

HISTORIC PRESERVATION PLAN ELEMENT BOROUGH OF RED BANK MONMOUTH COUNTY

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Adopted

_____ date

Prepared by:

Red Bank Borough
Historic Preservation Commission

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to Preservation New Jersey

Table of Contents

1.	Introduction and Purpose	3
2.	Brief History of Red Bank	3
3.	Location and Significance of Historic Sites and Historic Districts in Red Bank	4
4.	Standards Used to Assess Worthiness of Listing	5
5.	Red Bank Historic Preservation Commission	8
6.	Evaluation of Impacts from Other Master Plan Elements on Historic Sites	8
7.	Recommendations	14
8.	Summary	16

Appendix

Table 1	Sites listed on the New Jersey and National Register of Historic Places	17
Table 2	Sites designated by Red Bank Borough Council as historic sites and historic districts in Red Bank	21
Table 3	Sites included on the Monmouth County Historic Resources inventory for potential listing as historic sites in Red Bank	27

1. INTRODUCTION AND PURPOSE

The Historic Preservation Element for the Borough of Red Bank has been prepared pursuant to The Municipal Land Use Law (NJSA 40:55D-1 et. Seq.). This enables the Planning Board to adopt a historic preservation plan element as part of the municipal master plan. According to NJS 40:55D-28b (10) “a historic preservation plan element: (a) indicate the location and significance of historic sites and historic districts; (b) identify the standards used to assess worthiness for historic site or district identification; and (c) analyze the impact of each component and element of the master plan on the preservation of historic sites and districts.” The term historic site may include buildings, structures, sites and objects. In Red Bank historic districts include residential as well as commercial structures.

The Borough of Red Bank has one property, the T. Thomas Fortune House that is a National Historic Landmark; six (6) properties listed on the National Register of Historic Places; six (6) properties listed on the New Jersey Register of Historic Places; and one locally designed historic district in the downtown commercial district (Broad Street Historic District). Another local historic district has been proposed this year, the Washington Street Historic District and is awaiting designation by the Mayor and Borough Council. There are 204 designated historic sites and historic districts listed on the Red Bank Inventory of Historic Resources included here as Table 2 in the appendix.

The Borough of Red Bank is endowed with historic buildings, structures and districts that remind us of the important role this region played in the development of a commercial and residential community to serve the needs of the inland townships surrounding this early river port city. The current business district, as well as several residential districts which date back to the early 1800's, all serve as reminders of the lifestyles of those early settlers and their descendants.

As Red Bank faces the challenges of the 21st century, the borough's historic resources will likely come under attack in some areas. While the preservation of historic sites and districts serves to promote the value of surrounding properties, some of these sites have the potential for development. When the real estate development opportunity afforded by the borough zoning is sufficiently attractive, historic buildings will come under threat.

2. BRIEF HISTORY OF RED BANK

On April 7, 1665 seven Englishmen from Gravesend, Long Island purchased the lands of Red Bank and surrounding areas from the Navesink Indians. The following day the Monmouth Patent was issued confirming the purchase for the Duke of York given the land by his brother King Charles II.

The first business developed in Red Bank was the Bank Tavern built by Joseph Price in the late 1600s on the Navesink in the area of today's Marine Park. It became the center of the village and the start of Red Bank as a river port. Price commenced trade from his dock running sloops to

New York. As farming developed in town the number of sloops grew to transport wheat and produce to the New York market into the 1800s. In 1809 Red Bank became a steamboat port accelerating transport of local produce and seafood and eventually passenger traffic adding to the rapid growth of Red Bank. Early shops and stores were built along Broad Street and expanded until 1882 when the infamous blaze on November 3rd destroyed dozens of businesses and homes. The entire business community was rebuilt using brick as it stands today.

As part of Shrewsbury until secession in 1870, Red Bank was incorporated as a stand alone borough in 1908.

Residential development was concentrated just east of Broad Street where business owners built homes on Washington, Spring, Wallace, Mount and Mechanic Streets. The oldest house in Red Bank is the White Homestead located at 20 South Street built prior to 1735. Robert White was appointed Packer in 1729 as an officer of the port supervising the packing of freight for export.

Street names

In the early 1800s there were four principal roads; Kings Highway (Broad Street) passing through Shrewsbury and Eatontown; Port Washington (East Front Street); Bridge Avenue to Coopers Bridge and Hubbard's Bridge to River Plaza. Maple Avenue in the mid 1800s was known as Division Street with a long line of maple trees. In 1845 Shrewsbury Avenue was laid out. Branch Avenue was known for 75 years as Scuffletown Road. Mechanic Street was a lane from Broad ending in the Throckmorton farm. Wallace Street was developed by a farmer Hugh Wallace; Linden Street named for its many linden trees. Hudson Avenue was known as Pickle Alley for a pickle plant owned by Ephraim Owens. Harrison Avenue was named for Albert Harrison, the first borough clerk of Red Bank. White Street was known as Lover Lane. Monmouth Street was developed by Robert Allen, attorney who owned all this land from Broad to Maple.

Century homes

Several of the oldest buildings have been demolished in recent years including the Rullman House on Front Street; Soho House on Shrewsbury Ave., Wynkoop Interior Shop at 89 W. Front Street. The Conover House was moved from East Front Street to the Charter School on Oakland in 2002. The oldest house is the White Homestead. T. Thomas Fortune House at 95 W. Bergen Place is the only property in Red Bank listed as a National Historic Landmark. The Ice Boat Club and Boat Club are both on the National Register as well as the Shrewsbury Town Hall on Monmouth St.

William Cullen Bryant visited Red Bank in 1872 and described Red Bank as "a union of thrift and beauty, it is in every sense a pretty village and what is better a thriving one."

Red Bank is truly special and our citizens are proud of its heritage.

3. LOCATION AND SIGNIFICANCE OF HISTORIC SITES AND HISTORIC DISTRICTS

A number of historic properties in Red Bank have been listed on the New Jersey and National Register of Historic Places. The State and National Register listing for Red Bank is provided in Table 1 listed in the appendix. The listing is compiled and maintained by the New Jersey Department of Environmental Protection, Division of Parks and Forestry, Historic Preservation Office and identifies the general location of sites and districts within the Borough.

Listing on the State and/or Federal Register of Historic Places provides protection against destruction of historic resources when state or federal government funding is involved. However, listing on historic registers does not preclude the destruction or substantial alteration of historic resources when no government funds are involved. The DEP provides the following explanation of the historic places, sites and districts that are listed on the Register:

“The listings for the New Jersey and National Registers of Historic Places listings include sites and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2008, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.”

Locally designed historic sites or historic districts

The designation of a property as an historic site or historic district in the Borough of Red Bank acknowledges its history, cultural, or architectural significance for the Borough. The Red Bank Historic Preservation Ordinance 2002-14 and Red Bank Ordinance 2003-119 describe how these sites are identified and protected under local law. The Red Bank Inventory of Historic Resources designated by Red Bank Borough Council as historic sites and historic districts are listed on Table 2 in the appendix.

Properties deserving further study

Monmouth County conducted an extensive historic resources inventory between 1980 and 1984 and identified many properties in Red Bank that were eligible for listing on the State and National Registers of Historic Places or as local historic sites and historic districts. The Red Bank Historical Commission has used this list extensively to identify properties that merit local designation. Table 3 in the appendix identifies the historic sites on the Monmouth County Historic Sites Inventory that have not yet been designated by the Red Bank Borough Council as historic sites in the Borough.

The Red Bank Historic Preservation Commission annually conducts a review of the Borough to identify other historic sites and historic districts that need further study to determine if these buildings might be eligible for listing on the Red Bank Historic Resource Inventory. These properties, as they are identified, are discussed with property owners before being added to the HPC inventory and recommended to the Red Bank Borough Council as historic properties.

4. STANDARDS USED TO ASSESS WORTHINESS

The standards used to assess worthiness for historic site or district identification are listed below and may be used to encourage additional designations to the Red Bank Historic Resources Inventory. The State and National Historic Register sites in Red Bank and districts were listed on the State's inventory after review and formal action by the State Historic Preservation Office (SHPO) based upon a nomination to the register, or on information provided on a particular site or district. These listings are based upon eligibility criteria that the SHPO uses to evaluate historic resources.

According to the SHPO website, "The listings itemize the buildings, structures, sites, objects and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion) or determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known."

The criteria for evaluation of a site, building, structure or object as to whether it should be listed is provided by the U.S. Department of the Interior, National Park Service National Register, History and Education. This evaluation criterion is reproduced below.

National Register Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in our past; or
- c. That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered

eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner a part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance with the past 50 years if it is of exceptional importance.

Red Bank's Criteria for Evaluation

The Resolution No 2003-119 of the Borough of Red Bank sets out the criteria used by the Red Bank Historic Preservation Commission to identify historic sites and historic districts. These criteria are:

“The Historic Preservation Commission of the Borough of Red Bank recommended to the Mayor and Council the designation of historic sites, structures or historic properties within a district that have the integrity of location, design, setting, materials, workmanship and association that meet one or more of the following criteria. The following criteria were adopted by Council in 2003.

- a. Located in one of the three historic districts as set forth in the Red Bank Environmental Resources Inventory of 1996 and the Monmouth County Historic Sites Inventory 1980-1984; or
- b. Association with events that have made a significant contribution to the broad pattern of our history; or
- c. Association with the lives of persons significant in our past; or
- d. Embodiment of the distinctive characteristics of type, period, or method of architecture or engineering; or
- e. Representative of the work of an important builder, designer, artist or architect;

or

- f. Unique location of singular physical characteristics that make a district or site an established visual feature; or
- g. Significant for containing elements of design, detail, materials, or craftsmanship which represent a significant innovation; or
- h. Able or likely to yield information important in prehistory or history.”
Red Bank Ordinance 2003-119.

5. RED BANK HISTORIC PRESERVATION COMMISSION

Red Bank Borough Ordinance 2002-14 created a “Historic Preservation Ordinance of the Borough of Red Bank” which established the Historic Preservation Commission on June 11, 2002.

The Red Bank Historic Preservation Commission was assigned the following responsibilities:

- a. “Advisory role to the Planning Board and the Board of Adjustment on applications before these Boards; and to the Borough Committee on matters that may be referred to the Advisory Committee including historical elements in proposed projects.
- b. Advocate for preservation activities in the Borough.
- c. Develop recommendations for ordinance proposals for historic preservation.
- d. Explore the potential for financial and other incentives.

6. EVALUATION OF IMPACT OF OTHER MASTER PLAN ELEMENTS ON HISTORIC SITES

The New Jersey Municipal Land Use Law requires that each element of the Municipal Master Plan be integrated with the other elements of the plan. The historic preservation element strives to integrate with other elements of the master plan. Historic districts, buildings, structures, and archaeological sites are intimately and irrevocably linked with past, present, and future land use, housing, circulation, community facilities and conservation in municipal planning and history. The historic preservation element seeks to find a balance between, on the one hand, the preservation, maintenance and interpretation of the Borough’s critical historic resources and on the other hand, the community’s need for ongoing changes in land use.

Land Use Element

Historic landmarks and districts 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 around historic landmarks and districts. 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 Land Use Plan element of the 1995 Red Bank Master Plan “gives direction concerning future development of all types, establishes the principles of preservation, and gives guidance for the determination of architectural and landscape character in new developments” (page 2). The Land Use Plan element is “designed to guide development and redevelopment in the borough, in order to realize the goals and intentions established in the 1994 Red Bank Vision Plan” (page 5). The 1995 Master Plan notes that “The wonderful, comfortable, walkable, historic character of Red Bank must be preserved and improved as the new development and growth takes place. This means that the best of the old buildings would remain and that new buildings add to the architectural richness of the town’s heritage (page 1). “The quality of life throughout the community must be maintained; the town must retain its personal intimacy where neighbors and shop-keepers know each other, the neighborhoods must remain safe for everyone” (page 1).

The 1995 Master Plan Land Use element acknowledges that most of Red Bank is built up, and that there are few remaining open parcels available for development. “The extraordinary visual character of the buildings and open spaces of Red Bank must be preserved, even when new and larger development takes place” (page 6). The 2002 Master Plan Update notes that the “The Borough also recognizes that remaining developable parcels present unique design challenges. Lack of architectural guidelines may result in development proposals that are inconsistent with Red Bank’s character” (page 4). Development of vacant parcels within historic districts and adjacent to historic properties is a special concern. The 2002 Update to the Master Plan also notes that “Two areas of the Master Plan need to be revisited: the density of residential uses in the western residential areas; the need for architectural design standards” (page 5). The Red Bank Historic Preservation Commission would like to work together with the Red Bank Planning Board by providing input to develop such guidelines.

The maintenance of the traditional scale of the neighborhoods, including the relationship of the bulk, mass, height, setback and materials of individual historic properties should be an important goal that will preserve historic properties in the Borough. The Red Bank Historic Preservation Commission will continue to provide input to the Red Bank Planning Board to achieve such goals. The 1995 Master Plan noted that “Development should be encouraged, historic structures and areas should be protected, and a true mix of uses that includes a variety of residences should occur” (page 6). “The fabric of the rest of the town, the neighborhoods, must be protected to improve and thrive. This objective must therefore include these actions: the preservation of existing zoning categories for the various neighborhoods; the preservation of the buildings and uses in the Professional Office area” (page 7). The Washington Street Historic District, if adopted by Borough Council, will assist in retaining the scale and character of this

neighborhood, but other neighborhoods not listed as historic district may need specific zoning protections. The 1995 Master Plan notes “the character of the buildings and streets must be preserved and protected by a careful crafting of the zoning regulations, to assure that the size, location and appearance of each building contributes to the feeling that gives Red Bank its special quality of life” (page 7). The Red Bank Historic Preservation Commission is particularly concerned about any changes that may be disproportionate in scale and disproportionate in relation to adjacent buildings and the size of the property on which they sit. The main concern is to discourage new structures that are substantially larger in scale than has been traditional in the Borough or which may overwhelm the scale and character of buildings on adjoining properties. This is particularly important in historic districts and for historic sites.

The 2002 Master Plan Update called for a “cultural resource plan based on studies funded for this year and next year” (page 5). These studies ultimately resulted in the creation of the Red Bank Historic Preservation Commission in 2002 as an advisory body to the Mayor and Borough Council. Currently, the Red Bank Historic Preservation Commission does not regulate additions, alterations or demolition to historic sites in the Borough. Through reviews of applications for Planning and Zoning Board approval, the Historic Preservation Commission has opportunity to assist property owners to design projects compatible with character-defining features of designated historic districts, buildings, structures, and archaeological sites listed on the Red Bank Inventory of Historic Resources (Table 2).

The Commission can play an important role in advocating for reuse of properties throughout the Borough, but especially properties already included on the Red Bank Historic Resources Inventory. There have been many successful reuses of properties throughout the Borough and the Historic Preservation Commission encourages additional adaptive reuse of properties in the future.

The 1995 Master Plan acknowledges that downtown--the Central Commercial District is the heart of the Borough and is also its first historic district. “The CCD area extends from the east side of Broad St, to the west side of Maple Ave., from Monmouth St. to Front St. It is the historic center of town, with the largest collection of retail space, and with the Historic District area at its heart” (page 7). The 2002 Master Plan Update also called for “enhanced preservation of the Historic District with design controls” (page 3). The 1995 Master Plan sought to “maintain visual character of existing Borough buildings and to encourage new construction consistent with design guidelines to strengthen the visual link to Borough heritage” (page 3). The 1995 Master Plan Land Use plan references the 1985 Red Bank Master Plan and notes that the following goals are still relevant: “Encourage preservation of the Broad Street Historic Area with design controls” (page 5). The 1995 Red Bank Master Plan states that “The downtown should grow and thrive. Development should be encouraged, historic structures and areas should be protected” (page 6). The 1995 Master Plan also sought to extend the downtown historic district, which should continue to be encouraged. “As part of the borough’s concern for its design character, the Historic District criteria now includes portions of Monmouth Street, and an additional block of Broad Street” (page 10). The Commission encourages extension of the district.

The Professional Office category in the 1995 Master Plan mentions “This category is intended to preserve the large older homes within the Broad Street and Maple Avenue area by permitting

their re-use as offices" (page 13).

The 2002 Update mentions "Since there is little vacant land in the Borough, new development has caused the demolition of historic structures. "The Master Plan should include identification of historic structures and the means for preservation" (page 6). The Red Bank Historic Preservation Commission maintains an Inventory of Historic Resources (Table 2) of properties that have already been designated by Borough Council as historic sites and historic districts. Tables 3 and 4 are lists of properties that the Red Bank Historical Commission wishes to study as potential historic properties or historic districts. The Red Bank Historic Preservation continues to advise the Mayor and Borough Council on preservation issues.

Housing Plan

Historic housing stock is an important consideration in a housing plan. The Housing Plan element should consider historic buildings that can be rehabilitated by adapting them for low and moderate income housing or professional office use if permitted by zoning. It is also reasonable to consider adaptive use of outdated community facilities, commercial and industrial buildings for residential housing use.

In 1999, New Jersey implemented a new rehabilitation sub code, designed to relax code requirements for historic buildings in an effort to make rehabilitation a more affordable and realistic alternative to demolition and new construction (www.state.nj.us/dca/cpdes/rehab). This program is now nationally recognized as a stimulus for historic preservation, especially in towns and villages. It has the potential in Red Bank to strengthen the historic fabric of neighborhoods, the central business district and neighborhood business districts and to slow unnecessary demolition of historic buildings. Where appropriate, property owners in the Borough of Red Bank should be made aware of rehabilitation options under the new sub code. Property owners can visit the Dept. of Interior website www.doi.gov or NJ state dept. of environmental protection site <http://www.state.nj.us/dep/hpo/2protection/protect.htm>

The 1995 Master Plan Housing element acknowledges that much of the Borough is already built out. "Rehabilitation of the existing housing stock and adaptive re-use of older buildings to residential uses will plan an important role in the creation of housing opportunities in Red Bank" (page 23). The 1995 Master Plan also notes that "Because there is no remaining open and vacant land existing in the Borough, all future developments—both residential and non-residential will take place either by renovation of existing structures or by land assemblage and redevelopment" (page 26). Land assembly, especially of historic buildings, for redevelopment or potential demolition, should be carefully considered, so what may constitute a county, state or national landmark or building of historical importance is not eliminated from the HPC inventory. The Red Bank Historic Preservation Commission will assist and advocate for property owners of designated historic properties if they wish to adaptively use their properties for new uses, especially if these new uses are an alternative to demolition.

Community Facilities Plan

The Borough of Red Bank and the School District own and use some historic structures as public facilities, as noted below. Development plans for these properties should be sensitive to the preservation and maintenance of these properties and should seek suitably sensitive uses for them.

In the 1995 Master Plan Community Facilities element, it notes that "The Middle School is located on 6.9 acres off of Harding Road. It was built in 1917 as a high school, with three separate additions over its life, and converted to use as a middle school in 1978. The latest addition was in 1959, including the gymnasium" (page 45). ". . . The site of the Middle School is inadequate in size based on standards by the State Department of Education for a middle school. . . . In addition, the middle school space layout is contrary to the "team" teaching concepts required to several programs. This may necessitate future rearrangements or replacement of existing spaces" (page 46). Currently the Middle School is included on the Red Bank Historic Resources Inventory (Table 2), and therefore is subject to review by the Red Bank Historic Preservation Commission. The interior of the building has been altered and updated, with modern classrooms and facilities. However, the exterior facade and all stylistic elements of the Middle School should be maintained as a historic structure.

In the 1995 Master Plan, "the former Red Bank Police Headquarters now located at 51 Monmouth Street was acknowledged to be an important historic structure. The original structure was built over 75 years ago and was the first Township Hall for Old Shrewsbury Township. The building is currently listed on the National Register of Historic Places and the State of New Jersey Historic Register" (page 50). This property is also listed on the Red Bank Historic Resources Inventory (Table 2).

The 1995 Master plan noted that the "The Red Bank Public Library is located at 84 West Front Street. The original structure was built in 1856 with an additional construction in 1967. . ." (page 52). The Eisner Memorial Library is currently listed on the Red Bank Historic Resources Inventory (Table 2). The library should be encouraged to maintain the original structure in its current state, free from alterations, with exception of necessary structural and regular maintenance.

The 1995 Master Plan notes that the Borough maintains six private and one Borough owned fire stations. Fire Houses 1 through 6 in the Borough are listed on the Red Bank Historic Resources Inventory (Table 2), and their historic significance should be duly noted.

Conservation Plan

Combined natural and cultural features of a property can result in a stronger consideration for preservation and/or community use than either set of features alone. For example, if a property holds important groundwater recharge areas as well as historic ruins, the two factors together should improve prospects for maintaining both features of the property.

The 1995 Master Plan Conservation Plan element included references to the Downtown Design Overlay District (the Broad Street Historic District). “It is recommended that the Historic District Regulations, adopted in 1985, be refined and up-dated to provide clear criteria for evaluation of future development and restoration proposals” (page 67). In 2002 the Red Bank Historic Preservation Commission was established to advise the Mayor and Borough Council about projects affecting historic resources and preservation issues. The Red Bank Historic Preservation Commission does not regulate additions, alterations or demolition to historic sites in the Borough.

Since the publication of the 2002 Master Plan Update, the Historic Preservation Commission was established. The Commission has compiled an Inventory of Historic Resources. It now contains 204 entries and is updated annually. The Environmental Resource Inventory was incorporated with the 1995 Master Plan and should continue to be used as a resource for information.

Circulation Plan

The Circulation Plan should include special consideration for historic structures, in both residential and commercial historic districts. The character of a community is maintained when the scale of historic roadways is maintained as they pass historic landmarks, go through historic districts, and follow historic travel routes. Road design standards are an area of public policy that can profoundly affect historic site and historic districts. Historic roadways are visually distinguishable from those designed to modern standards. They have an organic quality dictated and shaped by topographic and geographic features of the landscape.

The 1995 Master Plan noted that “there are several overriding circulation goals: to reinforce the fundamental pedestrian quality of the town, to connect the two sides of town, to make connections to the river easy and comfortable for everyone, to make public transportation more convenient, and to overlay all of these goals with the need to make a smooth flow of traffic on the principal through streets of the community: (page 44). The Historic Preservation Commission would like to see roadway designs which continue to encourage, promote and protect pedestrian traffic. An extension of the streetscape along Monmouth Street would encourage a pedestrian connection between the train station and the Broad Street Historic District. In other areas, enhanced crosswalks and street trees are beneficial for pedestrian roadways. Future consideration should be given to projects that may overburden roadways and deter the walking character of areas within a historic or residential district. Furthermore, roadway widening should be discouraged if it will result in more vehicles traveling at higher speeds and creates a danger for crossing pedestrians.

The Red Bank Circulation Plan contained in the 1995 Master Plan acknowledges that “Red Bank is not just another suburban strip shopping center. It is a town where people can walk to and from businesses, schools, home and play” (page 29). The pedestrian character is especially important in the historic districts of Broad Street and Monmouth Streets and future local historic districts like the Washington Street Historic District.

The 1995 Master Plan noted that “Transportation Issues remain to be addressed so that the

Borough can remain pedestrian friendly" (page 36). The network of the existing circulation systems should be sensitive to quality of life which defines each historic district. This should include the width of roads, sidewalks, signage, fabric, material, lighting and landscaping. Land use should protect the borders of historic districts with regard to scale, size and use of context sensitive design of traffic, roads, parking lots and other parking requirements.

The 1995 Master Plan Circulation element noted that the east-west pedestrian streets should be enhanced to promote pedestrian quality of their sidewalks and off street parking should be located in rear or side lots" (page 42). The proposed Washington Street Historic District is located east of Broad Street Historic District and is a compact and dense residential district close to the core of the Borough. The district contains the oldest housing stock in the Borough and is waiting final approval and resolution by the Red Bank Borough Council. The scale of the streets, sidewalks, buildings and its proximity to Broad Street reinforces Smart Growth principles. This district is nearby to the Meridian Health Complex and Downtown Commercial District, so care should be taken that future traffic growth and accompanying traffic increases, do not inundate the neighborhood. Traffic flow patterns should be examined prior to any development, especially where differing Zones abut one another, so as not to detract from the traditional pedestrian character of the neighborhood and historic district.

7. RECOMMENDATIONS

Survey and designation

1. Continue to identify and evaluate the significance of historic resources in the Borough, and nominate individual historic sites and historic districts for review by the Mayor and Borough Council.
2. The Historic Preservation Commission has included under Table 4 of this Historic Element, a number of potential Historic Districts to mirror the Washington Street and Broad Street Districts. These are areas which reflect the rich tapestry which is Red Bank, and show the progression of development throughout the Borough. Representing architecture from a common period in time, we feel that Red Bank itself is historic in nature, and needs to be protected in some manner, perhaps with a blanket designation at some future time, honoring its character, quality and value.

Educate local citizens

3. Inform homeowners about the economic benefits of placing façade easements on their properties if listed on the National Register of Historic Places.
4. Increase public awareness about the Borough's historic districts and historic structures.
5. Continue to educate local property owners about the history of the community

and the economic and social benefits of historic preservation through way finding signage, brochures, web sites, tours, books and publications.

6. Encourage the adaptive use of historic sites owned by the Borough, School District or other public entities in the Borough
7. Encourage the private sector to preserve, restore and adaptively use historic buildings.
8. Assist in establishing local and statewide economic incentives to encourage the rehabilitation and protection of historic properties in the Borough's residential and commercial districts.
9. Encourage property owners to maintain and preserve their historic structures.
10. In order to serve and educate the citizens of Red Bank, a budget needs to be established the Historic Preservation Commission, allowing it to not rely solely on the gratis efforts of its members for items which can be created to promote the historic spirit of the Borough of Red Bank.

Advocacy and technical assistance

11. Assist and support Red Bank River Center in their efforts to maintain and preserve the historic resources in the downtown commercial historic district.
12. Continue to provide technical assistance and guidance necessary to property owners so that they may better preserve and improve their historic structures.
13. Establish a central clearinghouse for information with preservation information and advisory services to owners of historic properties.

Control Mechanisms

14. Currently, the Red Bank Historic Preservation Commission does not regulate additions, alterations or demolition to historic sites in the Borough. RBHPC will continue under the Red Bank Borough Ordinance 2002-14 to share its knowledge and endeavor to identify properties and facilities with historic significance and add them to the Borough inventory as directed by the Ordinance.
15. Currently and in the past, the Red Bank Historic Preservation Commission has been represented by outside legal counsel at the recommendation of the Mayor, rather than by the Borough Attorney as noted in Ordinance 2002-14. The Ordinance should be amended to reflect this reality.
16. Develop communicative mechanism together with the Planning Board and the community for historic preservation recommendations and guidelines. These

guidelines would give the Borough input from the Red Bank Historic Preservation Commission on scale, floor area ratio, height, and integration with surrounding neighborhoods, for new development, as well as rehabilitation of existing buildings.

8. SUMMARY

This Historic Preservation Element has been prepared in accordance with the Municipal Land Use Law statutory criteria authorizing the Planning Board to adopt a Historic Preservation Plan, indicating the location and significance of historic sites and historic districts, the standards used to assess worthiness for historic site or district identification; and the relationship of components and elements of the master plan on the preservation of historic sites and districts.

The historic sites and districts within the Borough of Red Bank exhibit a cultural richness which contributes to the quality of life and community values within Red Bank. Protection of these resources serves to enhance the value of all real estate within their sphere of influence. They also provide a permanent reminder of the scale and character of this place in an earlier time. This historic preservation plan element acknowledges the importance of these resources and concludes that the other plan elements of the Red Bank Borough Master Plan, and specifically including the Land Use Plan Element, substantially advance the objectives of preserving and protecting historic properties and districts in the Borough of Red Bank.

Appendix

TABLE 1
New Jersey and National Registers of Historic Places
in the Borough of Red Bank
from the New Jersey Department of Environmental Protection
Historic Preservation Office

Last Update: 7/22/2008 from NJ HPO web site.

Carlton Theatre (ID#2042)
99 Monmouth Street
COE: 3/7/1990

Colonial Revival House (ID#2043)
Maple Avenue and Irving Place
SHPO Opinion: 9/1/1978

T. Thomas Fortune House (NHL, ID#2044)
94 West Bergen Place
SR: 8/16/1979
NR: 12/8/1976 (NR Reference #: 76001171)

North Shrewsbury Ice Boat and Yacht Club (ID#4764)
9 Union Street
SR: 1/10/2008

Monmouth Boat Club (ID#2045)
Union Street
COE: 5/28/1992
SR: 5/20/1994
NR: 8/16/1994 (NR Reference #: 94000857)

Navesink River Bridge (ID#3906)
NJ Transit North Jersey Coast Line, Milepost 16.08 over Navesink River
SHPO Opinion: 3/17/1998
See Main Entry / Filed Location:
Monmouth County, Middletown Township

New York and Long Branch Railroad Historic District (ID#4354)
SHPO Opinion: 8/20/2004

Anthony Reckless Estate (ID#2046)
164 Broad Street
SR: 2/22/1982
NR: 6/3/1982 (NR Reference #: 82003286)

Red Bank Middle School (ID#2047)

Harding Road

SHPO Opinion: 9/6/1977

Red Bank Passenger Station (ID#2048)

Bridge and Monmouth streets

SR: 1/7/1976

NR: 5/28/1976 (NR Reference #: 76001172)

(Also included in Thematic Nomination of Operating Passenger Railroad Stations)

River Street School (ID# 2803)

60 River Street

NR 4/14/1995 (NR Reference #9500410)

SR 3/31/1995

SHPO Opinion 10/5/1994

The Riverside Prehistoric Site (28-Mo-307) (ID#4138)

SHPO Opinion: 2/27/2003

St. James Catholic School (ID#2049)

9 Wall Street

SHPO Opinion: 8/26/1993

Shrewsbury Township Hall (ID#2050)

51 Monmouth Street

SR: 10/10/1980

NR: 12/8/1980 (NR Reference #: 80002508)

Stout House (ID#2051)

41-43 East Front Street

SHPO Opinion: 9/15/1980

The State Historic Preservation Office provides the following glossary for the abbreviations and terminology used in these listings.

COE: A Certificate of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.

DOE: A Determination of Eligibility is issued by the Keeper of the National Register. National Park Service, Department of the Interior. It is a formal certification that a property is eligible for registration.

Local Certified Historic District: Although not necessarily listed in the Registers, Local Certified Historic Districts have been recognized by the National Park Service as 1) meeting the criteria for registration and 2) governed by a state or local statute or ordinance that protects the historic resources of the district.

MPDF: A Multiple Property Documentation Form is the core of a Multiple Property Submission, the format currently used to register groups of properties that are related by historical association or theme, but are not contiguous and need not be nominated all at the same time. A Multiple Property Documentation Form contains the historic contexts, and the background historical, geographical, and architectural information about the group of properties being nomination and is accompanied by one or more Registration Forms that describe specific properties. Together, the MPFD and its associated Registration Forms comprise a Multiple Property Submission.

MPS: A Multiple Property Submission is the name given to the current format for nominating groups of properties related by historical association or theme, but which are not contiguous and need not be nominated all at the same time. In 1986 this format replaced the previously used Thematic and Multiple Resource Area (TRA/MRA) formats. A MPS consists of a Multiple Property Documentation Form and its associated Registration Forms. In the following lists, properties registered as part of a Multiple Property Submission indicate the name of the MPS of which it was a part.

MRA: Multiple Resource Area refers to a format used in the 1980s to register groups of properties related by historical association or theme. This format was replaced by the MPS in 1986.

NHL: National Historic Landmark refers to a designation by the National Park Service that a property has national significance. Properties designated NHLs are automatically listed in the National Register.

NR: This abbreviation indicates that a property is listed in the National Register of Historic Places.

NR Reference #: The number is provided for properties which have been included in the National Register Information System (NRIS) database, which is available online from the National Park Service.

See Main Entry/Filed Location: An entry followed by this text indicates a property or district that is in more than one county or municipality and refers to the main entry. The main entry provides a list of the additional counties and municipalities in which the property is located (“Also located in”) and indicates the filing location at the HPO.

SHPO Opinion: This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in request to a federally funded activity that will have an effect on historic properties not listed on the National Register.

SI&A#: Bridges with SHPO opinions may also have a Structure Inventory and Appraisal Number which indicates bridges that are part of the Federal Bridge Inspection Program.

SR: This abbreviation indicates that a property is listed in the New Jersey Register of Historic Places (State Register).

Thematic Nomination (TRA): Thematic Nominations were prepared for groups of properties all related under a common theme or single property type. This format was replaced by the MPS in 1986.

Borough of Red Bank Historic Resources Inventory

Inclusion of a property on a municipal cultural resources inventory will entail a review of the building or property by the Borough of Red Bank Historic Preservation Commission, in accordance with the Borough Historic Preservation Ordinance 2002-14.

TABLE 2
Properties designated by Red Bank Borough Council
as historic sites and historic districts in Red Bank

Last Update: 11/21/2008

Block	Lot	Old ID	Approved	Location	Historic/Popular Name	Circa	Demolished
			2004	3-5-7 Broad Street	Red Restaurant		
28	15			3 Broad Street			
28	14			5 Broad Street			
28	13			7 Broad Street			
30.01	24		2004	12 Broad Street			
28	9B	1340-1-1	2004	19 Broad Street	Ludlow Hall	1878	
29	1	1340-1-2	2004	27 Broad Street	Wild Building	1874	
30.01	30		2004	28 Broad Street	Merchants Bank/Primas		
30.01	33		2004	36 Broad Street	Reussile's Clock		
30.01	31		2004	30 Broad Street	Jack's Music		
30.01	32		2004	32-34 Broad Street	Prown's		
29	32A	1340-1-3	2004	37 Broad Street	Temple of Fashion	1889-94	
30.01	34		2004	40-42 Broad Street	Daily Register/Funk & Standard		
29	28	1340-1-4	2004	53 Broad Street	Red Bank Trust	1914	
31	14	1340-1-5	2004	54 Broad Street	Eisner Building	1908-14	
9A	20	1340-1-6	2004	1 East Front Street	Dominick's/Hole in the Wall	1879-89	
28	2		2004	8 East Front Street	Kislin's		
9.01	21.01		2004	3-5 East Front Street	Tailor's/French Bistro		
10	7	1340-1-7	2004	27 East Front Street	George Lamb Building	1893	
28	6A	1340-1-8	2004	North Side of Mechanic	Navesink Fire House	1880	
9	2A	1340-1-9	2004	Union Street/Oakley	Monmouth Boat House	1894	
9.01	23.01		2004	9 Wharf Avenue	Chetkin Gallery		
31	24	1340-1-10	2004	11-13 Wharf Avenue	Union House	1800-25	2005
9	1		2004	26 West Union Street	Ice Boat House		

75B	148-149	1340-2-1	2005	104-110 Maple Avenue		1881-1901	
60	30	1340-2-2	2005	115 Maple Avenue		1908-14	
24	7	1340-3-1	2004	18-20 Spring Street*		1860-73	
24	9	1340-3-2	2004	26 Spring Street		1885	
24	19	1340-3-6	2004	17 Washington Street*		1860-73	
27	14	1340-3-7	2004	20 Washington Street*		1850	
24	10		2004	28 Spring Street*		1836	
23	22		2004	35 Spring Street*		1850-73	
26	8	1340-3-9	2004	54 Washington Street*		1860-73	
26	10	1340-3-10	2004	62 Washington Street*		1879-81	
25	16	1340-3-11	2004	65 Washington Street*		1860-73	
75A	86	1340-5	2004	Dr. Parker Blvd.	T. Thomas Fortune House	1873-80	
38	14	1340-6	2004	Bridge & Front Street	Eisner Factory	1902-17	
104	13	1340-7	2004	164 Broad Street	Anthony B. Reckless Estate	1874	
103	13A	1340-8	2005	180-182 Broad Street		1922-30	
102	22	1340-9	2005	214 Broad Street		1830-50	
102	23	1340-10	2005	218 Broad Street		1860-73	
102	25		2005	226 Broad Street			
101	21		2005	264 Broad Street			
101	26	1340-11	2005	286 Broad Street	Theodore White House	c. 1875	
99	15B	1340-13	2005	310 Broad Street	Thompson Funeral Home	1910-16	
115	21	1340-14	2005	335-345 Broad Street	Gertrude Apartments	1922-30	
116	30.02		2005	365 Broad Street	BPOE		
62	17	1340-16	2005	76 Chestnut Street	Armory	c. 1914	
10	13	1340-17	2004	41-43 East Front Street	John Stout House - Dr. Blades	c. 1855-70	
		1340-18	2004	Oakland Street	William Conover Century House (R.B.Charter School)	1864-66	
18	1	1340-19	2004	162 East Front Street		1900-08	
102	26	1340-26	2005	20 Irving Place		1860-73	
101	13		2005	27 Irving Place			
100	17	1340-27	2005	47 Irving Place		1889-1909	
61	6	1340-28	2005	84 Maple Avenue	First Baptist Church	1893	
52	37	1340-30	2004	100 McLaren Street		c.1890-1910	
41	2	1340-31	2004	Monmouth Street	Red Bank Train Station	c. 1876	

31	15B	1340-32	2004	30 Monmouth Street	Allen House/Dublin Pub	1835-60	
46	2	1340-33	2004	45 Monmouth Street	Broadway Diner	1930-50	
46	1	1340-34	2004	51 Monmouth Street	Shrewsbury Township Hall	1892	
43	2B	1340-35	2004	99 Monmouth Street	Carlton/Count Basie Theatre	1926	
60	12	1340-36	2004	21 Peter's Place	James H. Peters House	c. 1860	
33	14.01		2004	140 Monmouth Street			
1	9	1340-40	2004	31 Rector Place	Cottrell House/Rectory	1851-60	
1	7	1340-41	2004	41 Rector Place		1873-79	
106	39	1340-45	2004	20 South Street	The White Homestead	c. 1735	
108	6A	1340-46	2004	180 Spring Street		c. 1850	
108	7B	1340-47	2004	188 Spring Street		1870-89	
108	8	1340-48	2004	192 Spring Street		1860-75	
108	9		2004	196 Spring Street	Barn		
			2004	23 Wallace Street	Dan Dorn's House		2005
48	5		2004	26 Wallace Street			
26	17		2004	65 Wallace Street			
25	14		2004	97 Wallace Street			
1	5		2004	53-55 Rector Place		1884	
12	1.06		2006	45 North Prospect			
54	3.03		2006	117 Prospect			
52.04	10		2006	1 Hilltop Terrace			
52.04	9		2006	15 Hilltop Terrace			
8	9		2006	64 West Front			
23	8.01		2006	65 West Front Street	Trinity Church		
1	9		2006	31 Rector Place			
1	8		2006	35 Rector Place			
1	7		2006	41 Rector Place			
39	30A		2006	32 Shrewsbury Avenue			
29	19		2006	47 Wallace Street			
24	1		2007	88/90 E. Front Street		1873-89	
24	2		2007	94 E. Front Street		1907	
24	3		2007	96/98 E. Front Street		1907	
29/12 OR 26/1.02			2007	Mechanic at Mount St.	Commercial		
27	20.02 - 20.20		2007	65 Mechanic Street	Mechanic St. School Bldg.		
27	20.08		2007	75 Mechanic Street			
25	2		2007	96 Mechanic Street			
24	13		2007	97 Mechanic Street			
26	1.02		2007	7 Mount Street			
26	21		2007	11/13 Mount Street			
29	13		2007	12 Mount Street			
26	20		2007	17 Mount Street			
29	14		2007	18 Mount Street			

26	19		2007	19 Mount Street			
29	15		2007	20 Mount Street			
26	18		2007	23 Mount Street			
24	4		2007	6 Spring Street		1935	
24	5.5; 6.6		2007	10-16 Spring Street		1930	
23	2		2007	13 Spring Street		1905	
23	3		2007	15 Spring Street		1912	
27	7		2007	18/20 Spring Street*		1860-73	
23	4		2007	19 Spring Street		1912	
24	8		2007	22 Spring Street		1873 c	
23	5		2007	23 Spring Street		1912	
23	6		2007	27 Spring Street		1912	
24	10		2007	28 Spring Street		1875-89 c	
23	24		2007	29 Spring Street		1907	
23	23		2007	31 Spring Street		1907	
24	11		2007	32 Spring Street		1875-89 c	
23	22		2007	35 Spring Street		1850-73	
24	12		2007	36 Spring Street		1914	
22	1		2007	39/41 Spring Street		1922	
25	3		2007	40 Spring Street		1927	
25	4		2007	42 Spring Street		1927	
22	1.02		2007	43/45 Spring Street		1922	
25	5		2007	46 Spring Street		1873-89	
22	16		2007	47 Spring Street		1947	
25	6		2007	50 Spring Street			
22	15		2007	51 Spring Street		1947	
25	7		2007	52/54 Spring Street		1945	
22	14		2007	53 Spring Street		1939	
25	8		2007	56/58 Spring Street		1945	
22.01	21		2007	59/63/65 Spring Street		1934	
25	9		2007	60 Spring Street		1875-89	
25	10		2007	64 Spring Street		1873 c	
25	11		2007	66 Spring Street		1942	
26	16		2007	67 Wallace Street			
48	16		2007	68 Wallace Street			
26	15		2007	69A&B/ 71A&B Wallace St.			
48	17		2007	70/72 Wallace Street			
26	14		2007	73 Wallace Street			
48	18		2007	74 Wallace Street			
26	13		2007	75 Wallace Street			
48	19.01		2007	76/78 Wallace Street			
26	12		2007	77 Wallace Street			
48	19		2007	80 1/2 A&B Wallace Street			
48	20		2007	80A&B/82A&B Wallace St.			

26	11		2007	81 Wallace Street			
50	1		2007	88/90 Wallace Street			
25	14		2007	95/97 Wallace Street			
50	2		2007	92 Wallace Street			
50	3		2007	94 Wallace Street			
50	4.01		2007	96/98 Wallace Street			
25	13		2007	99/101 Wallace Street			
50	4		2007	100/102 Wallace Street			
25	12		2007	103 Wallace Street			
50	5		2007	106 Wallace Street			
48	9		2007	42 Wallace Street			
48	10		2007	44 Wallace Street			
48	11		2007	48 Wallace Street			
48	12		2007	50 Wallace Street			
29	18		2007	51B Wallace Street			
29	17		2007	53 Wallace Street			
48	13		2007	56 Wallace Street			
29	16		2007	59 Wallace Street			
48	14		2007	60 Wallace Street			
48	15		2007	64 Wallace Street			
24	21		2007	11 Washington Street		1850-73	
27	12		2007	14 Washington Street		1860 c	
24	20		2007	15 Washington Street		1873 c	
24	19		2007	17 Washington Street*		1850-73	
27	11		2007	18 Washington Street		1873 c	
27	14		2007	20 Washington Street*		1850	
24	17;17. 18		2007	21 Washington Street		1959	
27	15		2007	26 Washington Street		1873 c	
24	16		2007	27 Washington Street		1860-73	
27	16		2007	28 Washington Street		1873 c	
27	17		2007	30 Washington Street		1873 c	
24	15		2007	31 Washington Street		1914	
24	14		2007	33 Washington Street		1889 c	
27	18		2007	34 Washington Street		1889 c	
25	1		2007	37 Washington Street		1873	
26	5		2007	38 Washington Street		1873 c	
26	6		2007	42 Washington Street		1873-89	
25	22		2007	43 Washington Street		1875-79	
25	21		2007	45 Washington Street		1873 c	
26	7; 7A		2007	46-48 Washington Street		1873-89	
25	20		2007	47 Washington Street		1870-89	
25	19		2007	51 Washington Street		1873 c	
26	8		2007	54 Washington Street		1860-73	
25	18		2007	55 Washington Street		1875-79	
26	9		2007	56/58 Washington Street*		1860-73	
25	17		2007	59/61 Washington Street		1873 c	
26	10		2007	62 Washington Street		1870	

25	16		2007	65 Washington Street*		1860-73	
25	15		2007	69 Washington Street		1850-73	
50	1		2007	88/90 Washington Street		1901	
12.01	28.01		2006	36 Buena Place	Edmund Wilson Residence	1895	
46	12		2006	94 Broad Street	St. James RC Church		
75.05	14.01		2006	121 Bridge Avenue	St. Anthony's RC Church		
91	1		2006	2285 Shrewsbury Avenue	AME Zion Church	1873	
91	10		2006	26 East Sunset Avenue	St. Thomas Episcopal Church	c.1917	
105	8.01		2006	247 Broad Street	United Methodist Church		
110	10.01		2006	255 Harding Road	First Presbyterian Church at Tower Hill	1910	
67	21.01		2006	172 Shrewsbury Avenue	Pilgrim Baptist Church	c.1895	
32.01	3		2006	15 Pearl Street	St. Nicholas Russian Orthodox Church	original 1910 Pilgrim Baptist	
74	5.01		2006	60 River Street	River Street School		
75.03	60		2006	23 River Street	Calvary Baptist Church	c.1905	
				* Inventoried in 2004 & 07			

Note: Old ID number is the number assigned by the Monmouth County Historic Sites Inventory.

Monmouth County Historic Resources Survey

Monmouth County undertook an extensive county wide historic sites survey between 1980 and 1984. Many of the properties identified in the Monmouth County survey have already been designated and appear on the Red Bank Historic Resources Inventory in Table 2. The following properties were identified in the Monmouth County Historic Resources Survey as historic resources. These properties are not now designated and do not appear on the Red Bank Historic Resources Inventory, although they appear to be eligible for listing.

TABLE 3

Properties included on the Monmouth County Historic Resources inventory for potential listing as historic sites in Red Bank

Address	Inv no.
342 Broad St.	1340-15
240 Maple Ave.	1340-29
9 Rector Place	1340-39
119 Shrewsbury Ave	1340-44
7 Wall St.	1340-49
25-27 Wallace St.	1340-50