helped fund an archaeological investigation and preservation plan for Sybil’s Cave, a 19<sup>th</sup> century man-made folly constructed in a riverside bluff.

### Mercer County

- A \$50,000 grant to the First Presbyterian Church of Ewing helped fund a detailed structural assessment and preparation of design and construction documents to remedy the building’s structural deficiency.

### Monmouth County

- A \$27,000 grant to the Atlantic Highlands Historical Society helped fund the preparation of a National Register nomination for Strauss Mansion, and a preservation plan that will guide work to repair, restore and reuse the house for heritage education.

### Ocean County

- A \$35,616 grant to the Barnegat Bay Decoy & Baymen’s Museum in Tuckerton helped fund the preparation of a National Register nomination for the Bartlett-Rockhill House and a preservation plan that assessed the current condition of the house and made recommendations for its rehabilitation and future use by the museum.

### Union County

- A \$50,000 grant to Evergreen Cemetery and Crematory in Hillside helped fund the preparation of a comprehensive cultural resource master plan that examined the conditions of the landscape, landscape furniture and gravestones as well as the original farmhouse that is actively utilized by the cemetery administration.
- A \$29,126 grant to the Fanwood-Scotch Plains Rotary Frazee House, Inc. helped fund a master plan for use, study and interpretation of the Elizabeth and Gershom Frazee House as a community landmark and public park in Scotch Plains.

### Warren County

- A \$47,000 grant to the Harmony Township Historic Preservation Commission helped fund the preparation of construction documents for the next phase of restoration at Van Nest-Hoff-Vannatta Farmstead

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## Grants Awarded 1772 FOUNDATION

For the third year, 1772 Foundation, in cooperation with the New Jersey Historic Trust, offered Capital Preservation Grants, up to \$15,000, available to nonprofit organizations for exterior repair and restoration projects. The grants require a one-to-one match from the grant recipient, and are limited to certified 501(c)3 organizations, excluding schools and religious congregations.

In 2013, the Historic Trust evaluated 37 applications requesting \$382,300 and ultimately recommended funding totaling \$290,000 to 27 applicants. The following grants were approved by the 1772 Foundation at its July 2013 meeting:



### Bergen County

An \$11,882 grant to the Waldwick Community Alliance will help fund window restoration on the Waldwick Train Station.



### Burlington County

A \$15,000 grant to the Bordentown Historical Society, Inc. will help fund window repairs to the Bordentown Friends Meeting House.



An \$11,978 grant to the Alice Paul Institute will help fund porch restoration at the National Historic Landmark Paulsdale in Mount Laurel Township.

A \$15,000 grant to the Perkins Center for the Arts will help fund cedar roof restoration on the Alice and Dudley Perkins House in Moorestown.



A \$13,931 grant to the Crosswicks Community Association will help fund the installation of a fire detection and alarm system for Crosswicks Community House in Chesterfield.

A \$5,000 grant to the Mount Holly Library will help fund repairs on the former Langstaff Mansion.



### **Camden County**

A \$15,000 grant to the Camden County Historical Society will help fund roof restoration on Pomona Hall in Camden .

A \$15,000 grant to Cooper's Ferry Partnership will help fund roof restoration on the fire-damaged Benjamin Cooper House in Camden.

### **Cape May County**

A \$15,000 grant to Mid-Atlantic Center for the Arts and Humanities will help fund roof replacement on three outbuildings at the Emlen Physick Estate in Cape May.



### **Cumberland County**

A \$1,500 grant to the Port Norris Historical Society will help fund window repairs to 1732 Main Street in Port Norris.

### **Essex County**

An \$8,860 grant to the Cedar Grove Historical Society will help fund replacement of the wood shingle roof and porch decking on the Canfield Morgan Farmhouse in Cedar Grove.

A \$15,000 grant to the Durand-Hedden House and Garden Association will help fund exterior painting on the Durand-Hedden House in Maplewood.



### **Hunterdon County**

A \$15,000 grant to the Hunterdon Land Trust will help fund chimney repairs to the Main House, lightning and fire protection for the Bank Barn, and roof replacement on the office at the Case Dvoor Farmstead in Raritan Township.

A \$15,000 grant to the Trustees of the Lambertville Free Public Library will help fund exterior painting and masonry repair of the Lilly Mansion.

A \$682 grant to the Union Forge Heritage Association will help fund installation of a fire detection and security alarm system for the Joseph Turner House in Union Township.



### **Mercer County**

A \$5,500 grant to the Historical Society of Princeton will help fund installation of a fire detection and security system for Bainbridge House in Princeton Borough.

A \$9,000 grant to Preservation New Jersey will help fund masonry, sill and door repairs on the 1867 Sanctuary (formerly the First Presbyterian Church of Ewing) in Ewing Township.



### **Monmouth County**

A \$15,000 grant to the Twin Lights Historical Society will help fund the installation of a fire alarm and security system at the Main Building, Generator Building, and Spermaceti Cove Boat Building in Highlands.

A \$15,000 grant to the Atlantic Highlands Historical Society will help fund window repair and restoration of the Strauss Mansion in Atlantic Highlands.

A \$15,000 grant to the Information Age Learning Center will help fund tile roof repairs to the Marconi Hotel in Wall Township.





### **Ocean County**

A \$7,575 grant to the Ocean County Historical Society will help fund a conditions assessment and cyclical maintenance plan for the Pierson-Sculthorp house museum and research center in Toms River.

A \$1,375 grant to the Long Beach Island Foundation of the Arts & Sciences will help fund the installation of a fire detection and security system at its 1948 main arts building at the Long Beach Island campus.



### **Somerset County**

An \$11,500 grant to the Friends of The Kennedy Martin Stelle Farmstead will help fund exterior painting and wood trim restoration on the farmstead's English Barn in Bernards Township.

### **Union County**

A \$2,650 grant to the Evergreen Cemetery and Crematory will help fund roof and porch repairs to the administration building, and painting of the Chapel at the Evergreen Cemetery in Hillside.

A \$10,567 grant to the Historical Society of Plainfield will help fund exterior security cameras, upgrades to interior security and fire systems at the Nathaniel Drake House Museum in Plainfield.

An \$ 8,000 grant to the Reeves-Reed Arboretum will help fund door, roof and porch repairs to the 1888 Wisner House, centerpiece of the landscaped property in Summit.

### **Warren County**

A \$15,000 grant to the Musconetcong Watershed Association will help fund masonry repairs and repointing on the Asbury Mill in Asbury.



# 2013 Grants Awarded

## DISCOVER NJ HISTORY LICENSE PLATE FUND

The Discover NJ History License Plate Fund provides small grants (up to \$5,000) to develop and promote visitor-ready sites as heritage tourism destinations. Since June 2012, the Historic Trust has awarded 11 grants totaling \$36,345 from the Fund.

### Completed Project

In 2013, the Morris County Tourism Bureau unveiled a kiosk (below) as a prototype for its county-wide Wayfinding and Signage Program. The design for the kiosk was previously funded by a Historic Site Management Grant from the Garden State Historic Preservation Trust Fund.



**Exploring**  
*New Jersey History*  
**Can Take You Places!**

Two \$3,000 awards from the “Discover NJ History” License Plate Fund helped finance the construction of the kiosk, which directs visitors to historic and cultural offerings in Morristown, provides orientation to new travelers and provides up-to-date event information for local residents. The County plans to continue installing kiosks at appropriate locations to encourage Morristown’s position as a heritage tourism destination.

### The “Discover NJ History” License Plate Fund for Heritage Tourism

Applications are accepted at any time throughout the fiscal year, until the annual allocation has been exhausted. Grants are available to agencies or entities of state, county or municipal government and nonprofit organizations. The grants may be

used to promote interpretation; marketing links among heritage sites; to assess visitor-readiness of a heritage site or sites; to establish performance evaluation systems; and to provide training initiatives, workshops and educational activities that foster the goals and objectives of the NJ Heritage Tourism Plan.

### “Discover NJ History” License Plate

The grant program is supported by income from sales and renewals of the “Discover NJ History” License plate. History supporters pay a one-time fee of \$50 and annual renewal of \$10, all of which contributes to the fund. The more license plates that are sold, the greater the number of awards that will be made to help grow heritage tourism in New Jersey.

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## Easement Program

### G.G. GREEN BUILDING

In 2013, the Historic Trust accepted the donation of a perpetual preservation and conservation easement on this landmark building in Woodbury (Gloucester County). The Green Building was listed on the New Jersey and National Registers of Historic Places in 2001 for its significance in the area of community development and its architectural significance as a vernacular example of the Romanesque style applied to a commercial building. The easement will protect the unique historic architectural features, such as the windows, cornice and historic masonry, that contribute to the building's significance.

Constructed in 1880 by prominent businessman George G. Green, the impressive brick block in downtown Woodbury originally housed commercial retail space, offices, meeting space and a 1,000-seat opera house. The Green Block was the largest building in Woodbury and the center of civic and cultural activity. Green amassed his fortune first through the manufacture of patent medicines and then through successful business enterprises throughout the county. He utilized his wealth locally to spur Woodbury's development and support community welfare.

The opera house was converted to a movie theater, active until its closure in 1955. When the interior was converted to a large retail space, an incompatible false front was installed on the second story exterior (right). The building was vacated in 2000, and deteriorated to the point that it was scheduled to be demolished in 2012.



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

The NJ Historic Trust holds the preservation easement, which was a requirement on the part of city when the building was sold to the developer. The easement insures that the G.G. Green Building remains a landmark far into the future.

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## About the NEW JERSEY HISTORIC TRUST

The mission of the New Jersey Historic Trust (Trust) is to advance historic preservation in New Jersey for the benefit of future generations through education, stewardship and financial investment programs that save our heritage and strengthen our communities.

The Trust seeks to achieve its mission by serving as:

- A leading voice for preservation at the state level.
- A catalyst for preservation and community revitalization activities.
- A full partner in state policy development.

The Trust also provides financial support, protection and technical assistance through eight programs:

The **Garden State Historic Preservation Trust Fund (GSHPTF)** was created by legislation in November 1998, signed into law on June 30, 1999 for the purpose of preserving open space, farmland, and historic sites with funding from state revenues, guaranteed for the next decade. This source of grant funds allowed the Trust to address the preservation needs of properties throughout the state through fiscal year 2009. In 2007 and in 2009, voters approved referendums to provide additional funding for historic preservation projects. The GSHPTF continues the work of the Historic Preservation Bond Program, which from 1990-1997 awarded \$52 million in capital grants to assist preservation projects statewide.

The **NJ Cultural Trust Capital Preservation Grants** provide funding to protect and improve historic properties that are used by organizations that have history or humanities programming. Grants may be used for stabilization, repair, restoration, adaptive use, and increased accessibility. This funding is offered every three years, in cooperation with the New Jersey Cultural Trust.

The **Discover NJ Historic License Plate Fund for Heritage Tourism** provides small grants to develop and promote visitor ready sites as heritage tourism destinations.

In partnership with the **1772 Foundation**, the Historic Trust offers Capital Preservation Grants up to \$15,000 to nonprofit organizations for repair and restoration projects.

The Trust offers long-term, low-interest loans through the **Historic Preservation Revolving Loan Fund**, which provides for the acquisition, preservation, rehabilitation, or restoration of historic properties. The maximum available loan from the fund is \$370,000. Matching funds are required.

The **Emergency Grant and Loan Fund** provides limited funds for critically needed work on endangered historic resources. The grant portion of this program is temporarily suspended; loans are still available.

The **Preservation Easement Program** ensures the preservation of privately-owned properties in perpetuity through the use of deed restrictions. The Trust initiated the first statewide program of this kind, which enables easement donors to take advantage of charitable deduction tax benefits.

The Trust accepts donations of real estate through its **New Jersey Legacies** program. Property donors may realize significant income and estate tax benefits by their donations. Donated properties are resold by the Trust with protective easements to ensure their preservation.

## Project Reference List

- 1732 Main Street, Port Norris (Cumberland), 28*  
*Abel Nicholson House, Elsinboro (Salem), 22*  
*Alice and Dudley Perkins House, Moorestown (Burlington), 27*  
*Anthony Reckless Estate, Red Bank (Monmouth), 24*  
*Asbury Mill, Asbury (Warren), 30*  
*Bainbridge House, Princeton (Mercer), 29*  
*Bartlett-Rockhill House, Tuckerton (Ocean), 26*  
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*Crosswicks Community House, Chesterfield (Burlington), 27*  
*Durand-Hedden House, Maplewood (Essex), 28*  
*Dvoor Farmstead, Raritan Township (Hunterdon), 28*  
*Elizabeth and Gershom Frazee House, Scotch Plains (Union), 26*  
*Emlen Physick Estate, Cape May (Cape May), 28*  
*Evergreen Cemetery and Crematory, Hillside (Union), 26, 30*  
*First Presbyterian Church, Bridgeton (Cumberland), 24*  
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*G.G. Green Building, Woodbury (Gloucester), 32*  
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*James and Ann Whitall House, National Park Borough (Gloucester), 26*  
*Joseph Turner House, Union Township (Hunterdon), 28*  
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*Langstaff Mansion, Mount Holly (Burlington), 27*  
*Lilly Mansion, Lambertville (Hunterdon), 28*  
*Linwood Borough School #1, Linwood (Atlantic), 21*  
*Long Beach Island Foundation of the Arts & Sciences, LBI (Ocean), 30*  
*Marconi Hotel (Camp Evans/InfoAge Learning Center), Wall (Monmouth), 29*  
*Nathaniel Drake House Museum, Plainfield (Union), 30*  
*New Milford Hackensack Water Company, Oradell (Bergen), 26*  
*Pomona Hall, Camden (Camden), 28*  
*Presidents, Printers, and Patriots Tour, Burlington City (Burlington), 26*  
*Pierson-Sculthorp House, Toms River (Ocean), 30*  
*Princeton Ice Company Historic District / Mountain Lake Preserve Historic Dams, Princeton (Mercer), 11*  
*Reeves-Reed Arboretum, Summit (Union), 30*  
*Smithville, Eastampton (Burlington), 22*  
*Strauss Mansion, Atlantic Highlands (Monmouth), 26, 29*  
*Sybil's Cave, Hoboken (Hudson), 26*  
*Twin Lights, Highlands (Monmouth), 29*  
*Van Wagenen House (Apple Tree House), Jersey City (Hudson), Cover, 2*  
*Van Nest-Hoff-Vannatta Farm, Harmony Township (Warren), 9, 26*  
*Waldwick Train Station, Waldwick (Bergen), 27*  
*Westmont Theatre, Haddon Township (Camden), 26*



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