



## Issues Summary

The following have been identified as historic preservation issues:

- Cultural facilities expansion
- Representing cultural diversity
- Special interest districts
- Protecting historic districts and sites against future storm events

## Introduction

Given the rich and colorful history of Hudson County, particularly as to its role as a culturally diverse home to immigrants for more than 300 years, it is important to continue efforts to preserve and protect the linkages to the past. The purpose of the Historic Preservation Plan Element is to identify Hudson County's historic resources and to recommend various strategies for their preservation. Preservation of historic and cultural resources is important in order to retain the unique character of Hudson County neighborhoods and to capitalize on these areas by spurring economic development and revitalization activities.

This element examines previous plans' historic preservation goals and objectives, lists issues identified in the 2002 Master Plan and the 2008 Re-examination Report, and analyzes whether those issues have been reduced or increased. The Historic Preservation Element also establishes a new set of goals and objectives based on previous, continuing and new historic preservation issues. After a discussion of the current state of Historic Preservation within the county, this element makes recommendations to further the goals and objectives of the element. This element also

references the 2013 *Open Space, Recreation, and Historic Preservation Re-examination Report*.

The arts and culture are increasingly being considered as key elements in successful downtown and park revitalization strategies to preserve, celebrate, challenge and invent community identity as well as inform, educate and learn from diverse audiences. In 2006, the Hudson County Office of Cultural Affairs published a Cultural Development Plan in which its vision was to "*firmly establish [Hudson County] as a regional center for the arts and creative economy, and to make the arts, culture and heritage accessible and available for all residents.*"<sup>167</sup>

Today, the county needs to provide a better understanding and an appreciation for a community's cultural diversity and facilitate connections among or reduce barriers between diverse groups through arts and culture activities and projects.



Hoboken, NJ, residences



Bayonne, NJ, Hook and Ladder No. 3



Jersey City, NJ, Terminal



Hoboken, NJ, church



There have been several significant events since the 2008 Re-examination Report, which have profoundly affected development in Hudson County.

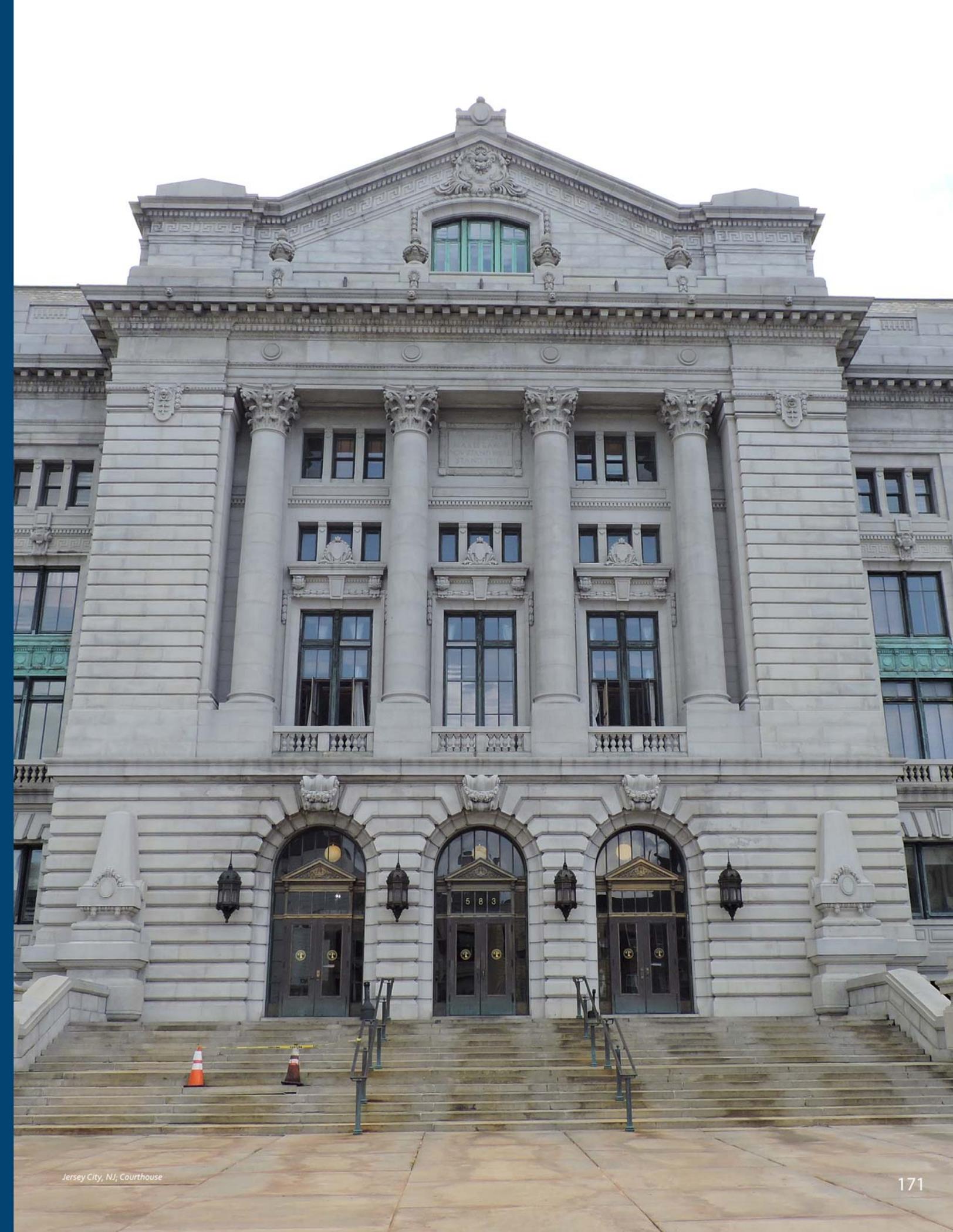
### 2008 Goals and Objectives

#### 2008 Goals

1. To preserve the integrity of the County's historic districts and places.
2. To preserve structures of important historical significance.

#### 2008 Objectives

1. Encourage the use of the County's historic districts and sites to provide a focus for the revitalization of residential and commercial areas.
2. Consider the conversion of historic structures to community-based uses.
3. Encourage owners of buildings in historic districts to preserve their facades through facade easements.



## 2002 & 2008 Issues

No issues or problems have been identified from either the 2002 Master Plan or the 2008 Master Plan Re-examination Reports.

## 2002 Action Strategies - Now

***"Support the development of a performing arts center to provide a source of entertainment and to meet the needs of local performing artists."***

There has been no new development for a county performing arts center. However, the Hudson Riverfront Performing Arts Center, Inc. is seeking to create a performing arts center on the Weehawken waterfront.<sup>68</sup> Other projects have included the construction of amphitheaters at the Guttenberg & North Bergen Waterfront Park, Michael Leggiro Music Park, and Ellsworth Park.

***"Encourage the establishment of a performing arts high school by the Hudson County Schools of Technology (HCST)."***

While a performing arts high school has not been established as part of the Hudson County Schools of Technology, the district includes a strong Performing Arts Program at High Tech School. The curriculum includes dance, drama, musical theatre, and music and audio technology programs.

***"Encourage the use of façade easements to preserve the appearance of historic buildings."***

In 2006, legislation passed by Congress required that easements on properties in registered historic districts must protect the entire exterior of the property. Previously, the law had stated that only the portion visible from the right-of-way was to be protected. Several façade easements throughout Hudson County have been donated to a qualified charitable or governmental organization including historic properties in Hamilton Park Historic District, Paulus Hook Historic District and Van Vorst Park Historic District in Jersey City.

***"Encourage the adaptive reuse of historically significant structures for cultural facilities (i.e. Loew's Theater)."***

There have been examples of adaptive re-use for cultural facilities in the county. The Landmark Loew's Jersey Theater, a performing arts center located in Journal Square in Jersey City is a long-standing example. It is currently managed by the not-for-profit Friends of Loew's. Another example includes White Eagle Hall in Jersey City, originally a public assembly facility, has been adaptively reused into two restaurants and flexible theatre space. The Weehawken Water Tower has also been transformed into a community space that offers



Weehawken, NJ, adaptively re-used water tower - Source: Wikipedia

playwright readings. Others include the Bayonne Community Museum and the Mana Contemporary.

***"Encourage the creation of special interest districts (i.e. theater district, restaurant district) which builds on the County's unique cultural and historic resources."***

No new special interest districts (SIDs) have been created.

***"Maximize access to historic and cultural facilities through public transportation and pedestrian walkway improvements."***

Consistent with Hudson County's Complete Streets Policy and Land Development Regulations, as the County completes capital improvement projects, consideration for pedestrian mobility and access to public transportation are made. These improvements increase access to the variety of important historic and cultural facilities throughout the county.

***"Support efforts to revise State building code requirements to permit special residential uses (i.e. artists) to live in industrial buildings."***

In 2013, an amendment to Jersey City zoning formally established the Riverview Arts District to include portions of Jersey City Heights, which also added live/work artist studios and studio workspaces as permitted uses. There are also a number of properties in Hudson County have been converted to artists' studios. One such example is 140 and 150 Bay Street, which provides affordable live/work space for artists (who must be certified by the city's Artist Certification Board) in Jersey City's Powerhouse Warehouse District. Another example of live/work spaces for artists includes the Monroe Center arts and business community in Hoboken. The Neumann Leathers building is also considering offering this unique set-up.

***"Assist performing arts facilities, such as the Park Theatre, to explore funding sources for capital improvements."***

The Hudson County Office of Cultural & Heritage Affairs allocates state grants for organizations throughout Hudson County. In 2014, for instance, the Office allocated over \$141,000 in grants from the New Jersey State Council on the Arts to various Jersey City organizations.<sup>69</sup> This funding opportunity can be used by other Hudson County arts organizations to help pay for operations, new or expanded programs, and other improvements.

***"Support efforts by performing arts entities to establish secondary performance space (e.g. schools) to maximize cultural arts exposure to neighborhoods."***

The Hudson River Performing Arts Center (HRPAC) uses several secondary performance spaces, such as their UBS Atrium Series in Weehawken and their free concert series at Lincoln Harbor Park on the Weehawken Waterfront. The Union City High School atrium is also used by the Union City Performing Arts Center.



Below is a table of designated historic districts and sites that have been designated since the 2002 Master

Table 21: Historic Sites and Districts added since 2002

Name	Location	Address	Municipal Designation	State Register Date	National Register Date
Free Public Library and Cultural Center of Bayonne The former Babcock and Wilcox and Maidenform Plant	Bayonne		2003		
	Bayonne	74 Lexington Avenue	2006		
Bayonne Trust Company	Bayonne	231 Broadway		4/20/2006	8/8/2006
Robbins Reef Light Station	Bayonne	SW Upper New York Bay, 2.6 mi. SE of I-78 Interchange 14A		4/28/2006	7/19/2006
120-124 West 8th Street	Bayonne	120-124 West 8th Street	2010		
Saint Vincent de Paul Roman Catholic Church	Bayonne	979 Avenue C		6/3/2011	8/24/2011
29 West 8th Street	Bayonne	29/29A West 8th Street	2012		
Edmond Isbills Row House	Bayonne	43 West 33rd Street	2013		
Schuyler Row House	Bayonne	16 East 33rd Street	2014		
Mallet Row House	Bayonne	770 Avenue C	2014		
Joyce-Herbert VFW Post 226 Veterans Museum	Bayonne		2015		
Newark Penn Station and Dock Bridge	Harrison	Raymond Plaza West		9/17/2012	11/21/2012
Erie-Lackawanna Terminal (Erie-Lackawanna Railroad and Ferry Terminal)	Hoboken	Hudson Plaza at the Bank of the Hudson River		12/7/2004 (6/13/1973)	2/17/2005 (7/24/1973)
First Baptist Church	Hoboken	901-907 Bloomfield Street		7/22/2005	2/1/2006
Hoboken Free Public Library and Manual Training School	Hoboken	500 Park Avenue		4/14/2014	8/4/2015
Saint Ann's Roman Catholic Church and Rector	Hoboken	704 Jefferson Street		10/2/2015	
United Synagogue of Hoboken	Hoboken	115-117 Park Avenue		5/6/2008	6/27/2008
Butler Brothers' Warehouse	Jersey City	335-341 Washington Street		10/26/2015	

Name	Location	Address	Municipal Designation	State Register Date	National Register Date
Hook and Ladder No.3	Jersey City	218 Central Avenue		12/29/2014	8/24/2015
Jersey City Medical Center	Jersey City	115 Cornelison Avenue		9/30/2013	12/24/2013
Jersey City Reservoir 2 and 3 Complex	Jersey City	Central and Reservoir avenues		4/10/2012	8/27/2012
Reservoir # 3	Jersey City	Block bounded by Summit Avenue (west), Jefferson Avenue (south), Central Avenue (east), and Reservoir Avenue (north)		9/28/2011	8/27/2012
St. Anthony of Padua Roman Catholic Church	Jersey City	457 Monmouth Street		12/24/2003	3/22/2004
Terminal Distribution Warehouses of Hudson County, New Jersey, 1870-1945, Warehouse District	Jersey City			10/26/2015	
Van Wagenen House	Jersey City	298 Academy Street		6/20/2005	8/16/2006
West Bergen-East Lincoln Park Historic District; West Bergen District	Jersey City	Roughly bounded by Bergen Avenue, Harrison Avenue, West Side Avenue, Kensington Avenue, Kennedy Boulevard, Montgomery Street and Fairmount Avenue	2015	12/29/2014	
US Route 1 Extension [Pulaski Skyway]	Kearny	US Routes 1 & 9 over the Passaic River and the Hackensack River		6/13/2005	8/12/2005



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## 2016 Goals and Objectives

### **Goal 1: To preserve the integrity of the County's historic districts and places.**

Objective a: Encourage the listing and preservation of historic districts.

Objective b: Encourage the use of the County's historic districts and sites to provide a focus for the revitalization of residential and commercial areas.

Objective c: Balance Historic Preservation requirements and measures to protect against future storm events.

### **Goal 2: To preserve structures of important historical significance.**

Objective a: Consider the conversion of historic structures to community-based uses.

Objective b: Encourage owners of buildings in historic districts to preserve their facades through façade easements.

### **Goal 3: Continue to utilize the Hudson County Open Space, Recreation and Historic Preservation Trust Fund and other financial resources for historic preservation projects.**

Objective a: Support the objectives of the Hudson County Open Space Re-examination Report as it relates to cultural and historic facilities.

Objective b: Encourage preservation projects to integrate resiliency activities in their funding applications.



Hoboken, NJ, residences



Hoboken, NJ, church



Jersey City, NJ, courthouse



Jersey City, NJ, Reservoir #3

## 2016 - New Issues

The following issues have been identified based on trends and public outreach.

### Protecting Historic Sites Against Future Storm Events

The threat from the potential damage of future storm events is serious, especially for sites and districts that have cultural, historical, or architectural significance throughout the county. Flood-proofing these sites and districts is a challenge, especially with the current Section 106 Federal process for historic designation. Materials that are flood-resistant may not be compatible with the historic features of a structure. The State Historic Preservation Office (SHPO) identifies resources to assist in the protection and recovery of historic properties from storm damage and the county can leverage the Open Space, Recreation, and Historic Preservation Trust Fund to assist in supporting resiliency and sustainability projects at historic sites. The following map illustrates historic sites and districts in Hudson County that are particularly vulnerable to future storm damage.

### Cultural Facility Expansion

Planning initiative feedback has revealed that there is a desire for more cultural facilities and events. These cultural resources are necessary to promote tourism and to provide amenities that will attract new residents and business. The county does not have a county

performing arts center, but there are opportunities for adaptive reuse of historically significant structures to create these new cultural centers.

### Representing Cultural Diversity

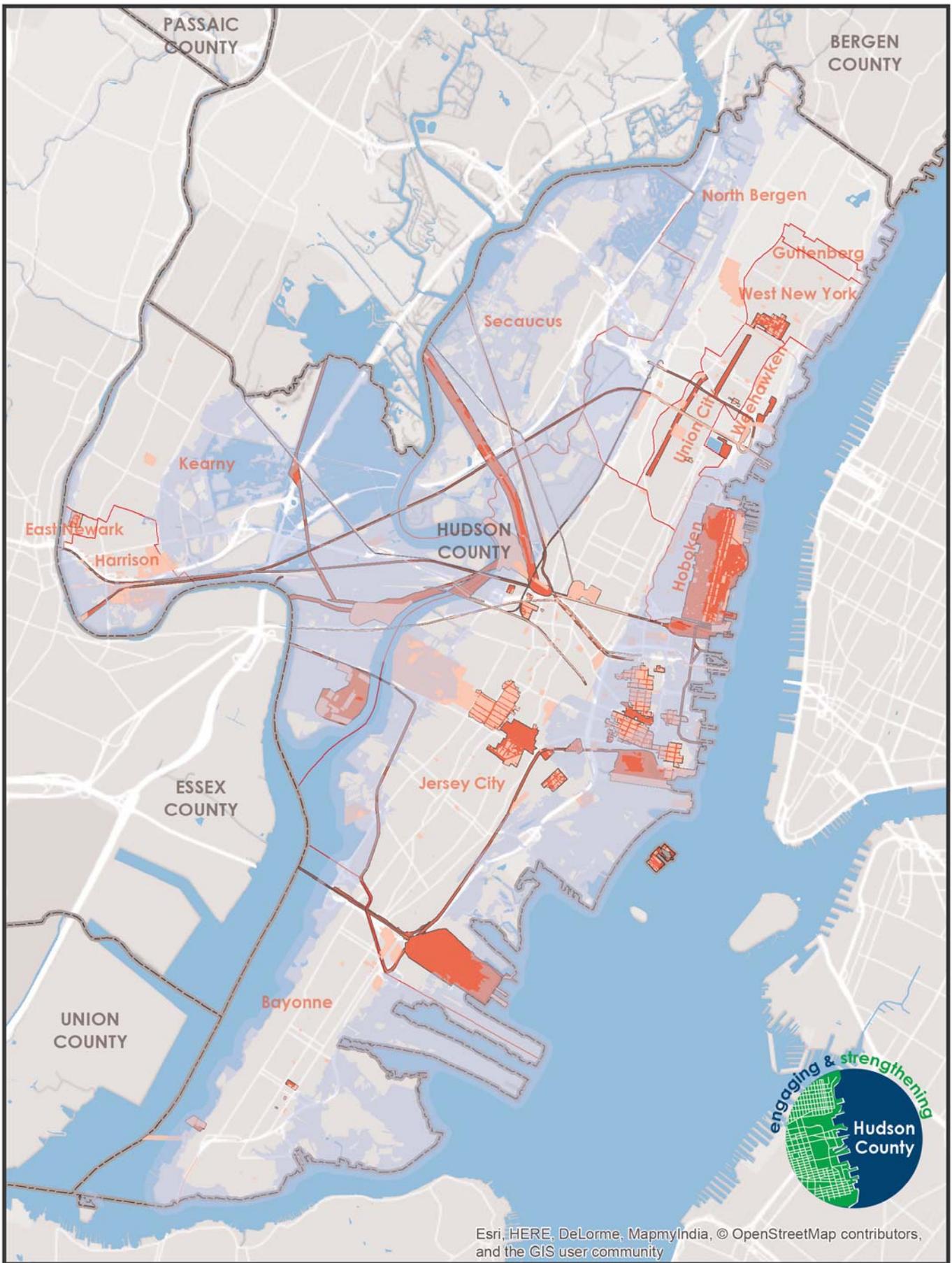
Arts and culture can be integrated into planning to engage the public and communicate across demographic and socioeconomic lines, as well as preserve the cultural heritage of a place. In a melting pot like Hudson County, celebrating the cultural diversity and historic past of the county should be a priority for the county's preservation efforts.

### Special Interest Districts

Special interest districts, such as a restaurant district, an entertainment district, or theatre district, can help to reinforce the uniqueness of a street, district, or entire neighborhood and attract residents and visitors. These districts contain clusters of activity that contribute to a vibrant place and lively community where people will want to move and businesses will want to locate. The American Planning Association's Great Places in America presents an excellent framework for the defining characteristics and guidelines of what makes places unique. Washington Street in Hoboken has been designated as a Great Street and the county can work with municipalities to identify other opportunities to reinforce placemaking and seeking similar designations.



Hoboken, NJ; St. Anne's Italian Festival; Source: NJ.com



**Historic Resources and the 100-Year Floodplain  
(2013/15 pFIRM)**

- Historic Property
- Historic District
- 100 Year Flood (A and V Zones)



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Table 22: Historic Preservation Recommendation Checklist

#	Recommendation	Status
HP-1	Develop a Resiliency Design Guide for Historic Preservation Projects in Hudson County that strives to meet National Flood Insurance Program (NFIP) standards while maintaining historic character.	
HP-2	Amend the Open Space, Recreation and Historic Preservation Trust Fund eligibility to include preservation projects that seek to conduct mitigation activities.	
HP-3	Assist communities with disaster recovery funding applications for historic structures that are impacted by storm damage.	
HP-4	Maximize access to cultural and historic facilities and districts through public transportation and pedestrian walkway improvements through the implementation of Street Typologies in Historic Districts and at historic sites.	
HP-5	Preserve the integrity of the County’s historic districts and places and preserve structures of important historical significance through funding from the Open Space, Recreation and Historic Preservation Trust Fund.	
HP-6	Encourage the creation of special interest districts (theater, entertainment, etc.) which build on the county’s unique cultural and historic resources.	
HP-7	Encourage municipalities to prepare inventories of properties with important historical significance.	
HP-8	Encourage municipalities to prepare a list of municipal historical resource acquisition priorities.	
HP-9	Utilize the Open Space, Recreation and Historic Preservation Trust Fund to continue preservation activities such as rehabilitation, stabilization, and adaptive re-use for community facilities.	
HP-10	Encourage the adaptive reuse of historically significant structures, districts and sites.	
HP-11	Explore the conversion of vacant historic structures to community-based uses.	
HP-12	Encourage the use of façade easements to preserve the appearance of historic buildings.	
HP-13	Promote cultural and historic tourism by pursuing Scenic Byway and Heritage Trail designation.	
HP-14	Develop a Historic Structures and Neighborhoods of Hudson County walking/ driving tour guide/app to building local knowledge and stewardship of the county’s historic resources.	
HP-15	Support current and future municipal applications to the State and National Registers of Historic Places.	

