



Glen Alpin Property

MORRIS COUNTY HISTORIC PRESERVATION COMMITTEE

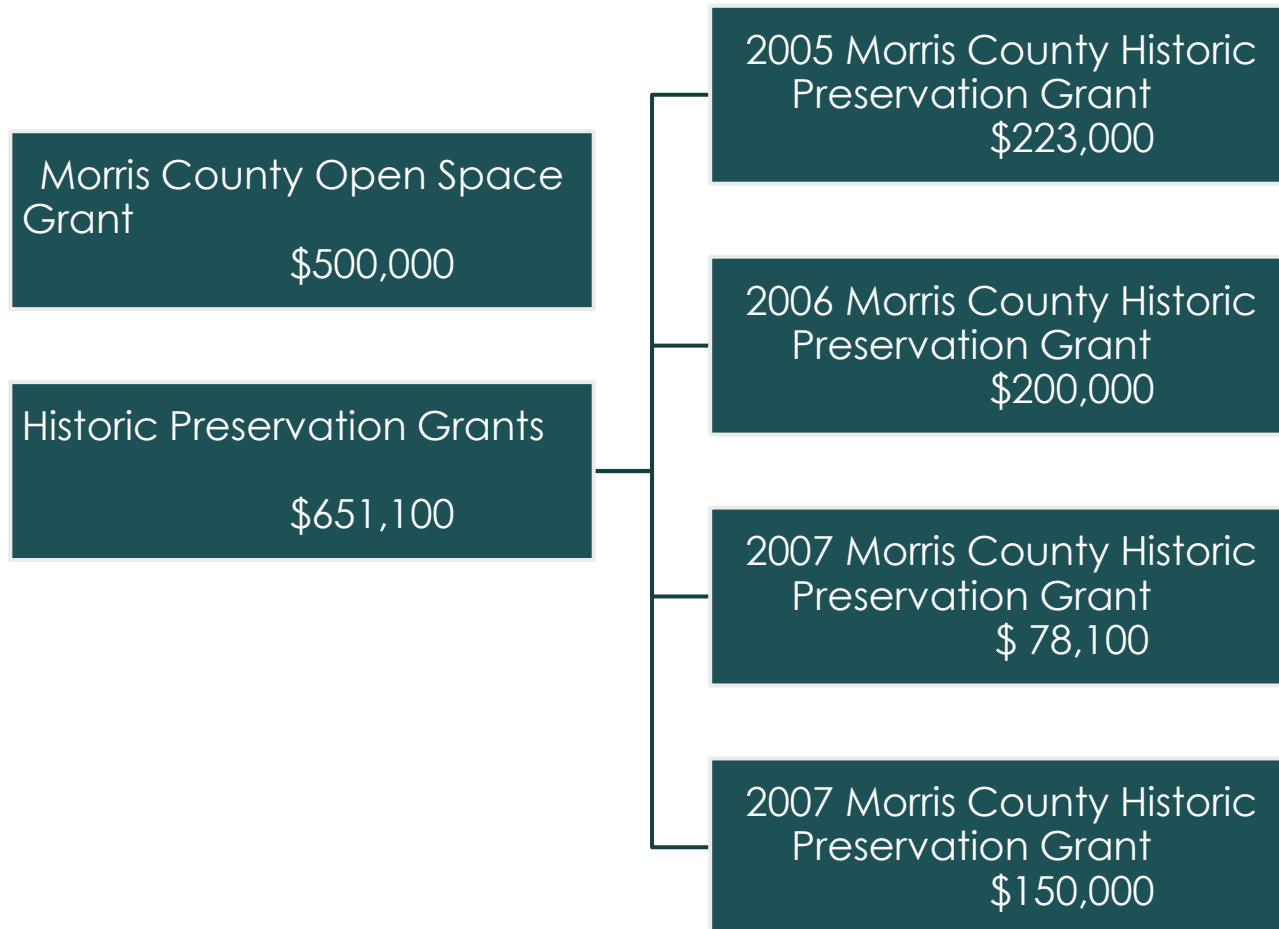
Glen Alpin

- ▶ Glen Alpin is a country estate constructed for Henry S. Hoyt circa 1840. The Gothic Revival house is one of the best examples of the style in New Jersey. It is a contributing resource in the Tempe Wick Road Historic District.
- ▶ Home & Surrounding Property Purchased with Open Space Funds in 2004
- ▶ A 2005 Grant from Morris County has provided for a complete roof replacement and restoration of gutters and downspouts, site work and professional services.
- ▶ Subsequent Grants in 2006 and 2007 funded the replacement of the HVAC Systems and associated professional services.
- ▶ A separate 2007 non-construction grant provided for professional services for design, construction documents, bidding and construction administration of limited interior and exterior restoration funded by a NJ Historic Trust grant.

How We Got Here

- ▶ Township Purchased Glen Alpin Property in 2004
- ▶ Transaction Partners
 - ▶ Combination of Open Space & Historic Preservation Funds
 - ▶ Morris County Open Space Program
 - ▶ Morris County Historic Preservation Program (4 separate grants)
 - ▶ NJ Green Acres Program
 - ▶ Harding Land Trust
- ▶ Township Unable to Properly Steward Glen Alpin
- ▶ Despite Attempts-No Productive Use for Building
- ▶ Property Continues to Deteriorate
- ▶ Not Safe for Public Visitation
- ▶ Over Three Years of Work with the NJ DEP Green Acres Program & SHPO





Morris County Financing at Glen Alpin



Historic Features Protected

- ▶ 2004 Purchase
 - ▶ General Non-Specific Historic Restrictions on Property
- ▶ 2005 Grant
 - ▶ All Terra Cotta & Flat Roofs
 - ▶ Repointing of Chimneys
 - ▶ Repair of Cornices, Eaves, Gutters & Downspouts
 - ▶ Professional Services
- ▶ 2006 Grant
 - ▶ Utilities
- ▶ 2007 Grants
 - ▶ HVAC System
 - ▶ Architectural Services

Harding's Expenditures

- ▶ Matching Share of Purchase of Home & Property (\$750,000)
- ▶ Match for Each Grant
- ▶ Ongoing Repairs
- ▶ Dedication of Personnel
- ▶ Annual Average Investment of Approximately \$90,000/yr. (excluding professional fees)
- ▶ Total Investment of Over \$2 Million

Options Considered

No Action

Lease the Property Short-Term

- Township Issued RFP's Seeking a Tenant
- Utilize Either Rent Proceeds or Have Lessor Rehabilitate Property
- No Suitable Responses

Lease the Property Long-Term

- Requires Diversion From State House Commission
- Limited Marketability
- Possible Retention of Liability & Responsibility by Township
- Requires Compensation (Land and Monetary)

Full Disposal

Partial Diversion & Disposal (Selected)



Township Intentions

- ▶ Split ~9.6 Acres of Glen Alpin into Two Parcels
 - ▶ Home (~3 acres)
 - ▶ Remaining Open Space (~6.5 acres)
- ▶ Home & ~3 acres
 - ▶ Subject to Permanent Replacement Historic Easement Drafted by SHPO
 - ▶ Expanded List of Protected Features
 - ▶ Historic Easement Held/Stewarded by State
 - ▶ Sold to Private Owner
- ▶ Open Space Parcel
 - ▶ Continues as Public Open Space
 - ▶ Define Trailhead/Trail Access & Parking for Morris County Park Commission

Reference Map

Disposal Areas
Harding Township
Morris County
New Jersey

Glen Alpin Site - Block 34 Lot 1

Owner: Township of Harding/Harding
Land Trust

Approx. Dimensions: 600 ft. x 720 ft.

Total Area: 9.6 acres

Disposed Area: 4.1 total acres
Fee Simple: 3.51 acres
Access Easements: 0.6 acres

Wetlands: None
Floodplains: None
Tidelands: None

-  Glen Alpin Boundary
-  Green Acres Disposal Area
-  Retained Areas

Any portion of the site that is not proposed
within the Disposal Area is MCPC.



Impacts of Township's Proposal

- ▶ Transaction Fulfills a Compelling Public Need
- ▶ Will Provide Significant Public Benefit
- ▶ Harding Township is no Longer Able to Satisfy the Original Terms Governing the Historic Property, Through no Fault of its Own.
- ▶ No reasonable reuse of the historic property and extensive efforts have been made to find a suitable use and steward for the historic property.
- ▶ Termination of the current historic protections does not constitute an encroachment to the historic property under the NJ Register of Historic Places Act.
- ▶ Property will Continue to be Reasonably Accessible to the Public Without the Payment of a Fee
- ▶ Property will be Rehabilitated & Put to Productive Use



Proposed Historic Preservation Details

Currently Protects List of Historic Features

- General Historic Restrictions at Initial Purchase
- Result of Grants Made for Improvements
- 30-year Duration of Protections

Proposed Replacement Easement

- Expanded List of Interior & Exterior Historic Features
- List Developed by State Historic Preservation Office
- Easement will be Stewarded by State Historic Sites Council
- Easement will be Permanent
- Requires “Meaningful” Public Access
- Covers Home’s Historic Settings
- Found Not to Constitute an “Encroachment” Under Applicable Historic Standards

Features to be Protected Under Proposed Permanent Easement (Partial List)

- ▶ Interior
 - Floors
 - Fireplaces
 - Doors
 - Trim/Hardware
 - Paneling
 - Murals
 - Windows
- ▶ Exterior
 - Roof Covering, Terra Cotta and flat roofs, Roof Sheathing
 - Stairs
 - Flashing
 - Chimneys
 - Roof Penetrations/Decorations
 - Gutters/Downspouts
 - Cornice
 - Trim
- ▶ Historic Grave Sites
- ▶ Historic Setting
- ▶ Will Include Public “Historic Walking Tour” with Interpretive Markers on Site

Process/Issues

- ▶ Application Pending to NJ State House Commission (approval as been recommended)
- ▶ Concurrent County Process
 - ▶ Removal of Conservation Encumbrances
 - ▶ Removal/Modification of Historic Restrictions
 - ▶ Remove Existing 30-year County Restrictions
 - ▶ Replacement with Permanent Restrictions to be Held/Stewarded by the State Historic Sites Council
 - ▶ Transfer from County to State will be Simultaneous
- ▶ Status of Grants
- ▶ Transfer of Ownership of Property After Diversion

Benefits for Morris County

- ▶ Historic
 - ▶ 30-Year Easement is Converted to a Permanent Easement
 - ▶ Expanded List of Protected Features
 - ▶ Interior
 - ▶ Exterior
 - ▶ List Developed by State Office of Historic Preservation
 - ▶ Property Will be Owned by Party with Financial Capacity to Restore Structure
 - ▶ Restored Building will be Open for Public Visitation
- ▶ Open Space
 - ▶ 18 Acres of Prime Accessible Open Space Land at No Cost to County
 - ▶ Trailhead and Access for Patriots' Path Route to Jockey Hollow

Harding Township's proposed transaction will be structured with the following elements

- A diversion and disposal of the Green Acres restrictions on a portion of the 9.6-acre property
- The replacement of the existing historic easement with a new permanent historic easement on the Glen Alpin home (including protection of the “historic setting”).
- An enhanced list of protected features incorporated into the permanent historic easement.
- Increased public access to the Glen Alpin structure as a condition of sale of the property.
- Establishment of a defined public trail easement with parking for access to Jockey Hollow Historic Park via Patriot's Path
- Public access to the historic gravesites located on the Glen Alpin property.
- Sale of a portion of the Glen Alpin property with the land and historic restrictions outlined above in place.
- 18 acres of new public open space, including public access to the Passaic River.
- Transaction is subject to approval of the diversion and disposal of the Green Acres restrictions by the NJDEP & State House Commission on June 14, 2021 (Approval has been Recommended)

This transaction meets the goals of the Morris County Historic Preservation Program

- **Foster comprehensive preservation planning to ensure the continued preservation of historic resources.**
- **Stimulate preservation activity by providing funding for technical assistance and restoration projects.**
- **Encourage long-term facilities planning and capital budget planning of historic resources.**
- **Further the stewardship of the built and natural environment by helping preserve historic structures on open space tracts.**
- **Heighten the public's awareness of Morris County's irreplaceable historic character.**
- **Increase opportunities for heritage tourism in the County.**
- **Help ensure that preservation planning is an integral part of community development.**

What this transaction accomplishes

- Significantly expands historic protection of Glen Alpin.
- Creates a productive use for the historic structure.
- Allows for the investment of private capital into the restoration and maintenance supplementing the public investment.
- Provides for meaningful public access to building.
- Defines public trail and trail access to property.
- Creates a roadmap for the rehabilitation & permanent preservation of Glen Alpin.
- Ensures that every public dollar invested in this project (including the substantial contribution of Harding Township) produces a return of greater value in public benefit.
- Allows for the original intent of the conservation transaction to be realized.

What this transaction is not

- Does NOT remove the Glen Alpin structure and grounds from State Historic Preservation Program.
- Does NOT allow for the demolition of the Glen Alpin Structure.
- Is NOT a conversion of a public grant to a private benefit.
- Is NOT an encroachment on the historic resources present at the Glen Alpin site.
- Is NOT contrary to the goals and principals of the Historic Preservation Program.
- Does NOT compromise the interests of the Historic Preservation Program in any manner.
- Is NOT an abdication of the Township's responsibilities.

Next Steps

- ▶ Presentation to Morris County Open Space & Farmland Preservation Committee
- ▶ Recommendations to Morris County Commissioners
- ▶ Public Hearings to Terminate Existing Historic & Open Space Restrictions
- ▶ Morris County Commissioners Authorize Termination of Existing Restrictions Under Local Land & Buildings Law (Two Hearings)
- ▶ State House Commission Hearing on Removal/Modification of State Restrictions (June 17, 2021)
- ▶ Actions to Implement Process