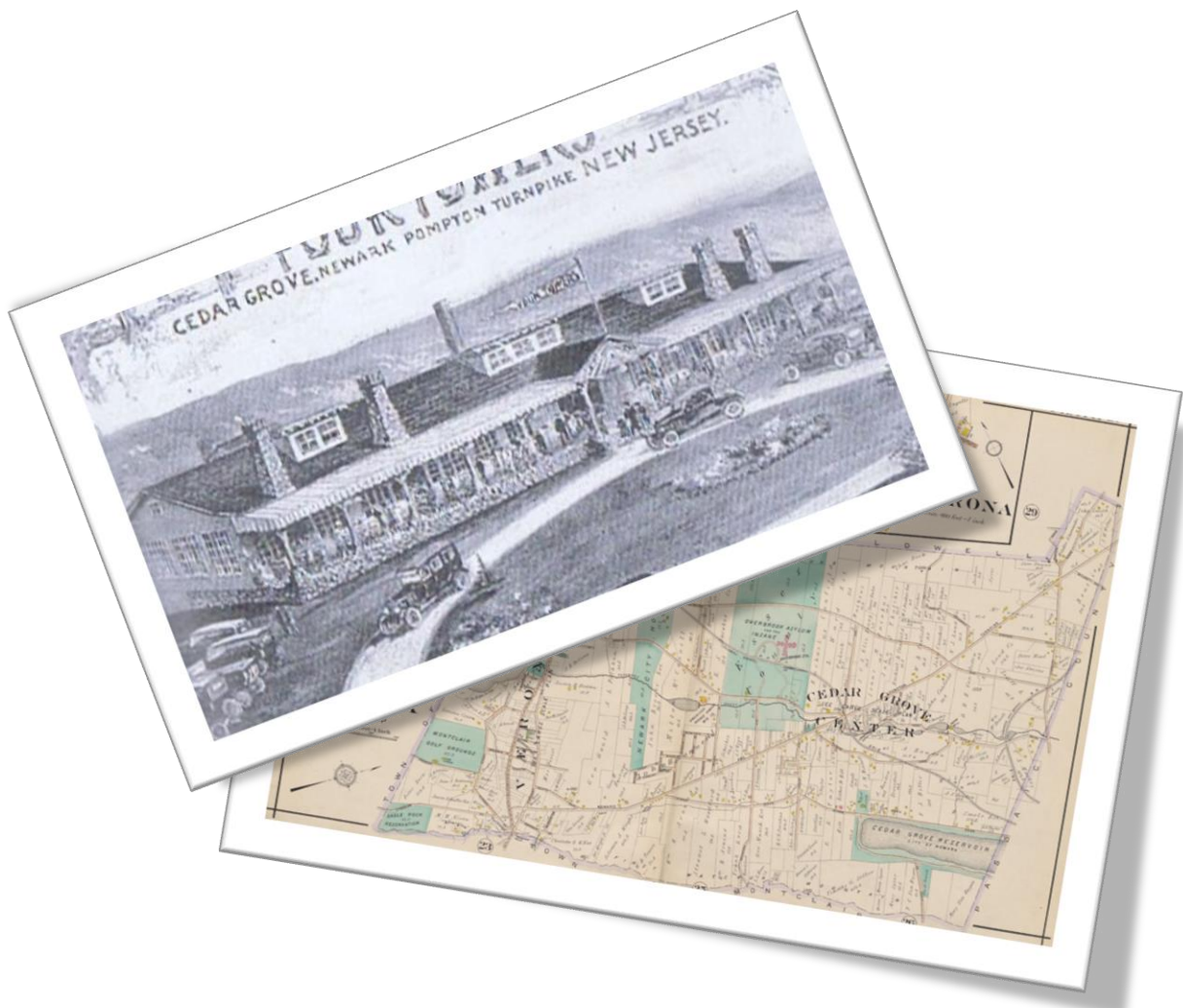


Historic Preservation Plan Element



SECTION 12 – HISTORIC PRESERVATION PLAN

The aesthetic, cultural and social benefits of historic preservation are well documented. They include an enhanced visual environment, reinforcement of local character and creation of a sense of place. The economic benefits of preservation, have been identified in a 1997 study, *The Economic Impacts of Historic Preservation*, which the Rutgers University Center for Urban Policy Research prepared for the New Jersey Historic Trust. This study is the most detailed analysis of historic preservation in New Jersey ever prepared and it concludes that preservation activity has a broad range of economic benefits. These benefits include employment growth, income gains, property value increases and additional tax revenue. The major findings of the study, on a statewide basis, are summarized as follows:

In 1994, a total of \$123 million was spent on the rehabilitation of historic structures, properties and sites with more than two-thirds of all rehabilitation activity occurring in cities and older suburbs. Rehabilitation activity produced 4,607 new jobs, \$156 million in income, \$207 million in gross domestic product and \$65 million in tax revenue on an annual basis. New Jersey captured approximately half of these benefits.

During the 1993-1995 period, an estimated 9.1 million visits to historic sites were made annually by tourists with day-trippers and overnight visitors spending \$432 million. Historic tourism generated approximately 15,530 jobs, \$383 million in income, \$559 million in gross domestic product and \$216 million in tax revenue on an annual basis. New Jersey captured approximately half of these benefits.

In 1996, historic organizations and sites spent \$25 million for operations, staff, marketing and other expenditures. Historic organizations produced 1,438 jobs, \$33 million in income, \$43 million in gross domestic product and \$14 million in tax revenue. New Jersey captured approximately half of these benefits.

Historic properties have a market value of \$6 billion and pay an annual \$120 million in property taxes. Designation as an historic site has been found to increase the market value of properties and associated tax revenue because of their unique design, often extensive rehabilitation and the premium that purchasers are willing to pay for such properties.

The passage of the National Historic Preservation Act of 1966 (as amended through 1992) changed the way America dealt with historic structures. The focus was the preservation of saving cultural resources as a living part of the community. Congress stated that

1. the spirit and direction of the Nation are founded upon and reflected in its historic heritage;
2. the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;
3. historic properties significant to the Nation's heritage are being lost or substantially altered, often inadvertently, with increasing frequency;
4. the preservation of this irreplaceable heritage is in the public interest so that its vital legacy of cultural, educational, aesthetic, inspirational, economic, and energy benefits will be maintained and enriched for future generations of Americans;
5. in the face of ever-increasing extensions of urban centers, highways, and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation;
6. the increased knowledge of our historic resources, the establishment of better means of identifying and administering them, and the encouragement of their preservation will improve the planning and execution of federal and federally assisted projects and will assist economic growth and development; and
7. although the major burdens of historic preservation have been borne and major efforts initiated by private agencies and individuals, and both should continue to play a vital role, it is nevertheless necessary and appropriate for the Federal Government to accelerate its historic preservation programs and activities, to give maximum encouragement to agencies and individuals undertaking preservation by private means, and to assist State and local governments and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities.

New Jersey Register of Historic Places The New Jersey Register of Historic Places Act of 1970 (N.J.S.A. 13:1B-15.128 et seq.) established the New Jersey Register of Historic Places as the state's official list of historic resources. The New Jersey Register is modeled after the National Register and uses the same criteria for evaluating the eligibility of resources and the same forms for nominating properties. Nominations to the New Jersey Register and applications for authorization of projects affecting properties listed on it are both processed by the HPO. Listing on the New Jersey Register of Historic Places provides recognition of a property's historic importance and assures protective review of public projects that might adversely affect the character of the historic property. All public undertakings affecting registered properties are subject to review and approval in accordance with the New Jersey Register of Historic Places Act and are implemented through state regulations (N.J.A.C. 7:4 et seq.).

Township History⁵

In 1702, settlers purchased the 14,000 acres Horseneck Tract, called because of its irregular shape that resembled a horse's neck and head from the Lenni Lenape Native Americans for goods that would equal to just over \$300. The Township of Cedar Grove was once a part of this tract, which was an area that consisted of what is now the municipalities of Caldwell, West Caldwell, North Caldwell, Fairfield, Verona, Cedar Grove, Essex Fells, Roseland, and portions of Livingston and West Orange.

Bloomfield Turnpike was constructed in 1806, largely through the efforts and investment of the Town's leading citizen, "King" Crane. This road transported iron from Morris County and lumber from Cedar Grove and other parts of Caldwell Township. At an early date Bloomfield Avenue had commercial value as stores and taverns grew up to service wagons and teamsters. In 1870 this road was sold by the heir of "King" Crane to the County, making it the first County road in New Jersey. By 1873 there was a branch of the Erie Railroad and in 1876 Cedar Grove was made a separate voting district.⁶

Cedar Grove was originally a small farming community. Cedar Grove was originally incorporated by an act of the New Jersey Legislature as the Township of Verona on February 7, 1892, from portions of Caldwell Township. Portions of the township were taken to create Verona borough, based on the results of a referendum held on April 30, 1907. On April 9, 1908, the name was formally changed to Cedar Grove. The township's name derives from the cedar trees that once covered its valley and hillsides.

The Township of Cedar Grove has already lost many of its oldest buildings. This historic preservation element identifies those site that have already received either state or national preservation, and indicate where other properties would benefit from such a designation.

The policies aim to create and encourage the voluntary preservation and enhancement of those buildings, structures, and areas of historic and aesthetic value that reflect the cultural, social, economic, and architectural history of Cedar Grove.

Historic preservation is channeled by private efforts in order to retain buildings and areas for the education, pleasure, and welfare of the people of Cedar Grove. Municipal officials in all aspects of local government needs to encourage and work with other local and regional entities and interested citizens to insure historic preservation is carried out in a systematic, regular and voluntary basis.

Cedar Grove is one of the few towns in New Jersey that is fortunate enough to have a museum dedicated to the preservation of its history. When Courtenay Morgan, the last farmer in the town, left his property to the Township of Cedar Grove it was to be used for passive recreation and he added a stipulation that the Cedar Grove Historical Society had to create a museum to preserve Cedar Grove's past. The society, which was formed in 1968, has lived up to this mission and took over the care of the Canfield Morgan House since 1985.

⁵ Images of America : Cedar Grove, Vito Bianco

⁶ A Comprehensive Plan for the Township of Cedar Grove, NJ. 1949 page 21

Policy Statement

It is a policy of the Township of Cedar Grove to promote and encourage the preservation of those buildings, structures, districts, and archaeological sites that exemplify its cultural, social, economic, and architectural history. Elements of this policy are to:

- safeguard the heritage of Cedar Grove by preserving resources that reflect elements of its historical significance
- encourage the continued use of historic landmarks and to facilitate their appropriate use or reuse
- maintain and develop an appropriate and harmonious setting for historic landmarks within Cedar Grove
- foster civic pride in the history and architecture of Cedar Grove
- promote appreciation of historic landmarks for the education, pleasure and welfare of the local population
- encourage beautification and private reinvestment in historic landmarks and surrounding properties
- manage change of historic landmarks by encouraging sensitive alteration and/or new construction
- discourage the unnecessary demolition of historic resources
- recognize the importance of historic landmarks by urging property owners and tenants to maintain their properties in keeping with the appropriate preservation standards
- encourage the proper maintenance and preservation of historic settings and landscapes
- encourage local officials to consider preservation goals in interpreting regulations and building codes
- work with landowners, public and private agencies to encourage the preservation, acquisition and maintenance of endangered historic properties

State and National Register of Historic Places

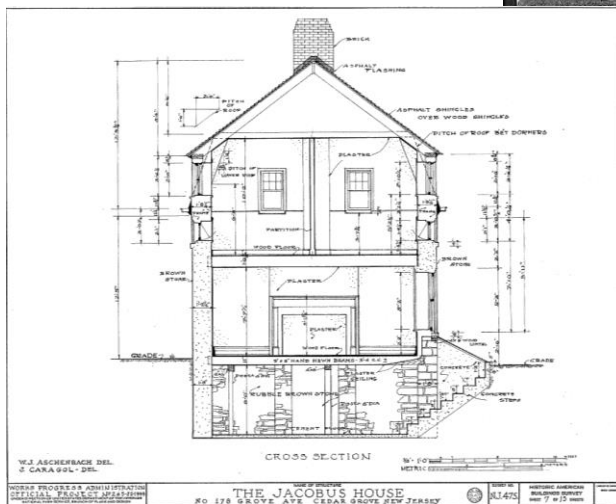
Canfield-Morgan House

The Canfield-Morgan Homestead was constructed circa 1845. It is located at 899-903 Pompton Avenue (NJ Route 23) and is listed on the New Jersey State Register of Historic Places (September 21, 1995) and the United States National Register of Historic Places (November 7, 1995). In 1985 the Cedar Grove Historical Society took over the care of the Canfield Morgan House that had been bequeathed to the Township by the last farmer in Cedar Grove, Courtenay Morgan



The Jacobus House

The Jacobus House is located at 178 Grove Avenue Pompton Avenue (NJ Route 23) and is listed on the United States National Register of Historic Places (April 1, 1975). The house was built in 1725 and was constructed with brownstone quarried from Little Falls.



Boonton to Jersey City - Reservoirs⁷

(State Historic Preservation Office – Opinion April 2, 2013)

At the turn of the nineteenth century, the population of Newark was growing and in order to secure a future drinking supply for the residents of the city a large reservoir was planned to be built in Cedar Grove. This location was selected in order to maintain a large water supply and sufficient pressure at a site as close to Newark as possible. There was also a railroad going through Cedar Grove that would make it easier to bring equipment and supplies to the construction site. The plan was to connect the worksite to the then existing Caldwell Branch of the Erie Railroad. A large portion of land was purchased at the north end of Ridge Road for the construction of the reservoir.



The formal opening of the reservoir was held on August 9, 1905. There were actually two ceremonies, one at the reservoir site and the second one in Newark. Many dignitaries from Newark were invited to the ceremonies including the mayor of Newark at the time, Henry Meade Doremus. The purpose of the ceremony in Cedar Grove was to

turn on the machinery that would send the water to the City of Newark. The reservoir had already been filled with water from Pequannock. After the water was released, the invited guests sat down to a luncheon. At the luncheon Mayor Doremus accepted the reservoir on behalf of the City of Newark from the contractors.

Non Registered Historic Places

Meadowbrook Dance Hall

(State Historic Preservation Office – Opinion January 18, 1995)

The Meadowbrook Dance Hall was located at 1030-1050 Pompton Avenue and opened in 1928. The Meadowbrook advertised itself as the “World’s First Music Theater Restaurant. Full length musical hits, excellent cuisine and dancing are presented at this well-known landmark.” Men and women arrive in their finest attire, with the men in suits and tuxedos and the women in evening gowns to enjoy an evening of good food, good entertainment and a night of dancing. In 2012 the Meadowbrook Dance Hall was closed for good and was later purchased by the Macedynian Orthodox Church .



⁷ January/February 2015 : Cedar Grove Historic Society Newsletter