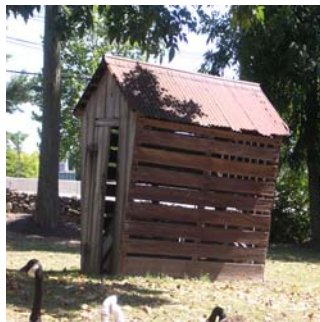


HISTORIC PRESERVATION PLAN



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IX. HISTORIC PRESERVATION PLAN ELEMENT

A. Introduction

This historic preservation plan element identifies the location, significance, utilization, and means of preserving of historic resources. The plan also identifies the standards used to assess worthiness of existing historic resources within the Township.



B. Historic Resources

The Township's historic resources are identified on Table 19. They are important to the Township's heritage and sense of identity. A balance is required between the need to preserve these structures and sites, and the economic cost of doing so. At least three (3) methods are available to foster preservation: inclusion on the National Historic Register, inclusion on the State Historic Register, and protection through municipal regulation. Township policies and regulations should stress protecting and reusing historic resources and sites by way of the development review process while maintaining their original appearance. New construction next to an historic building should not necessarily duplicate its style, however it should be compatible and not detract from its historic characteristics. Demolition of an historic building should be avoided.

The purposes of this plan element are to:

1. Encourage the continued use of historic resources and facilitate their appropriate re-use.
2. Safeguard the heritage of the Township by preserving resources within the Township which reflect elements of its cultural, social, economic, and architectural history.
3. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects, landmarks and/or districts within the Township.
4. Stabilize and improve property values and discourage the unnecessary demolition of historic resources.
5. Foster civic beauty and neighborhood pride.
6. Promote appreciation of historic resources for the education, pleasure, and welfare of the citizens of the Township and its visitors.
7. Spur beautification and private reinvestment.

8. Manage change by preventing alteration and new construction not in keeping with the historic structure.
9. Recognize the importance of all buildings in historic districts or areas and of individual historic structures located outside of the district by urging property owners and tenants to maintain their properties in keeping with Township requirements and standards.
10. Encourage the proper maintenance and preservation of historic settings and landscapes.
11. Encourage appropriate alterations of historic structures and buildings.
12. Enhance the visual and aesthetic character, diversity, continuity and interest of the Township.
13. Promote the conservation of historic sites and landmarks and invite compliance through the adoption of standards in a manner that minimizes hardships on residents, especially those of low and moderate income.



Village Restaurant

C. Development Application Review Process

The following general criteria should be used in reviewing a development application's effect on an historic building or site:

1. Every reasonable effort should be made to provide a compatible use for structures which will require minimum alterations to the structure.
2. Rehabilitation should not destroy the distinguishing qualities or character of the structure. The removal or alteration of any historic material or architectural features should be held to a minimum, consistent with the proposed use.
3. Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on documentation supporting the accurate duplication of original features.
4. Distinctive stylistic features or examples of skilled craftsmanship which characterize older structures and often predate the mass production of building materials should be retained whenever possible.
5. The original siding and roofing material should be maintained or repaired,

and, if replacement is needed, it should be of the same material and size. If the same material is not available, a substitute material should be of the same shape and size. Replacement materials or features may achieve their own significance over time and should not be prohibited.

6. All structures should be recognized as products of their own time. Alterations to create an appearance inconsistent with the original character of the structure should be discouraged.
7. Signs, except public and temporary signs, should be reviewed for their conformity in exterior material composition, external appearance and size with similar advertising or information media used in this architectural period of the building. Signs should be reviewed in their relationship to the structure to which they are attached.
8. An archaeological and historic sites program that includes at least the following:
 - a) An archaeological and historic sites survey giving a history of the site and identifying all known historic features. Sites identified in such survey should be registered by a qualified archaeologist in the New Jersey State Museum Site Registration Program; and
 - b) A proposal as to how archaeological sites and historical sites will be treated and who during construction will be responsible.
9. The Planning Board or Zoning Board should require deed restrictions as it deems desirable to protect the historic features of the property.

These criteria can either be codified into a Historic Preservation Overlay Ordinance or utilized by the Planning Board or Zoning Board during the development review process.



Theobald Smith House

before its demolition to make way for a residential subdivision.

It is the intent of this plan element to preserve the integrity and authenticity of historic buildings and to insure their compatibility with new structures. If past architectural styles are to be used, a copy of a specific structure is preferable to an amalgam of building types and styles.

As part of the application review process, developers may be required to submit "Cultural Resource Assessments" of impacted historic landmarks, as was prepared by Carlton Homes for the Jonathan Stout Farm (1808-1822), located at the corner of Dey Road and Scotts Corner Road,

The Office of the U.S. Secretary of the Interior, which administers historic preservation at the federal level, recognized the public's need for design guidance. Working with preservationists across the country, they developed standards and guidelines for the rehabilitation of historic buildings. First published in 1979, the Standards for Rehabilitating Historic Buildings presents ten (10) clear and brief statements representing appropriate design in a historic context. Supplemental to these standards, an extensive set of guidelines was also developed, providing more specific guidance on things such as exterior surfaces, roofs, windows, interiors and even sites and districts.



Corn Crib

To evaluate a specific development application, the

Planning Board or Zoning

Board should also utilize the U.S. Secretary of the Interior's standards and guidelines. These standards and guidelines can be used to assist in determining whether proposed changes should be approved or disapproved. The standards and guidelines are nationally accepted, and represent the present thinking on appropriate methods of intervention. The following standards should be applied to building and sign projects in a reasonable manner, taking into consideration economic and technical feasibility:

1. A property should be used as it was historically or be placed in a new use that requires minimal change to the defining characteristics of the building such as its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property should be retained and preserved. The removal of historic and/or distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property should be avoided.



19th Century House

3. Each property should be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other

historic properties, should not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical or pictorial evidence.



19th Century House

7. Chemical or physical treatments to exterior surfaces, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials, such as sandblasting, should not be used.
8. Archaeological resources should be protected and preserved in place. If such resources must be disturbed, mitigation measures should be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

D. Recommendations for Alterations and Additions

1. Retain original siding whenever possible, without the application of any surface treatment unless required to solve a specific problem that has been studied and identified.
2. Avoid the application of new material, which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone veneer, asbestos or asphalt shingles, and vinyl

or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

3. Replace missing significant architectural features, and repair or replace, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile and brick. Retain those architectural features such as siding, cornices, brackets, railings, shutters, windows, doorway pediments, hand rails, balusters, columns and trims, brackets and roof decorations.



Old Barn

4. Preserve the original roof shape and the original roofing material, whenever possible. When not possible, apply new roofing material that is appropriate to the style and period of the building and neighborhood.
5. Preserve or replace where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes. Avoid changing the character of the roof by adding new inappropriate features such as dormer windows, vents or skylights.
6. Avoid altering the size of windowpanes or sash. Such changes destroy the scale and proportion of the building.
7. Retain and repair existing windows and door openings including window sash, glass, lintels, sills, shutters, doors, pediments, hoods, steps, and all hardware whenever possible. If new sash and doors are used, duplicate the material, design, and the hardware of the older window sash and doors.
8. Install visually unobtrusive storm windows and doors, where needed, that do not damage existing frames and that can be removed in the future. Avoid aluminum storm and screen window with insulating glass combinations that require the removal of original windows and doors.
9. Use original doors and door hardware when they can be repaired and reused in place.
10. Avoid installing plastic, canvas, or metal strip awnings or artificial shutters that detract from the character and appearance of the building.

11. Avoid enclosing porches and steps in a manner that destroys their intended appearance.
12. Retain porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.
13. Keep additions to historic buildings and adjacent new construction to a minimum.
14. Design an addition so there is the least possible loss of historic materials and so the character defining features are not obscured, damaged, or destroyed.
15. Locate an addition at the rear or on an inconspicuous side of a historic building and limit its size and scale in relationship to the historic building.
16. Design additional stories that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
17. Design the addition so it is clearly differentiated from the historic structure. Offset the walls of the addition so they are simply extensions of the existing walls.
18. Design the addition to be compatible in terms of mass, materials, relationship of solids to voids, etc.
19. Design the addition to compliment the rhythm of the historic structure.
20. Make sure the addition is not so similar that it appears to be part of the original structure.



Church

Remember an Addition:

1. Should be compatible with the size, scale, and architectural features of the original structure.
2. Should be differentiated from the original structure.
3. Should not harm the integrity of the original structure.
4. Should (theoretically) be removable from the original structure.

E. Historic Commercial Properties

It is essential to understand that the best design approaches for rehabilitating historic commercial properties are generally the most simple and obvious, not necessarily the most creative. An evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. An initial step in this evaluation should be the removal of any inappropriate covering materials in several places to determine just how much of the original character remains. The standards and guidelines used to direct the appropriate rehabilitation of residential properties, including building materials, windows and doors, new construction, demolition, and the environment, are equally applicable to commercial properties.

In applying the standards to determine the most sympathetic method of rehabilitating a historic commercial property, the following guidelines should be applied. Any proposal which does not comply with the following will be considered inappropriate.

1. Identify and sensitively rehabilitate original or other character defining features and materials of the building or the environment. As commercial buildings are recognized as products of time and place, retain significant building fabric in its original location.
2. Identify and retain changes to the property which have gained significance in their own right, reflect significant trends in the evolution of the building, or help to define the structure's architectural integrity.

3. Appropriate preventative maintenance and repair will ensure the protection of original elements while reducing potential replacement costs. Replacement should be limited only to those features and materials



Historic Building Cluster

- that are deteriorated beyond repair. If replacement is warranted, new features should duplicate the originals in size, design, configuration, color, texture, and other visual qualities, and, where possible, materials.
4. Cleaning, when required, should be undertaken by the gentlest possible means. The appropriate cleaning agents should be determined in consideration of the building material to be cleaned and the desired

results (i.e. removal of light or heavy soils or removal of paint). Cleaning methods should be considered in consultation with a qualified professional and tested in an inconspicuous location on the building.

5. Designs for new construction or missing architectural features should be derived from similar surrounding properties or elements present on the subject building. Avoid creating a false historical appearance by incorporating ornamental features that are insufficiently documented physically or photographically. When replacing missing features, keep the new design simple, yet compatible, and avoid the destruction of the building's original integrity. Designs for infill buildings should respect the height, scale, mass, setback, materials, spatial rhythm, proportion, and color of adjacent properties. The guidelines for new construction projects in residential districts are equally applicable to commercial areas.

F. Demolition

New development may demand the removal of historic structures. Consideration should be given to relocation rather than demolition. The removal of the structure and the proposed location should be carefully considered. With each new additional demolition the historic integrity is further eroded.

All demolitions should be reviewed by the Planning Board or Zoning Board. A request for demolition should be accompanied by a request for new construction.

In regard to an application to demolish an historic building, the following matters should be considered:

1. Its historic, architectural, cultural, or scenic significance.
2. Its significance as a key contributing or non-contributing structure and the probable impact of its removal.
3. Its potential for use for those purposes currently permitted by the Land Development Ordinance.
4. Its structural condition and the economic feasibility of alternative uses.
5. Its importance to the Township and the extent to which its historical or architectural value is such that its removal would be detrimental to the public interest.
6. The extent to which it is of such old, unusual or uncommon design, craftsmanship, texture or material that it could not be reproduced or could be reproduced only with great difficulty and expense.
7. The extent to which its retention would promote the general welfare by maintaining and increasing real estate values, generating business, attracting tourists and new residents, stimulating interest and study in architecture and design, or making the Township an attractive and desirable place in which to live and work.

8. The probable impact of its removal upon the ambiance of the area in which it is located.

G. Relocation

In regard to an application to move an historic building, the following matters should be considered:

1. The historic loss of the original site location.
2. The reasons for not retaining the historic building or structure at its present site.
3. The compatibility, nature, and character of the current and of the proposed surrounding area as it relates to the protection of historic interests and values.
4. The probability of significant damage to the historic building or structure itself.
5. If it is to be removed from the Township, the proximity of the proposed new location to the Township, including the accessibility to the residents of the Township and other citizens.



J. Perrine House

H. Visual Design Standards

Any portion of a proposed development plan located near an historic building and determined to have a visual impact on the building should be required to satisfy the following visual design standards:

1. Height of the proposed building should be visually compatible with buildings and places within the area to which it is proximate or visually related.
2. The relationship of the width of the building to the height of the front elevation should be visually compatible with buildings and places within the area to which it is proximate or visually related.
3. The relationship of the width of windows to the height of windows in a building should be visually compatible with buildings and places within the area to which it is proximate or visually related.

4. The relationship of solids to voids in the front façade or facades fronting a public right-of-way or space should be visually compatible with buildings and places within the area to which it is proximate or visually related.
5. The relationship of the building to the open space between it and adjoining buildings should be visually compatible with the buildings and places within the areas to which it is proximate or visually related.
6. The relationship of entrance and porch projections to the street should be visually compatible with buildings and places within the area to which it is proximate or visually related.
7. The relationship of materials, texture and color of the façade and roof of a building should be visually compatible with the predominant materials used in the buildings and places within the area to which it is visually related, and such materials, texture, and color should act as a backdrop to and should not intrude visually upon the buildings and places to which the building is selected.
8. Appurtenances of a building such as walls, open-type fencing and landscape masses should form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility with buildings and places within the area to which it is proximate or visually related.
9. The roof shape of a structure should be visually compatible with buildings within the area to which it is visually related.
10. The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies should be visually compatible with the buildings and places within the area to which it is proximate or visually related.
11. A building should be visually compatible to the buildings and places to which it is proximate or visually related and its directional character, whether this be vertical character, horizontal or non directional character.
12. The pattern and variety of plantings should be visually compatible with the historic landscape within the area to which they are visually related.



Mid 19th Century Houses

13. Parking areas should be screened from view from the public right-of-way and from the structures within the area.

14. To the extent possible, views from structures or places within the area should not be blocked or impeded.

I. Local Preservation Efforts

It is not the intention of this plan element to discourage contemporary architectural expression or to encourage new construction which emulates existing buildings of historic or architectural interest or of a certain period of architectural style, but to preserve the integrity and authenticity of the area and to ensure the compatibility of alterations and new construction therein.



Office Conversion of Historic Barn

It should be understood that even though the Township has not adopted a Historic Preservation Overlay Ordinance it values historic sites, landmarks, buildings, and historic settings. The Township actively promotes the reuse of historic buildings for other reasonable and compatible land uses, it preserves open space and agricultural lands that surround historic sites, and it encourages and approves compatible building expansions. In addition, the Township has adopted and implemented zoning that has resulted in the new construction of village homes, retail and mixed use buildings that are compatible with surrounding older and historic buildings and has carefully crafted a village residential zoning code that permits the compatible expansion and construction of new houses in the village area.

J. Action Plan

1. The Township should investigate the appropriateness of preparing, adopting and making available historic preservation guidelines for historic buildings that may in the future experience exterior alterations.
2. As part of the land development review process, the Township should encourage: maintaining historic views, use of traditional paving materials, planting styles that complement architectural styles, using appropriate traditional signage, installing traditional lighting that complements the architectural style of the historic building and utilizing traditional materials and styles for fences, walls, gates, and site furnishings.
3. The Township should work with local and regional interests to promote the ongoing preservation of historic properties and landscapes for future generations to enjoy.

Table 19 List of Historic Resource

1. Van Dyke-Gulick House, c. 1790
2. Mattias Can Dyke House, c. 1756
3. St. Joseph's College, c. 1914
4. S. Van Dyke cemetery
5. Late 18th/early 19th century house
6. Theobald Smith House, c 1920
7. George Perrine House, c. 1850
8. Rockefeller Institute of Medical Research, est. 1901
9. Pre-Revolutionary Scudder's Mill site
10. Mid-19th century Short & Ford building
11. Mid-19th century house
12. Mid-19th century house
13. 2nd half 19th century barn
14. Mature trees between Route 1 & railroad overpass
15. Walker-Gordon Farms
16. Cemetery, c. 1812
17. Mid-19th century house
18. 1st half 19th century house
19. McNamee House, c. 1860
20. R.D. Dye Farm, mid to late 18th century
21. Sullivan House, c. 1800
22. 2nd half 19th century house
23. E. Conover House, c. 1840
24. W. Grant House, c. 1800
25. S. Grover House
26. J. Cox House
27. Robert Stockton House
28. Robert Stockton House, c. 18th century
29. Stockton's Mill, c. late 18th century
30. J. Perrine House, c. late 18th century
31. Library, c. 1890-1900
32. Wicoff School, c. 1919
33. R. Applegate House, c. late 18th century
34. Mrs. Perrine House
35. Hutchinson Hotel
36. 18th century house
37. A.G. Cochs House
38. Late 18th century house
39. J.G. Hultz House
40. Plainsboro Post Office, c. 1860-1870
41. c. 1780 house
42. Little House, mid-19th century
43. Britton House, mid-19th century
44. Wicoff Farm, c. 1790
45. Freedman House, c 1880
46. W. Grant Farm, c. 1900-1940
47. Schalk's Road viaduct, c. 1948
48. White's House, c. 1850
49. Petty Farm House, c. 1800
50. Simonson House, c. 1850
51. Nostrand House, c. 19th century
52. Barr House, c. 19th century
53. Jones House, c. 1880
54. Sohl House, c. 1900

Source: Middlesex County Inventory of Historic, Cultural, & Architectural Resources, 1977-1979
N.J.D.O.T. Route 92 Technical Environmental Study, Volume I, Cultural Resources, Appendix D, Nov. 1984
Local residents knowledgeable of Township history