



# PERSPECTIVE

## Making a Difference: Telling Preservation Success Stories

*The Concerned Citizens of Allendale fought long and hard to save the Revolutionary War-era John Fell House from being lost to a townhouse condo development. Their commitment and tenacity recently paid off. Here they tell their story.*



Success stories in historic preservation are always heartening -- particularly when it's a house on Preservation New Jersey's most recent *10 Most Endangered Sites* List.

We, the Concerned Citizens of Allendale, can't thank PNJ enough for your role in saving the historic John Fell House in Bergen County. Your designation not only raised public awareness statewide that the house was worth saving from a wrecking ball, but it also helped build the public

consensus in support of the purchase and preservation efforts of this amazing property. The house was featured on television news shows and in local newspapers. We received many emails and calls about our designation, and the contacts that we made from all this publicity have helped us as we move forward.

**10 Most Endangered designation helped build public consensus in support of preservation**

We are eternally grateful for your organization's great work. Without you, historic houses -- the legacy of those who came before us -- would slowly but surely disappear from our landscape; we would all be the poorer for it.

PNJ supporters will be pleased to hear that in March 2010 we took title to the Fell House. It's hard to imagine that a developer had planned to demolish the colonial house and build 11 townhouses on less than three acres. Major financial hurdles remain, but our group is already making strides. Well over 1,000 people attended an informal open house just weeks after the sale went through, and several public events are in the works.

The house was once the home of Revolutionary War hero John Fell, the head of Bergen County's resistance against the British. He was arrested at the Allendale home by 25 armed Loyalists in April 1777 and imprisoned in Manhattan at the notorious Provost Jail for more than eight months. His secret prison journal documented British brutality. Now, with PNJ's help, Fell's home is saved for future generations.

Success Stories cont'd pg. 3

The newsletter of  
**PRESERVATION  
NEW JERSEY**

Learn more at  
[www.preservationnj.org](http://www.preservationnj.org)

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**Pull-out INSIDE - 10 Most Endangered Historic Sites 2010**

From The **EXECUTIVE DIRECTOR**



Ron Emrich

Challenging. “A situation that tests one’s abilities.” It’s been a challenging year, and as New Jersey and the nation face tough economic times, so has Preservation New Jersey. We’ve been challenged not just by fiscal constraints like we’ve never experienced before, but by tasks that have taxed and stimulated us at the same time.

Our annual training for local historic preservation commissions, CAMP (Commission Assistance & Training Program), held in Madison in November, attracted a record number of local preservation leaders anxious for education and mentoring. PNJ and the National Alliance of Preservation Commissions are pleased to provide the much needed training that local government can’t, or chooses not to, provide to appointed officials. And we continue to add online training materials for local commissioners on the “Resources” page of the PNJ website.



Meanwhile, we recently completed a study of historic properties-based affordable housing developments across the state. It led to our expanded recognition that historic buildings and places are often overlooked or avoided, but often ideal, opportunities to help address the critical need for affordable housing for working families in overtaxed and high priced New Jersey. And we’re moving ahead with “best practices”

guides for developers and recommendations for improved public policies where preservation and affordable housing happily coincide, thanks to a generous grant from NJ-AIA.

We’ve continued to promote old and historic buildings as the “greenest” buildings, and are providing education and information on how to improve the energy performance of existing buildings without endangering their historic character. Our partnerships with groups like the Rutgers Center for Green Buildings, the National Trust for Historic Preservation and Sustainable Jersey are keeping historic places on the “Green and Sustainable” radar.

Speaking of Endangered!: we’ve been involved in the ongoing controversies this year over the First Presbyterian Church of Ewing and Trenton Central High School. These historic places are still threatened, in the first instance by owners bitterly divided over its fate and in the second by years of deferred maintenance and an anti-preservation state agency. These challenges have reminded us of the risks still threatening many other important landmarks like Fort Hancock and Greystone, among many more endangered sites across the state.

PNJ, our small staff and dedicated Board of Directors, have remained up to the challenges that invigorate us. We are efficient and effective because each of our members and supporters is an integral part of our mission and work. When



*The historic former Budd shoe factory in Burlington City has been transformed into affordable housing, and was part of the study of such projects recently completed by PNJ. Look for the report online soon.*

you, our partners, appear at a public meeting or speak to your neighbors or a civic organization about historic places that have meaning in your community and to your family, you can say “I am Preservation New Jersey.” You know that we have your back, as you have ours! We value your involvement and are thankful for your continued support.

# Making a Difference: Telling Success Stories

(cont'd from p. 1)

*Preservation NJ traveled to Beach Haven in Ocean County earlier this year to provide one-day training to the Beach Haven municipal historic preservation commission. We asked Commissioner June Macfarlane to tell us about their training experience.*

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Q. Tell us about why you wanted a training session for the Beach Haven HPC.

A. That's an easy one. We spent much of last year trying to find a program for our Commission that would meet our CLG requirement and give basic training to members. We spoke to the SHPO and our consultant, and reviewed events that would meet the CLG requirement. But none of them gave us kind of the training we really needed. We were very pleased when the November 2009 CAMP (Commission Assistance & Mentoring Program) was announced by PNJ. Unfortunately a coastal storm came along that focused on the southern New Jersey coast. The stretch of bay between Long Beach Island and mainland filled up and essentially backed up onto the Island, stopping all traffic on and off. We were marooned! Even with 4-wheel drive and monster tires.

Q. What was the basic training you were looking for?

A. Our newer members needed the foundation that the older members had received from previous CAMPS. Our longer term members needed good practices reinforced. Training is not a good thing to do during the course of public hearings.

We especially wanted to cover:

1. Ethics, because our small population makes conflicts of interest and recusal a serious problem
2. Establishing a good record, using preservation guidelines instead of personal opinion
3. The legal basis that empowers us to regulate our historic neighborhoods using Historic Preservation principles.

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**Contact PNJ about training for your commission**

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Q. Any discussion points aside from your basics?

A. Yes, Green policy. The ocean front is a very sunny place. We have been fielding a lot of questions and homeowners are often disgruntled. We wanted to be sure we had a good understanding of current preservation sustainability policy.

Q. So what did you do after you were marooned?

A. We had PNJ mail us our CAMP Manuals. Then, we asked for suggestions of anyone to conduct a mini CAMP for us. We got lucky, we got PNJ - and we got an intensive CAMP, just the 10 of us focused on Beach Haven's particular needs. Thank you very much, PNJ!

## advocacy NEWS

### Minnesota is 31st; will NJ offer a Historic Tax Credit?

On April 1, after 11 years of advocacy, Minnesota preservationists cheered passage of a 20 percent historic rehabilitation tax credit. The tax credit was enacted as part of a comprehensive jobs bill championed by the Building Jobs Coalition which argued successfully that the credit would promote job creation and economic growth. Meanwhile, New Jersey continues to miss out on hundreds of skilled jobs and millions of dollars in potential rehabilitation investment as we languish among the 19 states that do not offer a historic credit. For more information on the proposed NJ Historic Rehabilitation Tax credit and how you can help advocate for it, visit the NJ Heritage Development Coalition at [www.njheritagedevelopment.org](http://www.njheritagedevelopment.org). For more information about Minnesota's advocacy effort visit the Preservation Alliance of Minnesota's webpage, [www.mnpreservation.org](http://www.mnpreservation.org).

### Save America's Treasures, Other Federal Preservation Grants, Axed?

Shockingly, President Obama's budget proposal eliminates entirely the Save America's Treasures (SAT) and Preserve America grant programs and cuts the National Heritage Areas funding by 50%. These proven job-creating, economy-stimulating programs have leveraged hundreds of millions of private investment dollars and played a large part in saving more than 700 of the nation's most important historic places. In New Jersey, Ellis Island, Stickley's Craftsman Farms, Thomas Edison's Invention Factory, the Hackensack Water Works and the Abel Nicholson Study House are a few of the SAT-funded projects that have jump-started the state's heritage tourism economy, and created skilled construction and permanent jobs. For more information on how you can help, visit [www.tinyurl.com/pnjSaveSAT](http://www.tinyurl.com/pnjSaveSAT).

## BOARD MEMBER PROFILE

### Welcome to New PNJ Board Members, and Thanks to Outgoing Board

PNJ acknowledges and thanks outgoing board members Dennis Bertland; Betty Demy Hutcheon; Frederick Raffetto, Esq.; Carlos Rodrigues, AICP and Mary Lou Strong for their more than 50 years of collective dedication and hard work for Preservation New Jersey. We have elected four new board members and a new President for 2010 and are happy to introduce them to our membership.



#### **Hon. Mary-Anna Holden, President**

Mary-Anna Holden is the newly elected President of the Board of Preservation New Jersey. Serving in the third year of her first term as Mayor of Madison, New Jersey, Mrs. Holden has chaired or co-chaired every committee and department in the Borough of Madison during her ten years as a Council member. Since 1996, Mayor Holden succeeded in securing \$60 million in ten-year funding for the New Jersey Historic Trust under the Garden State Preservation Trust Fund legislation; nearly \$15 million in federal and state rehabilitation moneys for Madison's nationally historic train station; coordinated and shepherded the state-sponsored, context-sensitive Route 124 -corridor redesign project with the Department of Transportation and Project for Public Spaces; and championed the building of for-sale townhomes and new senior citizen apartments downtown through the Madison Affordable Housing Corporation.

She currently serves on the N.J. State League of Municipalities' legislative land-use panel and is 2nd vice president of the board of the Morris County League of Municipalities. Mayor Holden is a board member of Preservation Action in Washington, D.C.; and has the distinction of having served under five governors as the longest-serving trustee of the New Jersey Historic Trust (1996 through 2007).

A graduate of the College of New Rochelle (NY) with a Bachelor of Fine Arts, and Manhattanville College (Purchase, NY) with a Masters in Humanities—American Art and Architecture, Mary-Anna Holden is a researcher, writer and lecturer on historic preservation and downtown revitalization. She and her husband Richard have resided in Madison for 23 years.

#### **Timothy I. Henkel, P.E.**

Presently Senior Vice President of Pennrose Properties, LLC, Tim joined the firm in 1999 as a development officer, participating in all phases of the development of market rate and affordable rental and for-sale housing – from project inception through completion. He was made Senior Vice President and Partner of the firm in 2008. Mr. Henkel has expertise in all forms of public and private real estate financing and has executed a full array of Pennrose's diverse portfolio of transactions, many of the projects in New Jersey – including affordable housing via low income housing tax credits (LIHTC), historic rehabilitation tax credits (HTC), market rate and mixed income multi-family housing, and public housing replacement leveraging federal HOPE VI grants. He is a licensed professional engineer with expertise in the geotechnical and environmental fields. Tim holds a Masters of Business Administration degree from the William E. Simon School of Business Administration at the University of Rochester and a B.S. in Civil Engineering from Bucknell University.



#### **J. Robert Hillier, FAIA**

Founder and Principal of J. Robert Hillier Properties, a real estate development firm that focuses on projects in the Princeton area, Bob was also founder (in 1966) of Hillier Architecture, one of the nation's largest architectural design firms, which he sold in 2007. Mr. Hillier is a Member of the College of Fellows of the American Institute of Architects and winner of the NJIT President's Medal for Lifetime Achievement (2009) and the AIA's Michael Graves Lifetime Achievement Medal (2007). His firm's work has included historic preservation projects as diverse as the Virginia Capitol and the New Jersey State House, the U.S. Supreme Court, the Lincoln Cottage in Washington, D.C., the St. Louis Public Library and the Undine Barge Club, a Frank Furness-designed masterwork on Philadelphia's Boathouse Row. A member of the Core Architecture Faculty at Princeton University – of which he is a graduate – he is also a Founding Member of the New

Jersey Green Building Council. Always busy and creative, Bob and his wife Barbara founded and edit "Obit," an online magazine, are part owners of *Town Topics*, a weekly newspaper that serves the Princeton community, and also own *Princeton Magazine*.



#### **Margaret Newman**

A consultant in building assessment and historic research, Margaret leads her own company in a practice that specializes in planning documents, conditions assessments, National Register nominations, grant writing, client advocacy, regulatory assistance, collections management and tax credit projects. Historic preservation projects on which Ms. Newman has recently worked include Willow Hall, the Andrew Jackson Downing-



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inspired villa that is now the home of the Passaic River Coalition; the Tunis Cooper Historic Site in Bergenfield; the 19th century Millington Schoolhouse; the Carpenter Gothic First Reformed Church of Rocky Hill; and a historic tavern in Trenton, the Delaware Inn. She formerly worked as a Historic Preservation Specialist for Holt Morgan Russell Architects and was a Program Officer for the New Jersey Historic Trust. A graduate of Dartmouth College, Ms. Newman holds a Masters of Science in Historic Preservation from the University of Pennsylvania, and is an Adjunct Lecturer in the Drew University Historic Preservation Program.



**Lucy Vandenberg, PP, AICP**

PNJ welcomes Lucy Vandenberg, Aide to Camden Mayor Dana L. Redd, to the Board of Directors. Ms. Vandenberg was formerly Executive Director of the New Jersey Council on Affordable Housing (COAH), heading the agency that is responsible for reviewing and approving municipal affordable housing plans and local land use ordinances for more than 300 municipalities. She also served as a Senior Policy Advisor to the New Jersey Governor, and was Associate Director of the Housing and Community Development

Network of New Jersey. A licensed and Certified Professional Planner, Lucy holds an MSW in Administration Policy & Planning from Rutgers University. She has also served as President of the Old Mill Hill Society, the civic association for the Trenton Historic District in which she and her partner and children reside.

**Be part of NJ Preservation Successes ...  
BECOME A MEMBER OF PNJ NOW!**

We offer training, technical help and advice to homeowners, developers and public policymakers. YOU can Help!

We contact Congress, New Jersey legislators and state and municipal officials every day to fight for preservation of historic places. YOUR voice is vital!

We celebrate and promote everyone's preservation successes and shine a spotlight on challenges ahead. YOU can help us rise to the challenges and overcome them!

Our members share an appreciation for the value of historic places and neighborhoods, a commitment to the preservation of our heritage for future generations, and a desire to see the tangible evidence of New Jersey's past remain a living, contributing part of its future.

PNJ helps you to manage change in your community.

YOU can be part of the solution!

Join online @ [www.preservationnj.org](http://www.preservationnj.org) or call 609.392.6409 for a brochure.

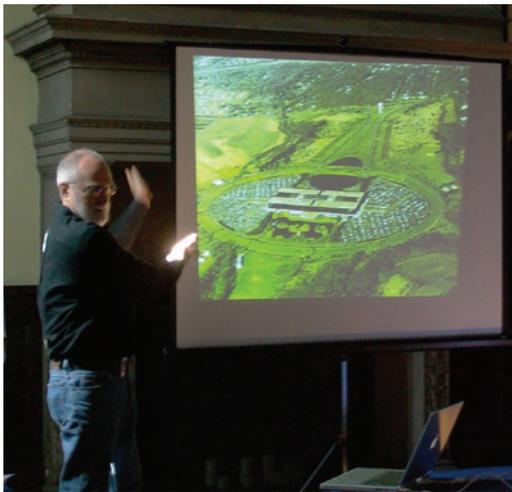
# Summit advances preservation efforts for landmarks

Five of New Jersey's threatened nationally significant historic places will get an infusion of renewed attention and advocacy, following a recent meeting of organizations, convened by Preservation New Jersey, that are fighting to preserve and find viable new uses for these sites. All have been previously listed in PNJ's *10 Most Endangered Historic Sites*.

The five nationally significant historic landmarks are **Fort Hancock** at Sandy Hook (Middletown Township, *10 Most Endangered* listed in 1995), **Greystone Park State Psychiatric Hospital** (Parsippany Township, listed in 2003), **Bell Labs** (Holmdel, listed in 2007), the **Pennsylvania Railroad Harsimus Stem Embankment** (Jersey City, listed in 2006), and **Hinchliffe Stadium** (Paterson, listed in 1997). Representatives of PNJ, the Coalition to Save Bell Labs, the Embankment Preservation Coalition, Friends of Hinchliffe Stadium, Preserve Greystone and the Sandy Hook Foundation gathered at Centennial Hall of the Newark Public Library to review the present status of the sites, plan strategies and combine forces to advance preservation solutions for these irreplaceable historic places.



*Representatives of PNJ and five endangered, nationally-significant NJ landmarks gathered for a morning planning "Summit" at the Newark Public Library.*



The newly energized collaboration among the five local groups and Preservation New Jersey promises to help advance successful, sustainable preservation solutions for some of New Jersey's most significant – and still most threatened – historic places. Stephen Gucciardo, from the Embankment Preservation Coalition, summed up the reactions of the 25 participants when he described how collaboration among preservation groups can be effective, "When one of us wins, we all win."

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The timing of the Summit was perfect for Holmdel. Two well-written articles appeared in the local press, and now local citizens are newly asking what more they can do to promote a wider understanding of the stakes involved in saving Holmdel's Bell Labs.

- Jim McCorkel, Coalition to Save Bell Labs

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"Bringing together the leadership of the active organizations working to preserve these five landmarks previously named among New Jersey's *10 Most Endangered Historic Sites* is a new approach to building stronger collaborations through the *10 Most Endangered* program," according to PNJ President the Hon. Mary-Anna Holden, who is also Mayor of Madison, NJ.

PNJ pointed to many historic places previously listed among the *10 Most Endangered Sites* that have subsequently been saved, preserved and brought new life. In addition, the groups reviewed the successes of efforts to preserve and re-purpose similar historic sites nationwide. Historic Ft. Baker on San Francisco Bay, now the popular National Park Service owned and privately managed Cavallo Point Lodge at the Golden Gate, was among the preservation successes highlighted, along with the High Line in New York City, a historic railroad structure similar to Jersey City's Harsimus Stem Embankment that has found new life as a popular linear park.

Visit PNJ's blog for more details on the Summit: [www.preservationnj.wordpress.com](http://www.preservationnj.wordpress.com)



# Commission Corner

## Solar panels & other renewables in historic districts



The Beach Haven, NJ Historic Preservation Commission recently asked Preservation New Jersey to provide a one-day training session for their nine members and alternates, and had some specific topics they wanted to cover. (See related story, pg. 3) We were happy to spend the day with an enthusiastic and knowledgeable group, and were able to cover legal, procedural and design review issues, as well as the topic of immediate interest: how to address the increasing number of property owner inquiries or applications for solar panel installations.

Preservationists in general, and preservation commissions particularly, are often wary or downright antagonistic toward solar panels, and in many cases, they/we are right to be. Not too long ago, giant, lawn-sized satellite dishes were the technological bugaboos of review commissions: visually intrusive and downright ugly. But, like dishes, renewables like photovoltaic (solar) panels will be an essential part of our future. And New Jersey state law now confers “inherently beneficial use” status to wind, solar and photovoltaic facilities. So, we are going to have to find ways to accommodate them.

There are, however, several responses that HPCs and preservationists can have to proposals for solar installations. First question to ask: what steps have been taken to retrofit the building for energy efficiency? As our colleague Patrice Frey at the National Trust’s Preservation Green Lab says “(not starting with energy retrofits) is basically like cranking up your super-efficient heating system and keeping all the windows open in the dead of winter – you’re missing out on the real emissions reductions.”

Second: even if we cannot deny a photovoltaic installation outright, the location of an installation is very much a valid question. Placement of solar panels on a rear-facing roof elevation, out of view of the public right-of-way, is just one possible solution to limit visibility and intrusion.

Third: the technology is changing and improving constantly. Check out the solar shingles at right, for example. And, remember those giant satellite dishes on folks’ front lawns? Dishes are now very small and far less obtrusive. Solar capturing installations will evolve in the same way. Plus, appropriately installed, the panels are a reversible addition. That meets preservation standards.

A blog by *Scientific American*’s George Musser, “Are Old Houses Doomed?” that has been making the rounds lately poses the following: “...if old houses can’t be brought up to modern standards, their very survival is at stake. Saving them may mean bending preservation standards.” Historic Preservation Commissions and preservation advocates are going to need to think carefully about how to align our preservation values with community values of sustainability and energy efficiency. New and better technology will come along, and we’ll have protected the historic assets we cherish. George Musser calls on us to take the long view.



*Solar panels integrated into shingles*

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**Commissioners are leaders in setting the dialogue. We should offer ourselves as a gift to our neighbors, so we are perceived by the citizenry not as fringe obstructionists but as mainstream leaders**

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# Save Energy! Save Money! Save Historic Windows!

Consider this: If you had a beautiful piece of art that was custom designed, crafted by hand, made from native old-growth wood, and imbued with clues to its age and crafting traditions, would you throw the authentic piece in the dumpster if a simulated plastic version suddenly became available? That's what many homeowners are doing in a rush to save on energy bills and weatherize their homes. But old and historic, usually wood, windows, help to tell the story of your house and provide character and beauty.



In fact, a project like sealing air leaks will ultimately save more energy and money than replacing your windows. As the National Trust for Historic Preservation points out in their online “Weatherization Strategies” guide, “On average, replacing windows with new, higher-quality replacement windows (when properly installed) may save you about \$50 a month on your heating or cooling bills. However, this is after spending an average of \$12,000 dollars to install the windows (the average home has between 24 and 30 windows, replaced at an average of \$500-\$1,000 each). If you heat your house an average of six months a year, the savings are about \$300 a year. At this rate, it would take 40 years to even begin to recoup in energy savings the amount spent on the new windows.”

The experts all agree: start with a home energy audit. Examine carefully where the leaks are occurring; they are usually concentrated in the attic, basement and walls. If your historic wood windows need attention – use the resources found on the PNJ “Sustainability” page of our website, [www.preservationnj.org](http://www.preservationnj.org). Studies have demonstrated that a historic wood window, properly maintained, weatherstripped and with a storm window, can be just as energy efficient as a new window for a fraction of the cost! For more information, visit the National Trust “Weatherization” webpage: [www.preservationnation.org/issues/weatherization](http://www.preservationnation.org/issues/weatherization).

## Preservation Easements : FAQs

One of the ways Preservation New Jersey accomplishes our mission is to accept preservation easements on historic properties and sites. A preservation easement is a voluntary legal agreement between a property owner and Preservation New Jersey (PNJ) that insures the perpetual protection of the property's historic character and value, even if the property is transferred to subsequent owners.

Q: Why are easements important?

A: Many people interested in older buildings are under the false impression that if a building is “historic,” it is somehow automatically protected from destruction. In reality, a listing on the National Register of Historic Places does not prevent an owner from demolishing a building. In some cities, local preservation ordinances do provide a measure of protection for historic properties. Many local ordinances, however, only provide for a delay in the demolition process. An easement, on the other hand, is a legal document that insures the preservation of a historic property in perpetuity.

Q: What are the benefits of donating an easement?

A: Preservation easement donations are recognized as charitable contributions under the tax code. The value of the easement donation is therefore deductible for federal income, estate, and gift tax purposes in the same manner as all other charitable contributions. Preservation New Jersey is a 501(c)(3) non-profit organization, a status which entitles its donors to the maximum allowable charitable contribution deduction. Because of the complexity of the tax laws, PNJ urges its donors to seek competent tax counsel.



For more information about donating a Preservation Easement to Preservation New Jersey, call us at 609-392-6409.



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2010 New Jersey Historic Preservation Conference:

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June 2, 2010

Union County College, Elizabeth, NJ

The conference explores the unique opportunities for sustaining our heritage, and demonstrates how the shared vision for a sustainable future is integrated with our appreciation for the past. For information and to register, visit: [www.state.nj.us/dca/preservationconference](http://www.state.nj.us/dca/preservationconference)

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THE NEWS & EVENTS TAB**

# PNJ members

Preservation New Jersey would like to thank all our members who have joined us to help communities manage change and protect the places that are important. All our Members and Supporters are listed in our Annual Report, published each Autumn.



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## ITS TIME TO RENEW YOUR MEMBERSHIP!

Our members share an interest in managing change, appreciation for the value of important and historic places, a commitment to the preservation of our heritage for future generations, and a desire to see the tangible evidence of New Jersey's past remain a living, contributing part of its future.

Donate at [www.preservationnj.org](http://www.preservationnj.org) or call 609.392.6409 for a brochure.

## Consider making a bequest to Preservation New Jersey



It's often said that the only certainties in life are death and taxes. While Uncle Sam makes sure we pay taxes, no one ensures that we prepare for the other certainty. In fact, surveys show that only four out of 10 Americans have wills.

Preparing a will is an important part of planning to improve and stabilize financial security for yourself and your family. And including a charitable bequest in your will is a simple way of making a lasting gift to your community. By making a gift to Preservation New Jersey, you benefit the historic legacy of our state at the same time you are leaving a personal legacy and distributing some or all of your assets tax free.

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