




MORRIS COUNTY'S 10 MOST ENDANGERED HISTORIC SITES





2011

The Morris County Trust for Historic Preservation and The Morris County Tourism Bureau announce the 2011 **10 Most Endangered Historic Sites** in Morris County. Four new applications were received this year. Four 2010 sites were moved to the Watch List: Netcong Downtown and Musconetcong Iron Sites, Boonton Iron Works and Morris Canal Sites, Slater's Mill and Glen Alpin. No property from the 2010 list has been saved, nor has any category of threatened resources from earlier years ceased to be a matter of concern.

The list of 10 Most Endangered Historic Sites in Morris County draws attention to the value of our county's historic resources and encourages public and private involvement in their maintenance, preservation and interpretation. The Category of the Year listing was introduced to define a broad category of historic resources which are endangered and under pressure as a group

		<p style="text-align: center;">Category of the Year:</p> <p style="text-align: center;">Cultural Resources in the Highlands</p> <p>When the Highlands Act was passed in 2004, it established strong protections for both natural and cultural resources in the defined Highlands area. About 2/3 of Morris County falls within that region. Because the region provides drinking water for 5 million New Jerseyans, the natural protections are widely understood. The staff of the Highlands Council spent several years thoroughly analyzing geological, settlement, and usage data, and developing a Regional Master Plan detailing the review process to rein in Highlands development. But because of staffing limitations, the process is complete for environmental issues, not cultural ones. Even the first step, identification of historic resources on the property, is not required of an applicant for development. Towns that apply for conformance - which is mandatory in the most sensitive areas - are not asked to prepare an inventory of historic resources; there is no grant money for such activities; and they need not show progress toward establishing a preservation commission.</p> <p>In many of the less-settled areas of the Highlands, only the most visible resources, only the prettiest and the oldest, only those above ground, enjoy even local recognition. What do we know, for instance, about the many small, architecturally undistinguished lake communities that sprang up in the early 20th century and grew into permanent settlements? What records have we of our industrial archaeology, the intertwined story of our mills and our transportation systems? What of that economic engine, the ubiquitous iron industry? The Highlands Act is our chance to find and protect these resources. We must use it.</p>
<p style="text-align: center;">1</p>		<p>Waterloo, Allamuchy</p> <p style="text-align: center;">*Neglect *Needs maintenance *Lack of recognition *Lack of funding</p> <p>All but unknown, a piece of Waterloo, in Allamuchy State Park, is in Morris County. Inexplicably left off the Register nomination for the Waterloo Village district, this orphaned parcel across the river contains two buildings -one of structural terra cotta - as well as extensive stonework in foundations, Morris Canal structures, and fences, and also some railroad relics. The site is deteriorating, and without management. It should be included in the current Waterloo preservation plan.</p>
<p style="text-align: center;">2</p>		<p>Parrot Mill Inn, Chatham</p> <p style="text-align: center;">*Lack of funding *Development *Lack of local protection *Lack of public support</p> <p>Standing at the entrance to the Chatham Historic District this mill house was built in 1780 and is the second oldest building in Chatham. Home to the Parrot family for over one hundred years, it was until recently the site of the Parrot Mill Inn. Now the property is for sale and in need of a "white knight" who will purchase the inn for an appropriate use and preserve the building. New proposals for use have strong official interest, though it is unclear how code requirements would comport with standards for the treatment of historic buildings.</p>

3		<p>David Douglas House, East Hanover</p> <p>*Development *Lack of local protection *Degradation of context *Lack of recognition *Political opposition</p> <p>A near neighbor of the Pruden House, the earliest section of this house was built first. Taken together, the two would form a significant district - except for the swath of new construction and gas stations that destroys their context. Legal action by a heroic owner may provide temporary respite. Why is the town's preservation ordinance in limbo? Further, the house was built on an extremely important early archaeological site that has never been completely investigated. This site extends beneath all of the properties in the neighborhood, and should be protected from any additional incursions.</p>
4		<p>Kincaid Barns, Boonton Township</p> <p>*Vandalism *Neglect *Lack of funding *Lack of recognition</p> <p>Barns and outbuildings were an integral part of the Kincaid Farm, but these remaining structures have been subdivided off. The Kincaid house and its farm stand, owned by the Historical Society of Boonton Township, are Register-listed, but the auxiliary buildings stand on land owned by the Morris County Park Commission. They have deteriorated drastically, to a point where some believe demolition is the only choice. Preservationists understand that auxiliary structures are crucial to our experience of the cultural landscape. This small piece of Park Commission land should be transferred to the historical society's jurisdiction, so that they can stabilize the buildings and eventually reintegrate them into the Kincaid site.</p>
5		<p>Adoniram Pruden House and Property, East Hanover</p> <p>*Neglect *Development *Needs maintenance *Degradation of context *Unenforced local ordinance</p> <p>This handsome pre-Revolutionary building continues to deteriorate, while family disputes and other legal issues have escalated. Grossly inappropriate development proposals would sacrifice both the house and its context. In this township of outstanding historical significance, champions of cultural resources face a continuing war with the forces of self-interest and demolition. A recent court decision supports conservation interests and gives some hope for the preservation of context. (First listed 2010)</p>
6		<p>Susquehanna-Roseland Electric Corridor, Morris County (Boonton Twp., East Hanover, Jefferson, Kinnelon, MontvilleTwp., Parsippany)</p> <p>*Development *Lack of recognition *Degradation of context *Political opposition *Lack of State and Federal enforcement</p> <p>Historic resources are still threatened along the entire length of the Susquehanna-Roseland Electric Corridor. Designed to carry power -- probably for NY users -- from a coal-fueled electrical generation plant in Ohio to Roseland, N.J., the corridor will pass through the northern portion of Morris County and also impact Sussex and Essex counties. Significantly higher new towers in the existing power line right-of-way, primarily along mountaintop ridges, will drastically change the scenic and historic character of rural Morris County. Known resources threatened by this project include sites listed on the State and National Registers of Historic Places, locally listed sites, farmsteads, stone walls, and abandoned mines. The consultant is using an artificially narrow area of potential effect (APE), which in the current design shows construction obliterating known historic sites and destructively widening forested access roads. Proposed mitigations are inadequate. Highlands Council staff negotiated a seven-mile APE, an improvement over the existing plan, but in return agreed to deferred mitigation plans and withdrew objections, plans unseen. An extensive National Park Service review is under way, but PSE&G has begun construction before all approvals are in place. (First listed in 2009)</p>

7		<p>Greystone Administration Building, Parsippany Central Avenue, Greystone Park</p> <p>*Lack of funding *Needs maintenance *Development *Demolition by neglect *Lack of local protection & recognition</p> <p>The State has received a N.J. Historic Trust grant to pursue a feasibility study for use of the Kirkbride Building. If the study is performed by a consultant with experience in the adaptive reuse of very large, very strong structures, it could convince a developer with the same experience to buy in. The community cannot drop its guard, or take the pressure off. (Listed in 2008 as an individual building; originally listed in 2002 with entire campus)</p>
8		<p>Central Business District, 19th and early 20th centuries, Morristown Washington, South, Elm, Morris and Spring Streets; Cattano and Speedwell Avenues</p> <p>*Development *Lack of local protection * Inappropriate zoning</p> <p>Several parts of this area have already been lost to history. Preservation in the rest of town now has more sympathy, but there remain two areas of active concern. One is Spring Street, for which current plans do not exist. The focus now is on Speedwell Avenue, where the architectural charms lie largely below public radar, and where social issues are polarizing town voters. The HPC has taken a detailed position urging retention of the present streetscape character. Negotiations are on-going. The question of affordable housing, the quantity and the concentration, has now taken center stage. The project has been split into phases; it would benefit preservation if none of them were built. (First listed in 2004)</p>
9		<p>Hurstmont, Harding Township 679 Mt. Kemble Avenue</p> <p>* Needs extensive maintenance * Neglect * Lack of local protection</p> <p>The property has been sold to a group of investors, whose plans are in formation. Restoration prospects are daunting. We hope that the standards of Stanford White will triumph over financial pressures and temptations to impose other tastes. (First listed in 2003)</p>
10		<p>Mt. Hope Mining District, 19th and 20th centuries, Rockaway Township Mt. Hope Road & Mt. Hope Avenue, Rockaway</p> <p>*Lack of funding *Needs maintenance *Neglect *Lack of local protection & recognition</p> <p>Containing extensive former mining acreage with museum-quality industrial relics, the district was a major site in the northwest N.J. mining industry. A new application for a smaller-scale hydroelectric plant has been filed with FERC. It is not clear what mitigations would be required, but they would probably fall far short of those that the earlier proposal would have contributed. Also, because the new owners are not the agents of earlier destruction and removal of historic artifacts, they are unlikely to be expected to fund the iron industry research center that was formerly planned. Highlands regulations will limit the scope of additional building. The Morris County Park Commission has bought the early 19th century miners' church, and is restoring it admirably. They are the stewards of large amounts of the site's historic open space. and they have arranged the transfer of the impressive Mt. Hope archives collection to public ownership. (First listed in 2001)</p>

Moved to Watch List:

Downtown Area & Musconetcong Iron Sites, 19th and early 20th century, Netcong
Main Street

***Development * Lack of recognition *Lack of local protection**

Changes continue to be made without informed consultation. Pressure is growing from the redesign of the intersection of Main Street with Route 46, which negatively impacts the context of the attractive Register-listed train station. Further modernization of the context is occurring with the redesign of the Netcong traffic circle. Without immediate changes in local policy and understanding, any chance to restore the historic value of Netcong's Main Street is probably already lost. (First listed in 2001)

Iron Works and Morris Canal Sites (The Hollow), circa 1830-1863, Boonton

Includes iron sites (mill pond, supervisor's house c. 1832, 1863 brick building) & Morris Canal plane. Plane Street

***Development *Lack of local protection *Inappropriate zoning**

Threats from inappropriate zoning and development continue, reinforced by the lack of political insight. Only the current economic situation protects this site. (First listed in 2001)

Slater's Mill, Riverdale

Hamburg-Paterson Turnpike

***Needs maintenance *Neglect *Vandalism *Development**

The 19th century mill is a defining landmark of Riverdale. Located at the intersection of Route 202 and Interstate 287, the mill would be ideal for commercial use, but neglect and awkward modernizations threaten its historic character and survival. An art studio/gallery is still interested in the site, and the owners still decline to talk. Meanwhile, other proposals come and go. (First listed in 2007)

Glen Alpin, Harding

685 Mount Kemble Avenue at Tempe Wick Road

***Political opposition * Development**

After years of successful fund-raising, repairs, and management, the Glen Alpin Conservancy is within \$3 million of opening this 1847 Gothic Revival gem for public access, so that it can begin to earn its own way. But the municipal government, which co-owns the site with the independent Harding Land Trust, refuses to allow the Conservancy to apply for further grants. Without the Land Trust's veto, the property would be sold for development. Private partners without political agendas are needed, people who can surmount the red tape and encourage historically compatible self-support. (First listed in 2009)

**Compiled by the Morris County Endangered Sites Committee
representing the Morris County Trust for Historic Preservation and the
Morris County Tourism Bureau**

**Sites new to the roll are listed first followed by previously listed sites,
which are listed in the order they were first nominated.**

The organizations plan to continue to release an annual list and update the status of previously listed sites. Local citizens and groups are encouraged to forward their suggestions for sites to be considered in 2012 to either of the above named organizations. A nomination form will be available at www.mcthp.org. Questions may be addressed to 973-267-4717.