



Phillipsburg Historic Preservation Plan

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The Historic Preservation Plan Element of the Master Plan

Objectives of the Plan:

1. Preserve the Town's history as reflected in its buildings and structures, while providing for adaptive re-use of obsolete facilities.
2. Capitalize on the Town's past role as a major transportation center to promote local business and tourism.
3. Incorporate historic preservation/planning in future redevelopment plans.
4. Encourage the continued use of historic resources and facilitate their appropriate reuse to stabilize and improve property values and discourage the unnecessary demolition of historic resources.
5. Encourage an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects or districts within the Town of Phillipsburg.
6. Encourage private reinvestment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style or is compatible with the original architectural style characteristic of the designated historic districts in which the structure is located.

STATUTORY AUTHORITY

The New Jersey Municipal Land Use Law (NJSA 40:55D-1 et. seq.)

- Enables the Planning Board to adopt a historic preservation plan element as part of the municipal master plan.
- According to NJSA 40:55D-28b (10), the Master Plan may include “a historic preservation plan element:
 - a) indicating the location and significance of historic sites and historic districts;
 - b) identifying the standards used to assess worthiness for historic site or district identification; and
 - c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.”

LISTED PROPERTIES

The information in this section is based on the inventory of New Jersey and National Registers of Historic Places maintained by the NJ Historic Preservation Office updated to October 21, 2014. The listings are updated quarterly to reflect ongoing additions and corrections.

State & National Historic Sites*

Site Name & Inventory Number	Location	Designation
Lander-Stewart Mansion and Stites Building (ID#4772)	102-104 South Main Street	SR: 5/6/2008 NR: 6/25/2008
Morris Canal (ID#2784)	Existing and former bed of the Morris Canal	SHPO: 4/27/2004 SR: 11/26/1973 NR: 10/1/1974
Phillipsburg Commercial Historic District (ID#4832)	Portions of: South Main, Hudson, Morris, North Main, Market Streets and Union Square	SR: 8/20/2008 NR: 10/8/2008
John Roseberry Homestead (Gess) (ID#2785)	540 Warren Street	SR: 10/18/1972 NR: 4/3/1973
U.S. Post Office (ID#2787)	361 Memorial Parkway	SR: 1/31/1986

Source: New Jersey and National Registers of Historic Places Updated 10/21/2014.

SR = State Register; NR = National Register; SHPO = SHPO Opinion

*Data obtained September 29, 2016

CERTIFICATIONS & OPINIONS

COEs, DOEs, and SHPO Opinions

Source: New Jersey and National Registers of Historic Places Updated 10/21/2014.
 COE = Certification of Eligibility;
 DOE = Determination of Eligibility;
 SHPO = SHPO Opinion

There are 16 eligible or “opinioned” assets in Phillipsburg

- COEs satisfy a prerequisite to apply for funds from the NJ Historic Trust.
- DOE - issued by the National Park Service as a formal certification that a property is eligible for registration
- SHPO Opinion – issued by State Historic Preservation Office in response to federally funded activity (i.e. road project) that will have an impact on historic properties not on the National Register

Site Name & Inventory Number	Location	Designation
Andover Iron Furnace Concrete Faced Loading Ramp (ID#2779)	---	SHPO: 1/13/78
Central Railroad of New Jersey Main Line Corridor Historic District (ID#3500)	District extends through 29 municipalities in 5 counties	DOE: 11/30/95 SHPO: 7/19/91
P. Coal Site (28-Wa-543) (ID#2780)	---	SHPO: 9/16/1983
Dormida House (ID#2781)	119 Lock Street	SHPO: 9/16/1983
Doughty House (ID#2782)	221 Lock Street	SHPO: 9/16/1983
Dutch Canal (ID#4032)	Beneath the streets at Union Square and North Main Street.	SHPO: 5/1/1992
Easton-Phillipsburg Toll Bridge (ID#5169)	US Route 22	SHPO: 2/3/1999
Green's Bridge (ID#275)	NJ Transit Raritan Valley Line, Milepost 70.44	SHPO: 2/3/1999
Ingersoll-Rand Corporation Complex (ID#4098)	Center Street	SHPO: 6/18/2002
Lehigh Valley Railroad Historic District (ID#4154)	District extends through 30 municipalities in 7 counties	SHPO: 3/15/2002
Main Street Commercial Historic District (ID#2783)	South Main Street	SHPO: 7/21/1992
Main Street Bridge (ID#276)	NJ Transit Raritan Valley Line, Milepost 72.15	SHPO: 2/3/1999
Northampton Street Bridge (ID#4939)	Northampton Street	COE: 10/15/2009
Union Station (ID#4228)	178 South Main Street	COE: 11/26/2003
Valley View Historic District (ID#4347)	Congress, Ridge, Tuttle, Arlington and Gate Streets, Hillside Road, Valley View Circle	SHPO: 9/21/2004
Vargo House (ID#2788)	155-157 Lock Street	SHPO: 9/16/1983

PHILLIPSBURG AREA HISTORIC SITES SURVEY

- Published by the Phillipsburg Area Historical Society in 2012; funded by the National Park Service.
- Identifies more than 420 sites of historical and/or architectural significance in Phillipsburg, Alpha, Greenwich, Lopatcong, and Pohatcong (about 2/3 are in Phillipsburg).
 - Not meant to be a definitive inventory
 - Not intended to identify all potential state or national register eligible properties.
 - Not many neighborhoods developed after 1920 are included
- Surveyors guided by criteria based on NJ Historic Preservation Office survey form.
- Use as a starting point to create a formal catalog of local, state, and nationally significant properties and districts.

The background of the slide is a photograph of a historic building with a prominent balcony. The building has a reddish-brown facade and arched windows. The balcony has a dark railing with decorative balusters. The image is slightly faded and serves as a backdrop for the text.

DESIGNATION CRITERIA

Key

Any buildings, structures, sites or objects which due to their significance would individually qualify for landmark status.

Contributing

Any buildings, structures, sites or objects which are integral components of the Historic District either because they date from a time period for which the district is significant or because they represent an architectural type, period or method for which the district is significant.

Non-contributing

Any buildings, structures, sites or objects which are not integral components of the Historic District because they neither date from a time period for which the district is significant nor represent an architectural type, period, or method for which the district is significant.

HISTORIC PRESERVATION ADVISORY COMMISSION

Powers & Duties

1. Prepare survey of historic sites
2. Advise Planning Board and Board of Adjustment on this Historic Preservation Plan element of the master plan.
3. Review all actions which affect the exterior of historic landmarks within and outside of a historic district and advise the Planning Board on the appropriate action.
4. Advise Town Council on the protection of historic landmarks and the preparation of a long-range plan so as to secure funding for preservation projects.
5. Work with local, county, state and national historic preservation organizations
6. Prepare historic district design guidelines
7. Educate the community on historic resources in the Town
8. Promote historic preservation in Phillipsburg

Historic Preservation Ordinance details the organization, membership, terms, and responsibilities of the commission.

HISTORIC PRESERVATION ADVISORY COMMISSION

MEMBERSHIP

- 7 Regular Members, including 1 - Class A and 2 - Class B members
- Commission to be appointed solely by the Mayor
- Includes members from each of the following classes:
 - 1) Class A: a person knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and
 - 2) Class B: a person who is knowledgeable of or with a demonstrated interest in local history and who may reside outside the municipality; and
 - 3) Class C: regular members who are not designated Class A or B shall be designated as Class C. Class C members shall be citizens of the municipality who shall hold no other municipal office, position or employment, except for membership on the planning board.
 - 4) No member of the Commission shall be permitted to act on any matter in which he or she has, either directly or indirectly, any personal or financial interest, and all members shall disclose to the Commission any such personal or financial interest.

LANDMARK IMPACT REVIEW

Should be **required** before a permit is issued or before any work can commence on any of the following activities on the property of any historic landmark:

1. **Demolition** of a landmark or of any improvement within any historic district.
2. **Relocation** of any landmark or of any improvement within any historic district.
3. **Change in the exterior appearance** of any existing landmark or any improvement within any historic district by addition, alteration or replacement.
4. Any **new construction, alteration, repair or remodeling** of a principal or accessory structure in any historic district or any landmark.
5. **Site plans or subdivisions of any landmark within any historic district.**
6. Changes in or addition of **new signs** or **exterior lighting**.
7. A **Zoning Variance affecting a historic landmark** or an improvement within a historic district.

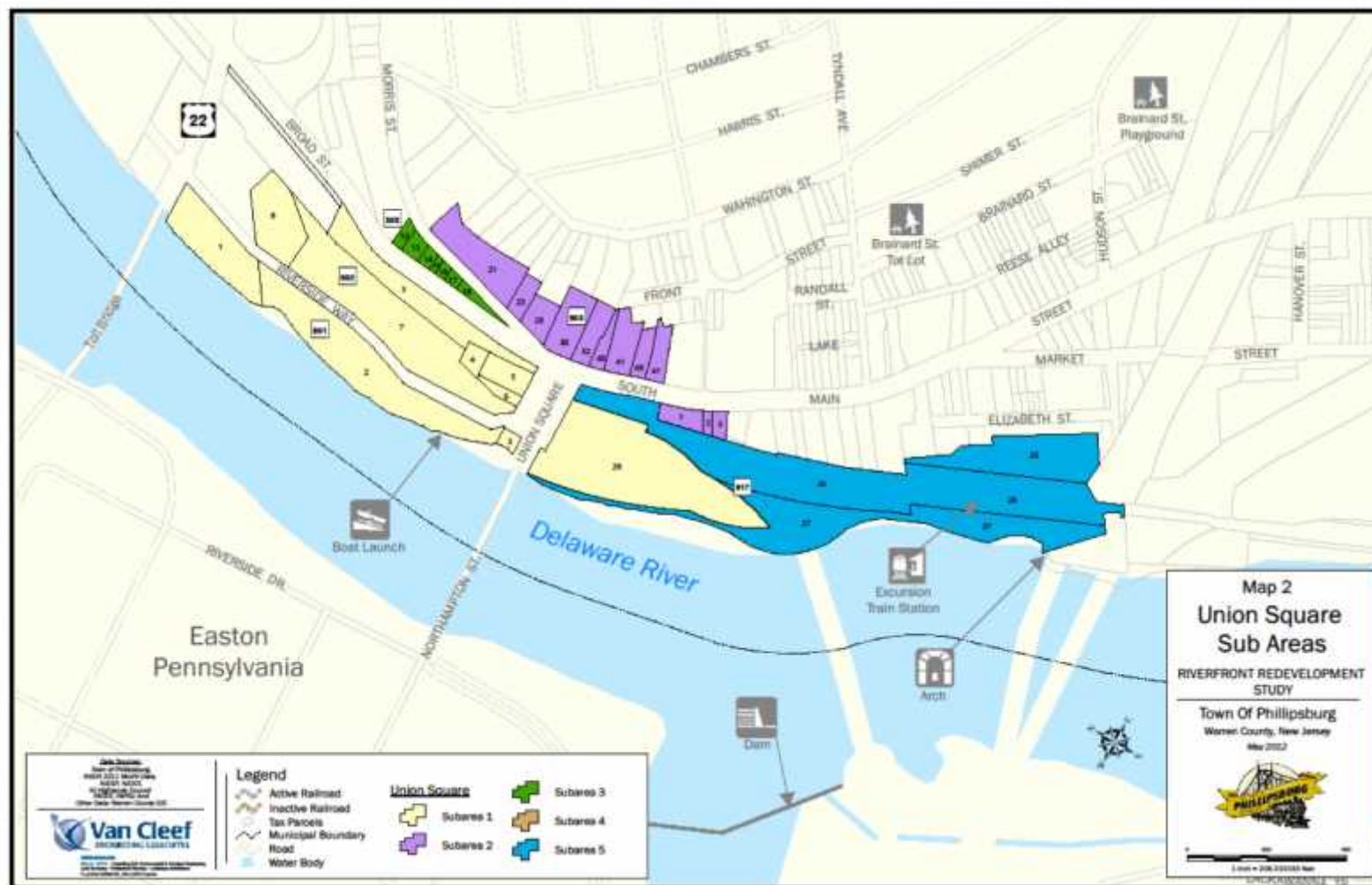
RECOMMENDATIONS

1. **Establish a Historic Preservation Commission as outlined in this plan.**
2. Continue façade improvement program
3. Develop design guidelines for restoration of historic structures and new construction
4. Develop a comprehensive register of historic places, including locally significant properties
5. Coordinate historic preservation efforts with other Town initiatives such as the Riverfront Heritage Trail
6. Consider participating in the Certified Local Government (CLG) program to gain access to funding for a host of historic preservation-related projects and programs



HISTORIC PRESERVATION OVERLAY DISTRICT

PROPOSED HISTORIC DISTRICT OVERLAY ZONE (Union Square Historic District)



PROPOSED HISTORIC DISTRICT OVERLAY ZONE

(Union Square Historic District)

Purpose

- Regulate new construction and rehabilitation of structures within the Union Square Historic District
- Permit appropriate development to maintain district's unique character and historic features.
- Promote context-sensitive development which will in turn promote economic health, property values, and historic character.

Regulation

- Section 510-2 of Town Code – Definition of “Development”
- Section 625-107 of Town Code – to be established as Historic Preservation Ordinance; states that a Certificate of Appropriateness must first be obtained by the HPAC prior to development.
- Section 625-82 of Town Code – requirement to obtain Conditional Use permit from the zoning board as a means to develop within the Historic District.



HISTORIC PRESERVATION ORDINANCE

PROPOSED HISTORIC PRESERVATION ORDINANCE

Scope of the Ordinance

Findings and Purpose

Historic Preservation Advisory Commission

- Establishment – terms, members, etc.
- Organization – officers; staff and budget; meetings and procedures
- Responsibilities – powers and duties
- Definitions

Designation of Historic Sites and Districts

- General Standards
- Exceptions
- Resources

Actions Requiring Review by HPAC

Violations and Penalties

ACTIONS REQUIRING REVIEW BY HPAC

- **All building permit, demolition and development applications** affecting a historic property or an exterior improvement within a historic district designated in the historic preservation plan element of the Town's master plan and pursuant to this ordinance.
- **Any proposal for renovation, modification, addition or expansion** requiring a building permit. *Interior changes and ordinary repairs and maintenance are precluded from this requirement.*
- **Relocation and Demolition** applications must be forwarded to HPAC for review
- The Land Use Board must refer **all development applications** to the HPAC **that affect a historic property or key and contributing site** in a historic district.
- **Review standards** for certificates of appropriateness are included in the ordinance.

NEXT STEPS

- **Public hearing and adoption of:**
 - Historic Preservation Plan Element of the Master Plan for the Town of Phillipsburg
 - Historic Preservation Overlay Zone (Union Square Historic District)
 - Historic Preservation Ordinance (Zoning Ordinance)
- **Establish Historic Preservation Advisory Commission**
- **Create Design Guidelines for Union Square Historic District (& beyond)**

DESIGN GUIDELINES

Chapter 1: Using the Design Guidelines

Chapter 2: Planning a Preservation Project

Chapter 3: Treatment of Historic Properties

Chapter 4: Design Standards for All Projects

Chapter 5: Signs

Components of the Design Guidelines :

- 1. Design Topic (i.e.. Architectural Details)**
- 2. Intent Statement (Desired outcome for that topic; basis for guideline and determining appropriateness)**
- 3. Design Guideline (Performance-oriented design outcome)**
- 4. Additional Information to help meet the intent of the design guideline**
- 5. Images / Illustrations to clarify the intent of the design standard**

The background of the slide is a photograph of a historic, multi-story building. The building features a prominent balcony with a decorative railing made of dark wood or metal with ornate balusters. The building's facade is light-colored, possibly stone or brick, and has several windows with arched tops. The overall scene is brightly lit, suggesting a sunny day.

Thank You!

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