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INTRODUCTION

The Historic Preservation Element is organized according to the requirements of the Municipal Land Use Law for a historic preservation plan. This element:

- Provides an overview of the historic trends in the City's development.
- Describes the initiatives that would be undertaken by the proposed Historic Preservation Commission.
- Identifies the location of historically significance sites and districts, as highlighted by the New Jersey Historic Register.
- Identifies those properties eligible for the New Jersey and national Historic Registers.
- Identifies those sites recognized by the Historical Society of East Orange and the Department of Planning, Policy and Development.
- Describes strategies to encourage future preservation of historic resources within the City.
- Develops a strategic plan for preserving historical elements in the City.

The information in this element is based on the 1980 survey of historic structures and places in the city, discussions with the Historical Society of East Orange, and review of the sites identified on the National and New Jersey Register of Historic Places.

HISTORICAL SOCIETY OF EAST ORANGE

The Historical Society of East Orange (Historical Society) is an independent non-profit organization established in 1995 to address historic preservation in the City of East Orange. The Historical Society works with local residents, developers, and the City administration to bring attention to the historic resources in the City and to balance the City's development initiatives with preservation efforts.

Since its inception, the Historical Society has undertaken the following initiatives:

- East Orange Church Tours – Conducted annually, the Historical Society facilitates a tour of the historic churches throughout in the City.
- Public Education – The Historical Society honors local businesses and residents who have contributed to the history of East Orange.
- Monitoring development – the Historical Society continues to monitor the rehabilitation of both the East Orange and Brick Church Train Stations.

The Historical Society of East Orange recommends that the City of East Orange implement the following:

- Install “Welcome to East Orange” signs at major streets and roads entering the City. The signs should indicate that the City was founded in 1863, and Chartered in 1909.
- Erect historic clocks and street lighting along Central Avenue and Dr. Martin Luther King Jr. Boulevard.

Continue the tour of various churches and places of worship, outlining their history, corner stones and historic interior.

PROPERTIES LISTED ON STATE AND NATIONAL HISTORIC REGISTERS

The National Register of Historic Places is the official list of the nation’s historic resources worthy of preservation, and the New Jersey Register is the official list of New Jersey’s historic resources of local, state and national interest. Both Registers have the same criteria for eligibility, nomination forms, and review process.

The following properties are listed on the State and/or National Register of Historic Places:

- Ambrose/Ward Mansion, 132 Harrison Street; (the new home of the African American Foundation); State and National Registers.
- Ampere Railroad Station, Ampere Plaza at Whitney Place; (now demolished); State and National Registers.
- Arlington Avenue Presbyterian Church, Springdale and Arlington Avenues.
- Bakery Village, 194-200 North 13th Street; State Register.
- Brick Church Railroad Station, Brick Church Plaza; State and National Registers.
- Central Avenue Commercial Historic District, 560-654 Central Avenue; State and National Registers.
- Clinton Street Streetscape, NW side of Clinton Street between Freeway Drive and Harvard Street (including 55 S. Clinton Street); State Register.



Bakery Village

- East Orange Railroad Station, 65 City Hall Plaza; National Historic Landmark.
- Maple Avenue Footbridge, NJ Transit Morristown Line, Milepost 9.72; State Register.
- Park Avenue Streetscape, SW side of Park Avenue (600 Block) between Park and Washington Streets; State Register.
- 75 Prospect Avenue; State Register.



Potential Historic District

Inclusion in the National Register enables the owner of the property to take advantage of financial benefits, such as a 20 percent income tax credit for a substantial rehabilitation of an income-producing building. The rehabilitated building must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by the National Park Service. For those properties listed under the State's program, the New Jersey Historic Trust offers matching grants and low interest loans for rehabilitation and restoration to state, county and municipal agencies and non-profit organizations.

DESIGNATED STATE HISTORIC PRESERVATION OFFICE (SHPO) OPINION LETTERS

Besides those properties listed on the State and National Register, the following properties are listed on the New Jersey Register of Historic Places as a potential SHPO site through an issued Opinion Letter:

- East Hill Historic District, Warrington Place.
- East Orange Main Post Office, 26 City Hall Plaza.
- Elmwood Avenue Historic District, Elmwood Avenue.
- Garden State Parkway Historic District, Entire Garden State Parkway Right-of-Way.
- General Electric Company Bloomfield Works, 5 Lawrence Street (nominated by Bloomfield).
- North Walnut Street Streetscape, 100 Block of North Walnut Street between Park and Summit Avenues.



Potential Historic District

- Old Main Delaware, Lackawanna and Western Railroad Historic District, Morris and Essex Railroad Right-of-Way.
- Park Avenue Streetscape, SW side of 400 Block of Park Avenue between Glenwood Avenue and Washington Terrace.
- 75 Prospect Avenue, western side of the block between Carlton Street and Park Avenue.
- Washington Street Streetscape, Washington Street between Hillyer Street and Glenwood Avenue and 726 Park Avenue.

Once a property has been nominated, the Historic Preservation Office reviews and evaluates them for eligibility, technical completeness, and substantive sufficiency. Property owners and the County and local officials are notified and given an opportunity to comment, and a public meeting is held for large historic districts. Subsequent to the public meeting, the applications are sent to the New Jersey State Review Board for Historic Sites. Once signed by the SHPO, the property is listed in the New Jersey Register and simultaneously recommended for the National Register.

POTENTIAL HISTORIC SITES

In addition to the sites identified above, the following sites have historical significance and are worthy of preservation, according to the Historical Society. These sites are not on either register of historic places at this time.



Manufacturer's Village

- Manufacturer's Village – the original site of Johnson & Johnson Historical Landmark.
- Prospect Avenue and Dodd Street – a copper mine is located on the Dodd property.
- Grove Street – was originally known as Whiskey Lane (heading toward Bloomfield).
- City Hall Plaza (including the block with the East Orange Post office, City Hall and the former police building).

- Streetscape along Grove Street to Springdale Avenue, north of Maple Avenue.
- Mixed use properties on North Grove Street and Springdale Avenue.
- East Orange City Hall.

RECOMMENDATIONS

Even in the absence of a designated Historic Preservation Commission (HPC) and Ordinance, there are several means by which historic properties throughout the East Orange can be protected, renovated, and rehabilitated.

The first step is to identify, inventory, and map both the existing historic, sites, and districts, as well as, those with potential historical significance, especially if any are in danger of being demolished.

Second, the City should encourage adaptive reuse where appropriate. Preservation of historically sites may take the form of adaptively reusing existing structures such as converting former industrial facilities into market rate and affordable housing, or maintaining the current use of the structure but renovating it with appropriate materials and design. Alternatively, the City should consider designation of one or more rehabilitation areas whereby historic preservation standards could be incorporated into any redevelopment plans for those areas.

Historic Preservation Committee

A Historic Preservation Committee (HPC) is created and defined by a local ordinance. The Municipal Land Use Law (MLUL) requires that the HPC consist of between five and nine members, plus alternates, ranging from preservation professionals to citizen advocates. The HPC may be formed as an advisory board, where the Committee makes recommendations to the Planning Board, or Regulatory, where the Committee is empowered to make final decisions on projects subject to its review. Based upon the number of properties and districts which exhibit historical significance, and the interest at the local level, the City should consider establishing a Historic Preservation Committee to assist in the land use and planning decision making process.

Design Standards

The City of East Orange can also better protect its valuable historic resources through incorporating historic preservation design standards. Design standards should specify that important historic

features be preserved or recovered, when feasible, on existing buildings. The City can incorporate standards that will also govern infill development in areas where there are historic residential structures. The proposed Historical Preservation Commission would develop rehabilitation guidelines for eligible areas.

Public Education

- Heritage education is important for developing an awareness and appreciation for the City's history and historic resources. It is recommended that the Historical Society:
- Continue the church tour and activities honoring local residents and businesses active in historic preservation.
- Expand public activities that showcase the City's historic structures.
- Utilize public awareness efforts to illustrate how historic preservation and development can be combined.
- Help encourage additional historic and cultural institutions to develop and grow within city.
- Continue to recognize historic individuals of East Orange and enhance the appearance of historically significant areas within the City.

Other Recommendations

- Preserve historic relics of the East Orange High School.
- Rename schools to honor and recognize individuals of City and regional importance.
- Use consistent street lights and street furniture.
- Reflect the 1987 renaming of Main Street to Dr. Martin Luther King Jr. Boulevard on street signs.
- Recognize historic sites with historic plaques.
- Undertake efforts to improve the physical appearance of the City Hall and the Civic Center should be furthered. In particular, the public space in front of the East Orange City Hall, which includes pavers, fountains and planted beds, also known as the Olmsted Gardens, should be restored and maintained.
- Pursue the development of a City Historic Preservation Committee with adopted powers to review cases for historical significance.
- New construction should reflect the historical aesthetics of existing buildings.