

# 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, on the other hand, are not well understood and are often overlooked. These benefits are 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.

Many of the Township's former historic buildings have given way to development and no longer exist. Verona's governing body has adopted an amendment to the zoning ordinance for the regulation of historic sites. This master plan has identified twelve sites as potentially historic.

The twelve identified sites are as follows:

- 1) Verona Lake Park
- 2) 66 Lakeside Avenue (Pease House)
- 3) 110 Claremont Avenue (Priest Farm Homestead)
- 4) 190 Grove Avenue (Hathaway House)
- 5) 22 Crestmont Road (Kip's Castle Park)
- 6) Hilltop (The White Rock)
- 7) 77 Sunset Avenue (Farm House)
- 8) 42 Martin Road (at one time part of Ridge Road)
- 9) 16 Grove Avenue
- 10) Verona Civic Center
- 11) Verona Public Library
- 12) Methodist Church

It is important to identify and take steps to preserve the historic and archaeological resources of the Township as part of the Township Master Plan so that appropriate methods for protection and conservation can be pursued. To this end, under its historic preservation ordinance, the Township has created a Landmark Preservation Commission, which conforms to the Municipal Land Use Law. The Landmark Preservation Commission (Commission) consists of five members and two alternates. These members have the responsibility to prepare an historic site survey as well as make recommendations to the planning board and the board of adjustment on applications for development. The Landmark Preservation Commission recommendations are advisory only.

#### Township History<sup>4</sup>

The undulating hills and valleys of the Watchung Mountains and the wealth of hardwood forests, streams and farmland attracted settlers to western Essex County. In 1702, a group of colonists from Newark purchased almost 14,000 acres from the Lenape Indians. This area, encompassing most of northern Essex County, was known as "The Horseneck," due to its odd configuration. The colonists were joined by Dutch settlers from Bergen County. Clear title to the land was disputed several decades later by the original English Proprietors, resulting in "The Horse Neck Riots" in the 1740s, one of the earliest Colonial American challenges to British authority.

In 1798, after the American Revolution, "Horseneck" seceded from Newark and became the "Township of Caldwell" consisting of what is now known as Verona, Cedar Grove, Fairfield and the Caldwells. By the mid-nineteenth century, this area identified as Vernon Valley. Later, when an application was made for a post office, the citizens were informed that another Vernon Valley, in Sussex County, had first claim to the name. The name Verona was suggested as a substitute and was eventually accepted by all.

Over the years issues arose that caused disputes between the Caldwell and Verona areas. With the population growing, the citizens of Verona desired more control over their own governmental affairs. Verona citizens desired easier access to essential services such as schools and churches.

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<sup>4</sup> Images of America : Old Verona, Robert L. Williams

In 1892, in part as a result of these concerns, the citizens of Verona and Cedar Grove voted to secede from Caldwell Township. After a while, Verona found itself growing faster than Cedar Grove. Verona residents desired a municipal water system and other public utilities and resulted in the two towns deciding to separate in 1902. On May 13, 1907, the borough of Verona was officially recognized and incorporated by the State Legislature.

### Policy Statement

It is a policy of the Township of Verona 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 Verona by preserving resources that reflect elements of its historical significance
- identify, designate, and regulate historic landmarks in order to preserve their 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 Verona
- foster civic pride in the history and architecture of Verona
- 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 requirements and standards of the Landmark Preservation Commission ordinance
- encourage the proper maintenance and preservation of historic settings and landscapes

## State and National Register of Historic Places

### Verona Lake Park<sup>5</sup>

The history of Verona Park can be traced back as early as 1814 when Doctor Bohn dammed the Peckman River, which was an old swamp, for a grist mill. The water behind that dam formed a 13-acre Lake. Later this beautiful lake surrounded by weeping willow trees and winding paths became an ideal location for family activities. The Lake was a popular attraction for weekend picnicking by the 1890s, with commercial bathhouses and concession stands. The trolley that ran up Bloomfield Avenue from Newark brought additional visitors. The first land acquisitions for the park were made in 1920. Demand for acquisition of this desirable tract had been increasing for some time, but action was delayed due to economic conditions caused by World War One. To acquire part of this land owned by the Erie Railroad Company, an agreement was made allowing the railroad to retain a right-of-way across the park by means of a bridge. Sketches showed a bridge with a series of high arches that spanned the lake and roadway. Fortunately, this bridge never materialized. Instead, the existing arched pedestrian bridge over the lake presents a quaint architectural highlight.

**Photo 9: Damn at Lake Verona**



**Photo12-2: Boating on Lake Verona**



Local citizens conceived the idea of a formal Park around the lake, joining with the Essex County Parks Commission to purchase enough land by the 1920s to bring the total area of the Park to 54 acres. The County later brought in the Olmstead Brothers Landscape firm to design a showcase public space, just as the Olmstead Brothers had done for Central Park in New York City a generation earlier. The landscape plans prepared by the Olmsted Brothers were approved the same year Verona Park was acquired. Actual development did not start until

several years later due to court proceedings concerning condemnation of some of the land. There was no inconvenience to the public during the delay because the park was already being used for boating, bathing, skating, picnics, and band concerts.

**Photo 12-3: Verona Lake**



<sup>5</sup> <http://www.essex-countynj.org/>

## Municipally Identified Historic Landmarks

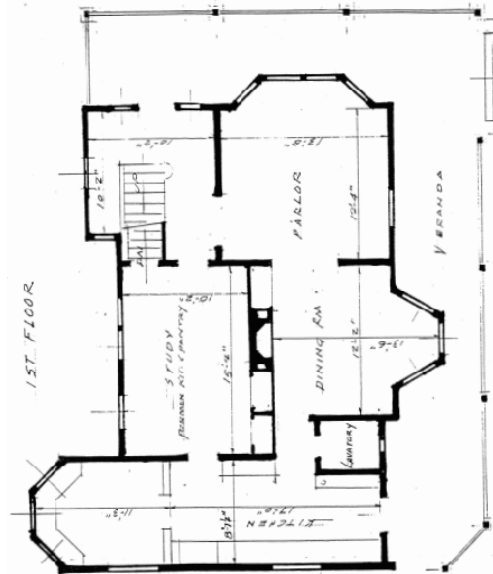
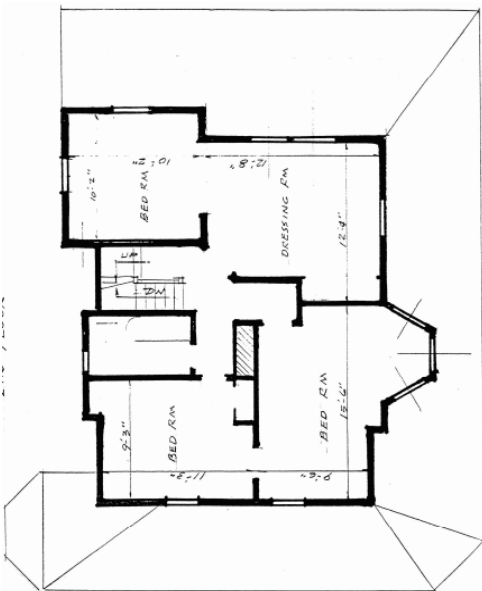
### 66 Lakeside Avenue (Pease House)

According to the History of Verona by Grace Kass, “the original Captain William Pease purchased a large tract of land (circa 1847) running up the hill from the west side of Verona Lake almost to the present Essex Fells line.” This land comprises nearly one-quarter of the land that makes up present-day Verona and thus is some considerable historic significance.

“The homestead was on the corner of Corby Lane (designated around 1859) and now Lakeside Avenue and the present Pease Avenue. (Later Gilbert B. Pease, a younger brother born in Verona, and with Clinton Baldwin, developed all this property under the name of Sunnywood Heights.)

Mrs. Helen Flicker, who has lived here all her life, says her great-great uncle Gilbert Pease built this house in 1893 and there until he was 90 years old. An old map of Verona Township (circa 1893) confirms the presence of this homestead at the northeast corner of Pease Avenue and Lakeside Avenue.

This house has several unique architectural features that are significant. There are seven ceilings with different patterns pressed into them that are original to the house. There is also tin trimming in the upstairs hallway and bedrooms. The gas fixtures are still found attached to the bedroom ceilings. The original old hinges and doorknobs are still found on the doors. The bedroom door is higher than the closet door. The stairwell layout was changed many years ago from a narrow stairway that turned at a landing to a wider, longer, straight stairway. However, the old banisters were retained. The cellar has four-by-eight inch beams sixteen inches on center. It also has brick piers made out of twelve-inch brick. The height of the cellar is six foot one inch.



The property is wholly within the R-3 zoning district, which requires a lot size of 10,000 square feet. The property is 80 feet by 159 feet or 12,720 square feet.

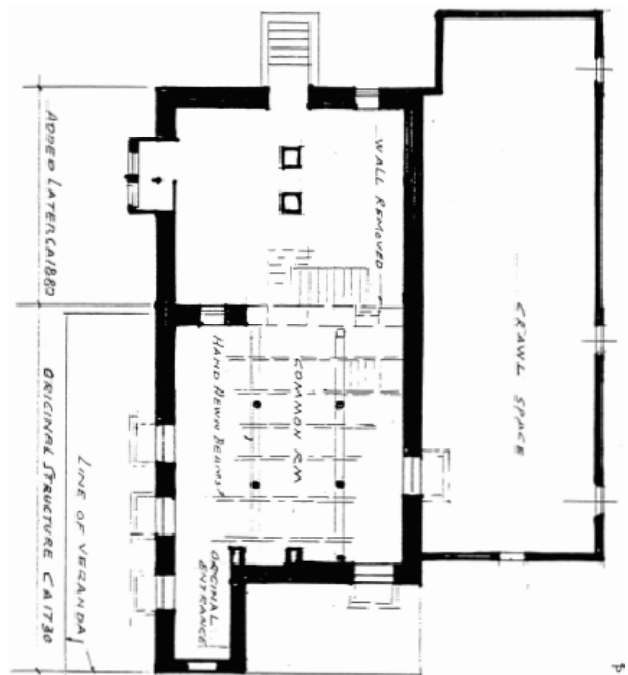
## 110 Claremont Avenue (Priest Farm Homestead)

The Commission having visited 110 Claremont Avenue, known as the Old Priest Farm Homestead, believe this house fulfills and meets the criteria needed for preservation, both historically and architecturally. The home is located on Claremont Avenue that was called the Old Road in the Eighteenth Century. This road was laid out in 1716 from Newark to Cranestown, now Montclair, over the First Mountain, through “Horseneck” Verona, to points west of the Passaic River and Morristown area. There seems no doubt that Washington and Lafayette traveled past the original portion of the old house on their way from Cranetown to Morristown during the Revolutionary Period.

Criteria established by the National Park Services are used by Federal, State and Local Preservation agencies to determine eligibility for listing properties in the National Register, on the basis of their historical or architectural significance. “Besides meeting at least one of these historic or architectural significant criteria, a property must also have integrity of location design, settings material, workmanship, feeling and association in order to be eligible for listing in the National Register. In other words, if a property has been compromised by inappropriate alternation, it may not be considered eligible despite its recognized significant” from National Register Criteria.

This house has architectural significance, first because of the age of the older portion and second because the alterations and addition (about 1880) were done skillfully by preserving inwardly and the old portion and outwardly in the new style (Victorian) Thus, one style did not, visually, compromise the other. The setting of the house is complemented by a row of antiquity maple trees, 150 to 200 years old, and a white picket fence along the front property.

On entering the house, a feeling of antiquity is characterized by rooms and the artifacts so carefully preserved by the present and previous owners. There were many early owners starting with John Range in 1797 until 1873 when purchased by Josiah A. Priest. His widow continued living in the house until 1919 when his daughters took over possession of the home. In 1926, the home was purchased by Alfred F. Harris who lived and preserved the home for over forty years. His chronicles written in 1963 describe in detail the older portion of the home, the addition in 1880, the foundation, the cellar, the attic and roof, etc.



## The Attic and Roof

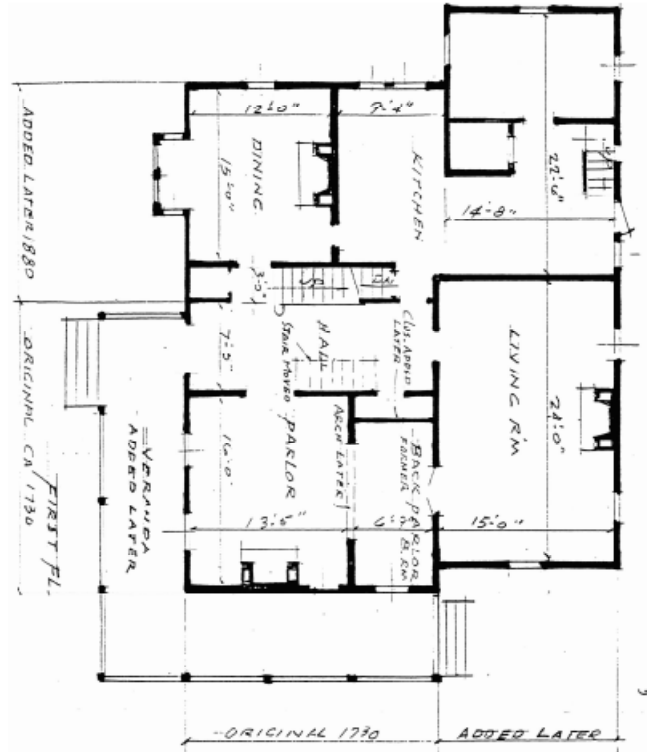
“The old Hand-hewn framework, ridge are in view. Also, where the entire west Side of the old house was removed and the roof and west side extended to cover more rooms.”

## The Cellar

Again, old hand hews overhead beams, cut and shaped with the Adz, were evident. “Only chestnut and oak were used.” The corner posts were braced with slanting timbers about two to three feet in length, notched and pinned with oak pins.

## Front Parlor

“The Parlor was originally two rooms. A partition with a door in it separated the front room from the back ‘Parlor Bedroom.’” The partition was later removed and replaced with the present ornamental archway. The hall door to the bedroom was later removed and replaced with the present coat closet. The stairs were very crude in the original house, narrow, placed against the east wall of the hallway. When the remodeling took place in later years, the stairway broadened and moved across the hallway to the west wall.



## Basement Living Room

One of the most interesting rooms in this house and, probably the very oldest of them all, without doubt predating the Revolution, is a good sized room located below the old Parlor in the south east corner of the building. The south and the east walls of this room are the foundation walls of the house; three little deeply recessed old fashioned pane windows look out to the south (toward Claremont Avenue.) These windows are about one third above ground level and are “welled” outside with brownstone. The whole cellar itself is about two-thirds below ground level. This is the room known in the Revolutionary days and before as “The Common Room.” In it the occupants of the house spent most of their time. It was both living, dining and kitchen room to the family. They used the upper rooms seldom, except the bedrooms for sleeping. A big old fireplace at the east end of the room directly below the fireplace above in the front parlor, furnished heat for the basement living room and most of the cooking was done in the fireplace as was the custom of those early days. This fireplace is here today; an old iron crane still hangs waiting for someone to set a pot or kettle to boil. The old chimney on that east side of the house carries two flues; one for the cellar room and the other for the fireplace in the front parlor above it. Both are in good condition today but are not used. (Later, when the remodeling took place, stove holes were inserted into the flues of this old chimney to allow for the heating, if desired, by Franklin or other kinds of primitive stoves, of the second floor bedrooms).



When two new chimneys were added to the enlarged house stove, holes were also put into those chimneys for use on the second floor rooms. They are very evident in the walls of the rooms today.

Photo 12-4: 110 Claremont Avenue

Portioned closets and storage space were set off in the cellar living room on two sides. Probably, there was an old bulkhead cellar door on the west side of this room and from the signs that remain, quite certainly this was an entrance to the cellar living room in the south east corner alongside the fireplaces, which was probably the most used door to the outside, of any in the house. There appears to have been a stone step or two from the cellar level to a door opening to the east (north the Martin Road side of the house) into the yard. Then, a curved path led a very short distance through a wooden picket fence to the road—

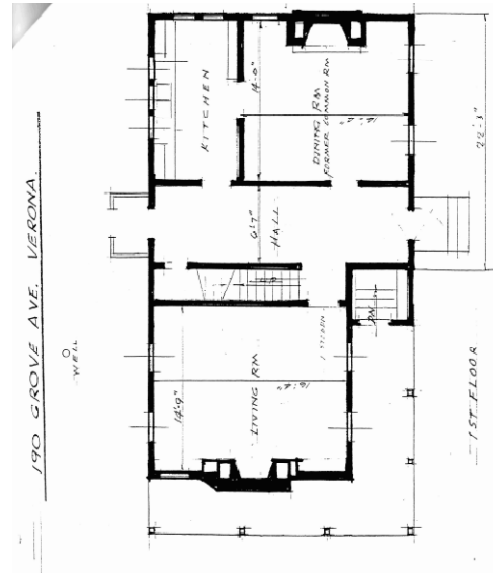


the old road then—Claremont Avenue today. Front doors in those old homes were used very seldom, only on occasions. The family and visitors came into the house via the lower side entrance, directly into the cozy basement living room. To match the small recessed front windows there were three in the north wall looking into the backyard and out toward the barn. When the present back living room was built across the back of the original house (at ground level) the little back windows were bricked up but remain visible in their places today, in the old back wall of the house beneath the new upstairs room, which has no cellar.

The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. While the subject property is significantly larger than the minimum lot size requirement, the odd “L” shape of the property and position of the house make subdivision highly impractical and inappropriate.

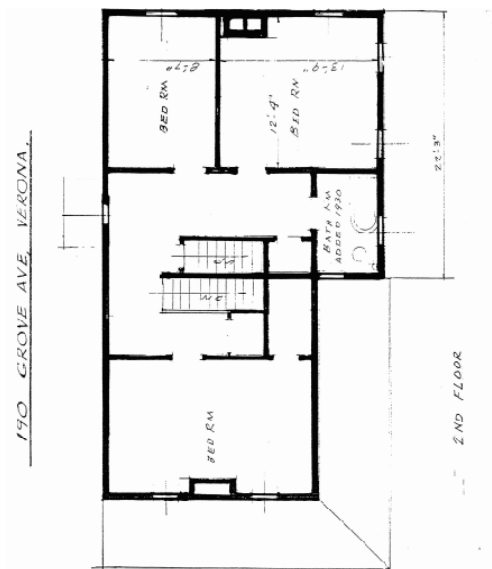
190 Grove Avenue (Hathaway House)

As stated in the History of Verona booklet by Kass, besides the “Old Road” Claremont Avenue, “the three wariest roads were Peckmantown Road, and Grove Avenue; the Butterstown Road, now Summit Avenue; and Corby Lane now Lakeside Avenue.” From the old property map of Verona, 1730 to 1887, G. Personette settled on Peckmantown Road in 1740. Thus, 190 Grove Avenue, further north, was probably built around 1790. This house of Greek revival style matches the Harrison house (circa 1790) in west Caldwell at 153 Orton Road. The small eyebrow window size locations and chimneys are identical to those in the photo of the Harrison House taken by the Historic American Building Survey in 1937. A Greek revival entablature and trim around the entrance at 190 Grove Avenue must have been removed at a later date.



The main structure measures 22 feet 3 inches across the front by 23 feet in depth and contains a hall 6 foot 7 inches wide running from the front entrance to a door at the rear wall. A dining room, formerly the living room, measures 14 by 14 feet and has the original fireplace and mantle. The fireplace is still functional. A small kitchen (7 feet 2 inches by 14 feet) is to the west and is being modernized.

The south of the main structure is the living room measuring sixteen feet 4 inches by 14 feet 9 inches. The fireplace and surrounding porch were added twenty years later, around 1815.



The cellar, under the main structure, shows foundation walls of large fieldstones and a fireplace supporting beams of oak cut and shaped with the adz. It was probably used for storing roots as the entrance is by a cellar way off the front porch.

The stairs to the second floor are 32 inches wide with 11 inch risers, 8 ½ inch and 9 inch treads were possibly moved from the entrance hall to the present location when the new addition was added around 1815.

The second floor consists of two bedrooms, large storage rooms and closets over the present living room. A bathroom was added with plumbing in 1930. The front bedroom measures 13 feet 9 inches by 12 feet 4 inches and has 7 foot 6 inch ceiling heights. The back bedroom is 8 feet 7 inches by 12 feet 4 inches. A small 6 foot by 2 feet 6 inches batten door in the hall led to a small flight of stairs to the attic. The attic again reveals its age by the old hand-hewn framework rafters ridge, etc. The old property map of Verona reveals the early owners to be the McConnells.

The property is wholly within the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a non conforming parcel because it only containing 5,856 square feet.

**Photo 12-5: 190 Grove Avenue**



## 22 Crestmont Road (Kip's Castle Park)

Kip's Castle Park, originally known as "Kypsburg," is now owned by Essex County. It was constructed over a three-year period from 1902 through 1905 by Frederic Ellsworth Kip and his wife, Charlotte Bishop Williams Kip. Frederic was a wealthy textile inventor and industrialist who also published several books related to United States tariff laws. Charlotte is credited for the design of the "Kypsburg" building and grounds, cultivating a renowned octagonal rose garden in the southwest corner of the property. After Charlotte's passing in 1926, the estate was sold and went through several owners. The building and grounds fell into a state of dilapidation until, finally, the law firm of Schwartz, Tobia & Stanziale purchased the property in 1985. In the past two decades, a considerable amount of work was done to restore the Castle to its original grandeur.

Kip's Castle Park, an eleven-acre estate on the border of Montclair and Verona townships, is now a part of the Essex County Park System. The 9,000 square-foot mansion replicates a medieval Norman castle with a 6,000 square-foot two-story carriage house. The interior of the castle consists of thirty distinguished rooms of varying shapes, which include vaulted ceilings and six ornate fireplaces.

A twelve-member advisory board has been formed to provide recommendations about not only how to maintain and restore the estate, but also to develop ideas as to how this property can grow into a cultural asset for the community.<sup>6</sup>

Photo 12-6: Kip's Castle



The mansion and the carriage house are unique and splendid examples of the romantic, medieval-revival. The stone gates, retaining walls, serpentine drives, and gardens add to the composition, uniting it with the rugged site while allowing the natural character of the ridge to prevail. The structure is a Norman castle replica constructed of local trap rock trimmed with sandstone. Its huge corner turrets and walls are pierced with arches and deep-set windows. A large stone veranda, the roof of which is supported by round sandstone pillars, surrounds the front of the building. The massive, southeast turret can be seen from miles around. The interior woodwork of the castle is of old English quarter-sawn oak. The front hallway has stained glass windows and contains a huge stone fireplace. The master bedroom suite on the second floor has eight large windows that face out onto the New York City skyline.<sup>7</sup>

The property is located wholly in the R-1 Historic Overlay zone district wherein the minimum lot size is 30,000 square feet and the minimum lot width is 150 feet. Almost seven and one-third acres are located in Verona.

<sup>6</sup> [www.essexcountynj.org](http://www.essexcountynj.org)

<sup>7</sup> <http://preservationnj.org/>

## The White Rock

This landmark boulder is high atop the second mountain. It is the centerpiece of a stunning environment as well as the focus of local stories and history concerning its use as an important meeting site. No written records have been found about early activities at the rock. However, according to stories that have been handed down from generation to generation, the White Rock was supposedly one of the first religious meeting places in Verona in the early 1800s.

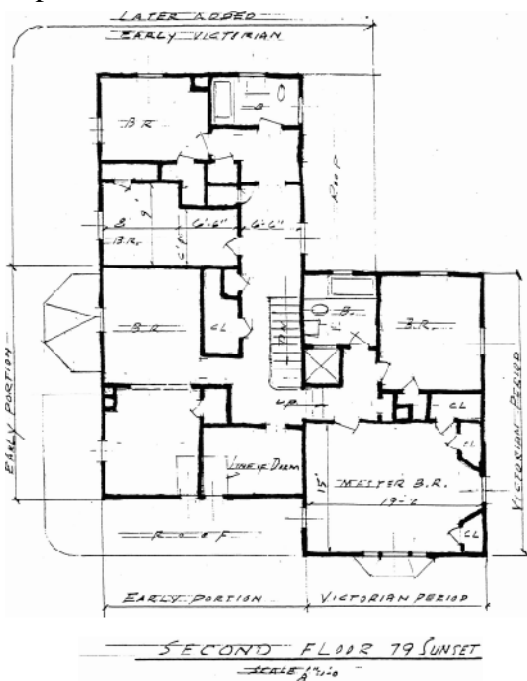
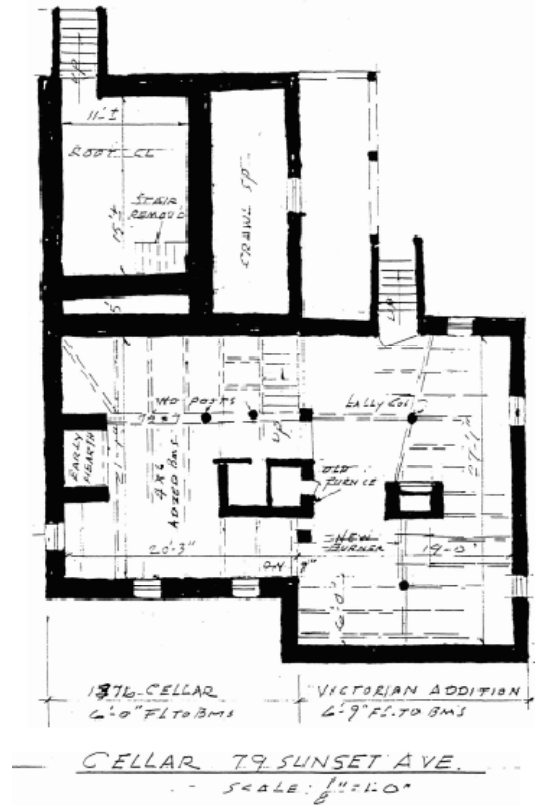
For many years the land around and below the White Rock was cleared, thus providing an excellent view of the Verona Valley. Today, the landmark boulder sits in obscurity shrouded by trees that protect it from the modern sites and sounds in the valley below. In fact, the White Rock is now located in the Hilltop Parkland and is therefore protected from potential development.

Photo 12-7: The White Rock



77 Sunset Avenue (Farm House)

According to History of Verona by Grace Kaas published in 1940, Mr. Butters followed "an Indian trail through dense woods and settled near the Pompton Pike in 1730." Later, in 1776, Nathaniel Baldwin settled near the intersection of Prospect and Butterstown Road, now called Sunset Avenue. Early maps indicate the date of Butterstown Road to be 1833, but it was probably 1776 as Mr. Butters holdings were incorporated then and the properties of Nathaniel Baldwin, Calvin Schaffer at 79 Sunset Avenue, and others were included. In 1870, an effort was made to build a railroad through Verona. A map indicating the proposed Erie railroad right-of-way shows the owner of 79 Sunset Avenue to be a Susan Schaffer, probably a descendent of Calvin Schaffer. The earliest records of ownerships at the town assessor's office shows Florence Whitaker in 1917 with John Subrug Jr. taking over in 1939 and Mary Scafer in February 1939 for one day. In 1945, E. Woodward Allen became owner for thirty-three years to 1978. Denis Whit took ownership to 1987. The present owner is Mrs. Barbara Keisewetter. Exterior repairs and alterations to the interior has taken place



under the new owner. The cellar, 20 feet 3 inches by 21 feet 1 inch, in the northwest portion of the house reveals age in the 7 and one-half feet by 7 feet adzed girder with 4 inch x 8 inch adzed beams pegged into the girder. The columns are tree posts typical of very early construction. A huge early strong hearth and headknocking ceiling heights and very small widows in 3 feet thick hand laid stone foundation walls also exhibit age. Adjacent to the cell but separated by a 5 foot thick wall was a 11 foot by 15 foot cellar. This must have been a root cellar, entered then by stairs long removed.



FIRST FLOOR 79 SUNSET AVE  
 Scale 1/8" = 1'-0"

The property is currently located wholly in the R-3 zone district wherein the minimum lot size is 10,000 square feet. The existing dwelling is on a conforming parcel containing 10,772 square feet.



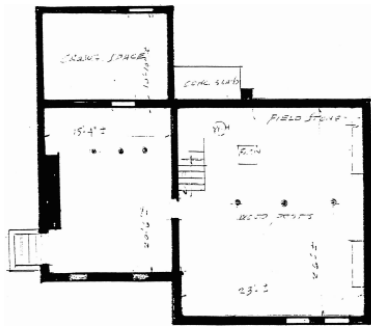
42 Martin Road  
(at one time part of Ridge Road)

According to an early map of Verona 1730 to 1887, the first store was opened by John and Caleb Baldwin in 1834. In 1850, a rival store was opened by Alex Gould. In "History of Verona" by Grace Kass 1940, "by 1830 about 50 families clustered on farms on either side of the Old Road (now Claremont Avenue). The Goulds and Martins were listed among those farmers. In the history of the "Priest Homestead," author Alfred Harris writes "the building shown on Martin Road, the street running north and south above Claremont Avenue

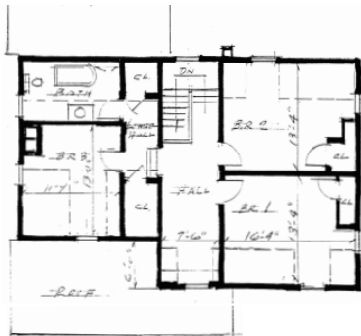
Photo 12-8: 42 Martin Road



is the Enos Martin Homestead, a part of which dates back to the 18<sup>th</sup> century. The building still stands and is located on the north corner of Martins Beach Street."

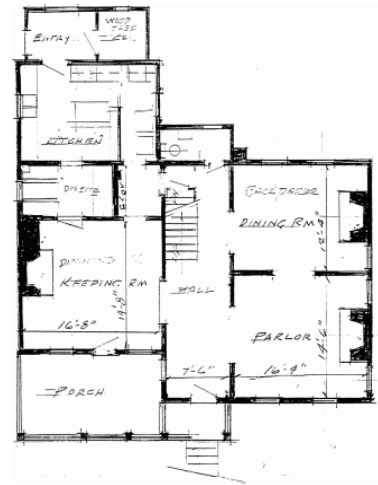


CELLAR PLAN 42 MARTIN RD  
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987



SECOND FLOOR 42 MARTIN RD  
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987

Examination of the cellar of the southern portion of this building reveals tree post supports of the first floor, adzed beams overhead, and two small windows in old stone foundations exhibit age. The floor levels of the southern and northern portions are at different levels as are ceilings and roofs. A six-foot diameter cistern under the old kitchen entry floor is about 1780.



FIRST FLOOR 42 MARTIN RD  
SCALE 3/8" = 1'-0" BUREAU ALTERATION 1987

The property is currently located wholly in the R-4 zone district wherein the minimum lot size is 8,400 square feet. The existing dwelling is on a conforming parcel containing 12,784 square feet.



## 16 Grove Avenue

Certainly, many have passed this house on Grove Ave and noticed its unique style of architecture. This architectural design can be attributed to Hiram Cook. Hiram Cook was a Yankee Civil War Captain who came to Verona in the late 1860's and purchased land between the area of Wayland Drive and Verona Lake. He is accredited for the early development of the land around Verona Lake. Features of 16 Grove include ornate fenestrations, arched windows and doors with hi-style Italianate detailing and decorative modillions.

Little is known of the early house and its occupants. In the 1890's, it was occupied by William P. Rich who ran the nearby Verona Pharmacy (where Center Drugs and the building next door are located). Mr. Rich was also a soldier in the Spanish American War. After Mr. Rich, William P. Johnson moved in. W.P. Johnson moved the feed store located next to Verona Pharmacy.

The property is currently located wholly in the CBD zone district. The existing dwelling is on a conforming parcel containing 13,195 square feet.

## Verona Civic Center

The Verona Civic Center, including the park-like setting, the War Memorials, as well as the buildings, have historical and architectural importance of this true town center. Laid out as a formal "square" off Bloomfield Avenue in 1923, the civic center contains the H.B. Whitehorne School, the Public Library (see separate listing), and the Town Hall. The traditional Georgian Revival style of the buildings corresponds to the prevailing American taste of the time; it also helped to express the fact that although Verona was new as a township, it was also a community with roots extending into the 18th century. The formal plan for a civic center ties in with the City Beautiful movement in American planning and architecture of the early 20th century. Verona's civic center was completed in 1924 with a bronze statue honoring those from the town who served in the war. Although modest in size and design, the Verona Civic Center firmly established a "center" to the town, and its sound planning is evident in that it is still working today.

**Photo 12-9: Verona Civic Center**

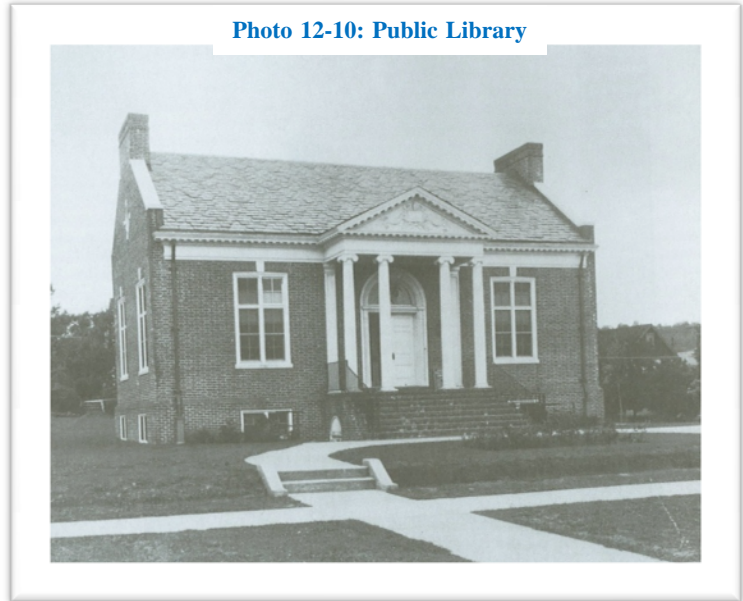


The Town Hall and Public Library are located within the CBD zone district while the H.B. Whitehorne School is located in the R-3 zone district.

### Verona Public Library

Part of the Verona Civic Center, the Verona Public Library is an intact example of the Georgian Revival style that was popular in public buildings when it was built in 1923. The Verona Public Library is one of more than 25000 libraries throughout the country funded through the Carnegie Corporation between 1883 and 1929. The library obtained a Carnegie grant for \$11,000 and a lot on the corner of Bloomfield and Montrose Avenues was purchased with funds from the Library Association supplemented by public subscription. Architectural drawings for the new building were made but the sudden rise in construction costs at the advent of World War I prevented immediate action. It was not until 1922 that construction began on the library and rather than being constructed on the corner of Bloomfield and Montrose, it was included in the Civic Center. The Public Library are located within the CBD zone district.

**Photo 12-10: Public Library**



### Methodist Church, Montrose Avenue

An unusual eclectic style building of yellow brick, it is dominated by a hexagonal lantern on top, reminiscent of the 19t century wooden tabernacle buildings erected by the Methodist community in New Jersey vacations, such as Ocean Grove, Ocean City, and Mount Tabor. The property is currently located wholly in the R-4 zone district. The existing dwelling is on a conforming parcel containing 34,040 square feet.

**Photo 12-11: Methodist Church**



## Interface with Other Master Plan Elements

The historic preservation plan strives to integrate harmoniously with other elements of the master plan. Historic sites, transportation corridors, buildings, structures, and archaeological sites are intimately and irrevocably linked with past, present, and future land use, housing, circulation, recreation and open space, and conservation in municipal planning and history. The historic preservation plan seeks to find a balance between, on the one hand, the preservation and maintenance, and on the other hand, the community's need for ongoing changes in land use.

## Land Use Element

Historic landmarks link with land use planning in a variety of ways. The land use plan lays out goals and policies that consider alternative residential, commercial, recreational, open space, and other forms of development within and proximal to historic landmarks. Without such goals and policies, subdivision and zoning regulations over time tend to alter the historic pattern of development to a more regularized and uniform model than existed in the past. The innate characteristics of the land itself, rather than uniform zone standards, were in the past the standard by which decisions were made about property subdivision and building placement. The uniformity and regularity of development built in conformance with many contemporary subdivision and zoning regulations can be at odds with historic integrity.

Development in areas close to historic sites can have detrimental impacts on the historic character and integrity of the sites. The main purpose is to discourage structures that would either overwhelm the scale and character of buildings on adjoining properties or have any substantial adverse effect. Historic landscape and archaeological features such as foundations, wells, field stone walls, and other historic built features of the landscape such as hedgerows can be impacted by application of a variety of planned activities within the Township. Township regulations should be flexibly administered in a manner that promotes the preservation of such features wherever possible.

## Housing Plan Element

In 1999, New Jersey implemented a new rehabilitation subcode, designed to relax code requirements for historic buildings in an effort to make rehabilitation a more affordable and more realistic alternative to demolition and new construction. This program is now nationally recognized as a stimulus for historic preservation, especially in towns and villages. Where appropriate, property owners in Verona should be made aware by Township officials of rehabilitation options under the new subcode. In addition, limited state-level grant funding is available for rehabilitation and restoration of properties listed in the New Jersey and National Registers of Historic Places.

### Circulation Plan Element

Roads designed to typical modern engineering standards, which ignore the historic integrity of an area, can unalterably damage this historic character. Today's engineers can, however, when encouraged to do so, design roads that achieve engineering goals without sacrificing historic qualities. The historic integrity of roads in the vicinity of historic structures should be preserved. Public bridges are also important, within or outside of historic districts. They contribute substantially to the scenic value of the Township.

### Community Facilities Plan.

Historic preservation covenants generally take one of three forms: deed restrictions, easements and public acquisitions by governmental agencies. Both forms specify requirements for care of historic property features such as hedgerows, building facades, interior room configurations, foundation ruins, or archaeological deposits. Deed restrictions are attached to and filed with deeds, and the property owner is responsible for meeting the specified requirements. Easements are also attached to and filed with deeds. However, with easements, the owner (grantor) designates a municipality or organization that can legally hold an easement (grantee) to be responsible for the historic preservation requirements. Usually, the grantor pays a designated fee to the grantee for monitoring the terms and conditions of the easement.