2016 HISTORIC PRESERVATION ELEMENT OF THE MONTCLAIR TOWNSHIP MASTER PLAN

INTRODUCTION

Charles Schultz House, c. 1976, (Montclair Public Library)

WHAT IS A HISTORIC PRESERVATION ELEMENT?

New Jersey Municipal Land Use Law (MLUL)

1. State enabling legislation that established protocols for land use and development at the municipal level.

2. Empowers municipalities to identify, evaluate, designate, and regulate historic resources.

3. Authorizes the creation of a Historic Preservation Plan Element, a subsection of a municipality's master plan that guides historic preservation planning policies.

MLUL Required Content for an HP Plan Element

1. Location and significance of historic sites and historic districts.

2. Standards used to assess worthiness for historic site and district identification.

3. Impact of each element of the master plan on preservation of historic sites and districts.

PURPOSE OF HISTORIC PRESERVATION ELEMENT

The 2016 HP Element builds upon past achievements and envisions the future for historic preservation in the Township. As guided by the New Jersey MLUL, the HP Element will:

- Provide a framework for historic preservation, development, and redevelopment.
- Identify the ordinances, laws, and planning documents and policies that impact and guide historic preservation.
- Identify the location and significance of historic sites and districts.
- Communicate the standards used to assess the significance of historic resources.
- Provide a historic preservation goal, a set of preservation objectives and recommendations, and a prioritized action plan for achieving these goals and objectives.
- Reflect public engagement and participation in the development of the preservation goals and objectives.
- Be formally adopted by the Planning Board upon completion.

BENEFITS OF HISTORIC PRESERVATION

The 2016 HP Element advances the many benefits of historic preservation:

- Promotes the conservation of environmental resources through the retention of existing structures and infrastructure.
- Creates vibrant downtowns that draw tourism and cultural institutions.
- Fosters public appreciation and investment in neighborhoods and the broader community.
- Stimulates the local economy through the growth of heritage tourism and the creation of jobs associated with the rehabilitation and revitalization of historic structures.
- Enhances the quality of life and economic vitality of the community.

HP ELEMENT CONTENTS

- Summary of document.
- Purposes and objectives of HP Element.
- Local history and historic themes.
- Local/state/federal laws and planning policies that impact historic preservation.
- Types of historic resources in Montclair and in the 2016 Historic Resources Survey.
- Success and issues related to historic preservation.
- Community goal and objectives for historic preservation.
- Recommendations for municipal, private, and public sector strategies.
- Implementation agenda and year-by-year schedule.

2016 HISTORIC RESOURCES SURVEY: JULY 2016

- Goal to identify historic properties potentially eligible for local landmark designation and/or listing on the State and National Registers of Historic Places.
- Focus on resources not currently locally landmarked, listed on the State and/or National Registers, and not surveyed in 1982 as part of the "Preservation Montclair" project.

World War I Memorial, Edgemont Park, undated (MPL)

HISTORIC PRESERVATION IN MONTCLAIR

1993 Adopted the first HP Element of the Master Plan.

- Proposed criteria for designation and identified historic resources.

1994 Enacted a Historic Preservation ordinance.

- Recognizes and protects historic resources through established formal criteria and procedures.

1994 – 2016 Designated 16 individual properties and 4 historic districts as local landmarks.

2016 Adopted Historic Design Guidelines.

2016 Developed the Township of Montclair–Historic Invetory Viewer (http://mtnjplanning.maps.arcgis.com/apps/webappviewer/index.html?id=cb868e4816b94e52960fec6a3acfb1ff).

HISTORIC RESOURCES IN MONTCLAIR

Historic Inventory Viewer

An interactive web mapping application that locates historic resources within the Township.

- Identifies landmarks and districts.
- Points identify individual landmarks.
- Polygons illustrate district boundaries.
- Points and polygons are:
  1. Orange: local historic landmark/ district.
  2. Grey: State and/or National Register-listed landmark/district.
  3. Blue: 1982 "Preservation Montclair" surveyed property/streetscape.

HISTORIC RESOURCES IN MONTCLAIR

Local Historic Landmarks

- 16 individual landmarks designated by the HPC since the adoption of the HP ordinance in 1994.
- Majority of individual landmarks are residential structures from the late 18th through the early 20th century.
- Example:

  Siegler Farm at 109 Alexander Avenue (1815).

Siegler Farm, undated (Montclair Public Library)

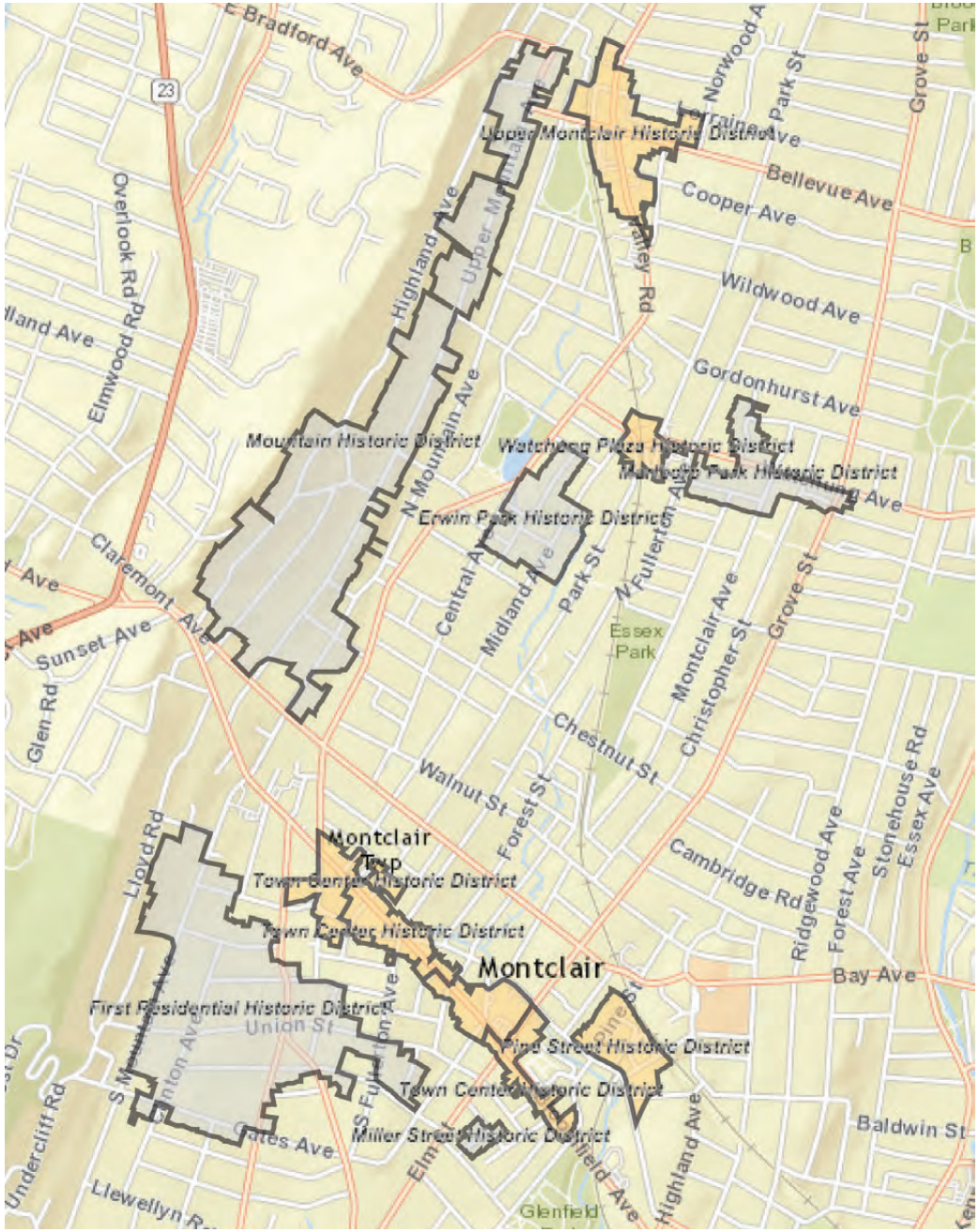
HISTORIC RESOURCES IN MONTCLAIR

Local Historic Districts

- 4 historic districts designated by the HPC since the adoption of the HP ordinance in 1994.

  1. Pine Street HD (2005)
  2. Town Center HD (2002)
  3. Upper Montclair HD (2006)
  4. Watchung Plaza HD (2012)

- Approximately 370 resources designated within these districts.



HISTORIC RESOURCES IN MONTCLAIR

State/National Register-Listed Historic Landmarks

- 89 individual landmarks listed since the National Historic Preservation Act in 1966 and the New Jersey Register of Historic Places Act in 1970.

- Majority of the 89 properties are residential structures from the 1890s through the 1930s.

- Example:

  Henry Fenn House at 208 No. Mountain Avenue (1887).

Henry Fenn House, c. 1895 (Montclair Public Library)

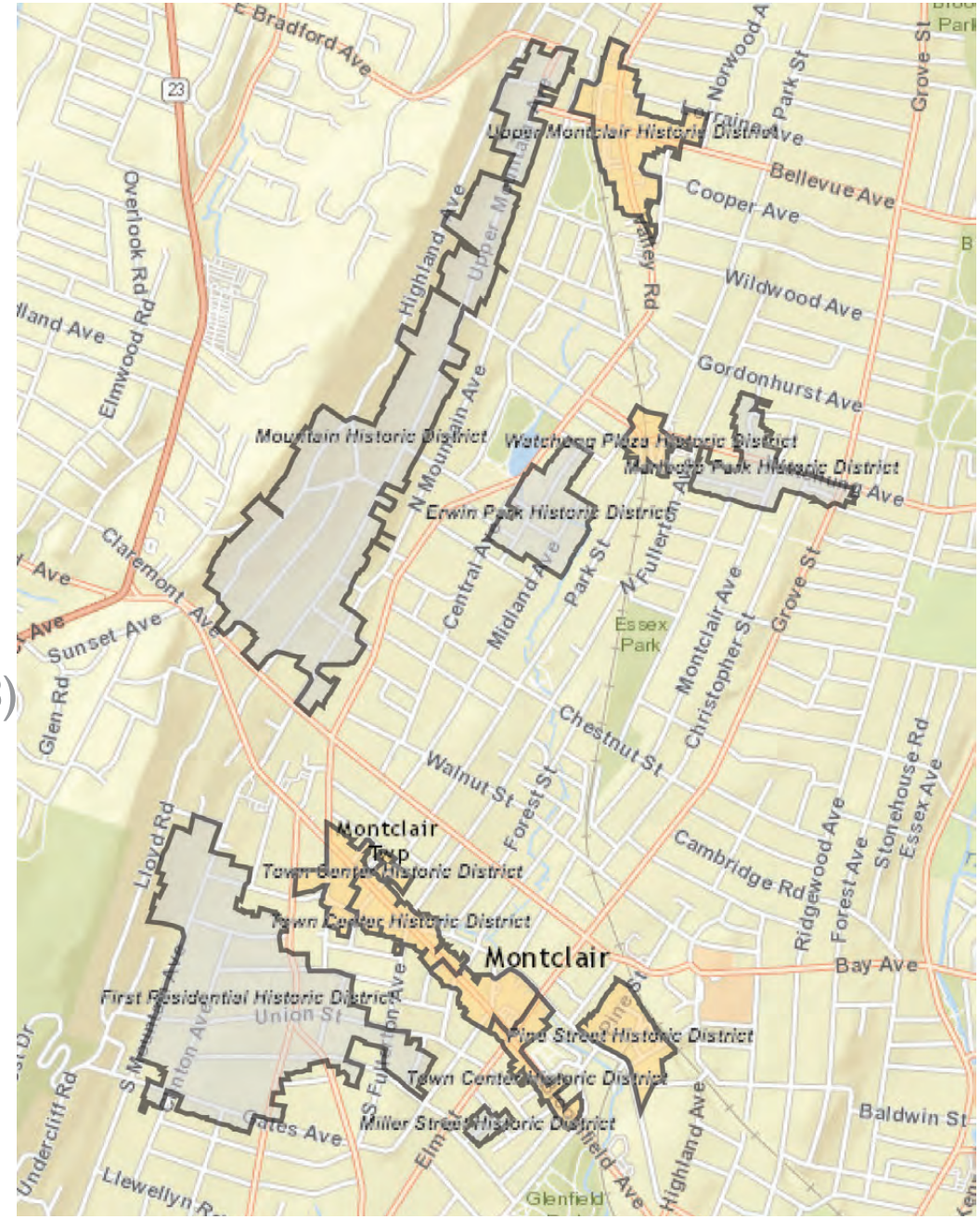
HISTORIC RESOURCES IN MONTCLAIR

SR/NR Historic Districts

- 6 SR/NR districts listed on the SR/NR since the National Historic Preservation Act in 1966 and the New Jersey Register of Historic Places Act in 1970.

1. First Residential HD (SR, 1986)
2. Erwin Park HD (SR, 1986)
3. Marlboro Park (SR, 1986/NR, 1988)
4. Miller Street (SR, 1986/NR, 1988)
5. Mountain HD (SR, 1986/NR, 1988)
6. Pine Street HD (SR/NR, 2000)

- Approximately 630 resources within these district boundaries.



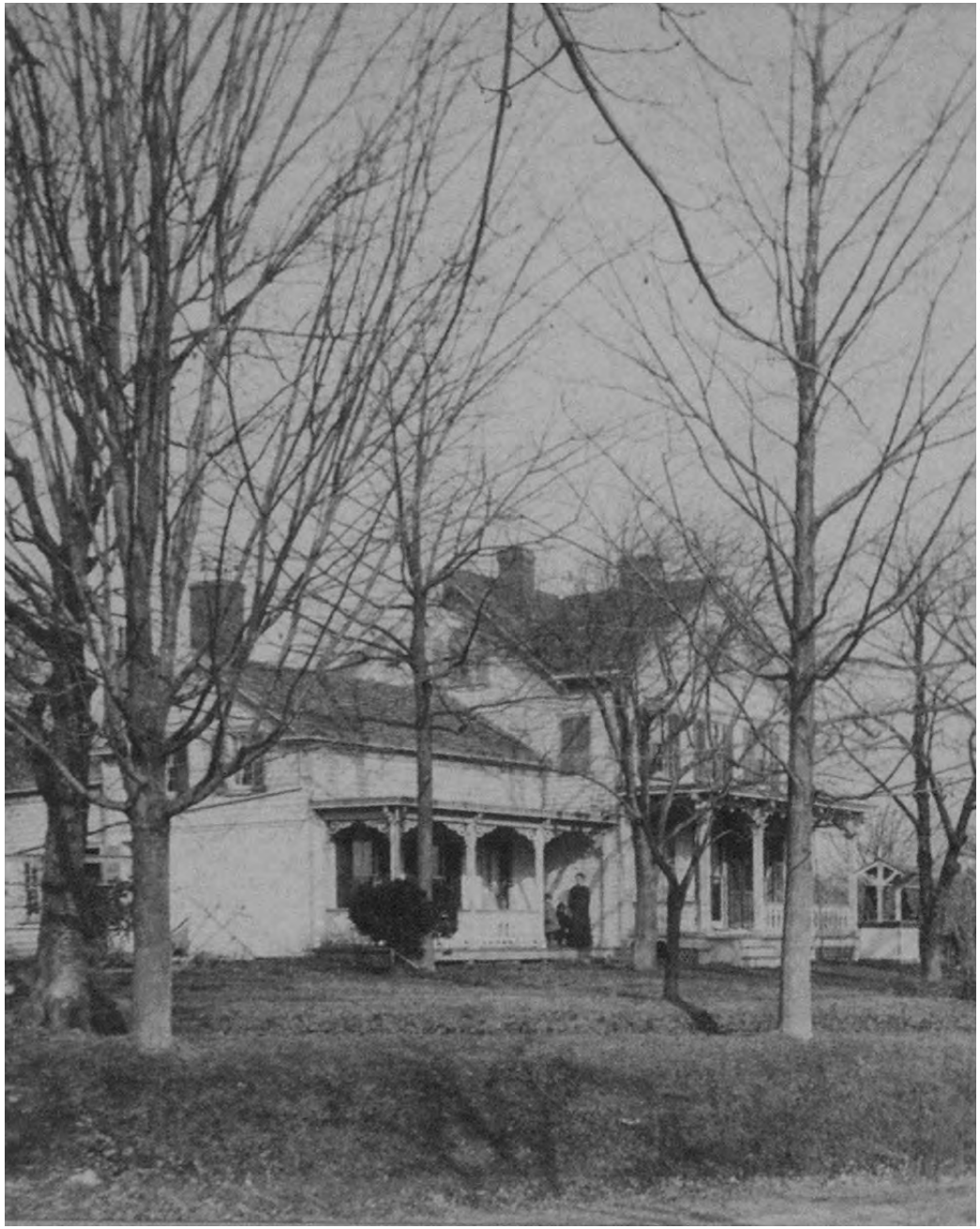
HISTORIC RESOURCES IN MONTCLAIR

"Preservation Montclair" 1982 Building Survey

- The Junior League, a non-profit organization, conducted a survey of 1,030 historic resources and streetscapes as part of the "Preservation Montclair" project.

- Approximately 996 properties surveyed in 1982 are still extant; 558 are not locally designated or listed on the SR/NR.

- Example:
  Beatty Farm at 203 Valley Road (1853).



Beatty Farm, c. 1880 (Montclair Public Library)

FURTHER OPPORTUNITIES FOR COMMENT

1. Public Meetings

   All public meetings for the 2016 HP Element will be held at regularly scheduled HPC meetings at 205 Claremont Avenue:

   Public Meeting #2: July 28, 2016, at 7:30pm

   Public Meeting #3: October 27, 2016, at 7:30pm

2. Drafts of the HP Element

   Drafts of the HP Element will be posted to the Township Historic Preservation Commission website for public review and comment:

   50% Draft: Month of July

   75% Draft: Month of September

   100% Draft: Month of October