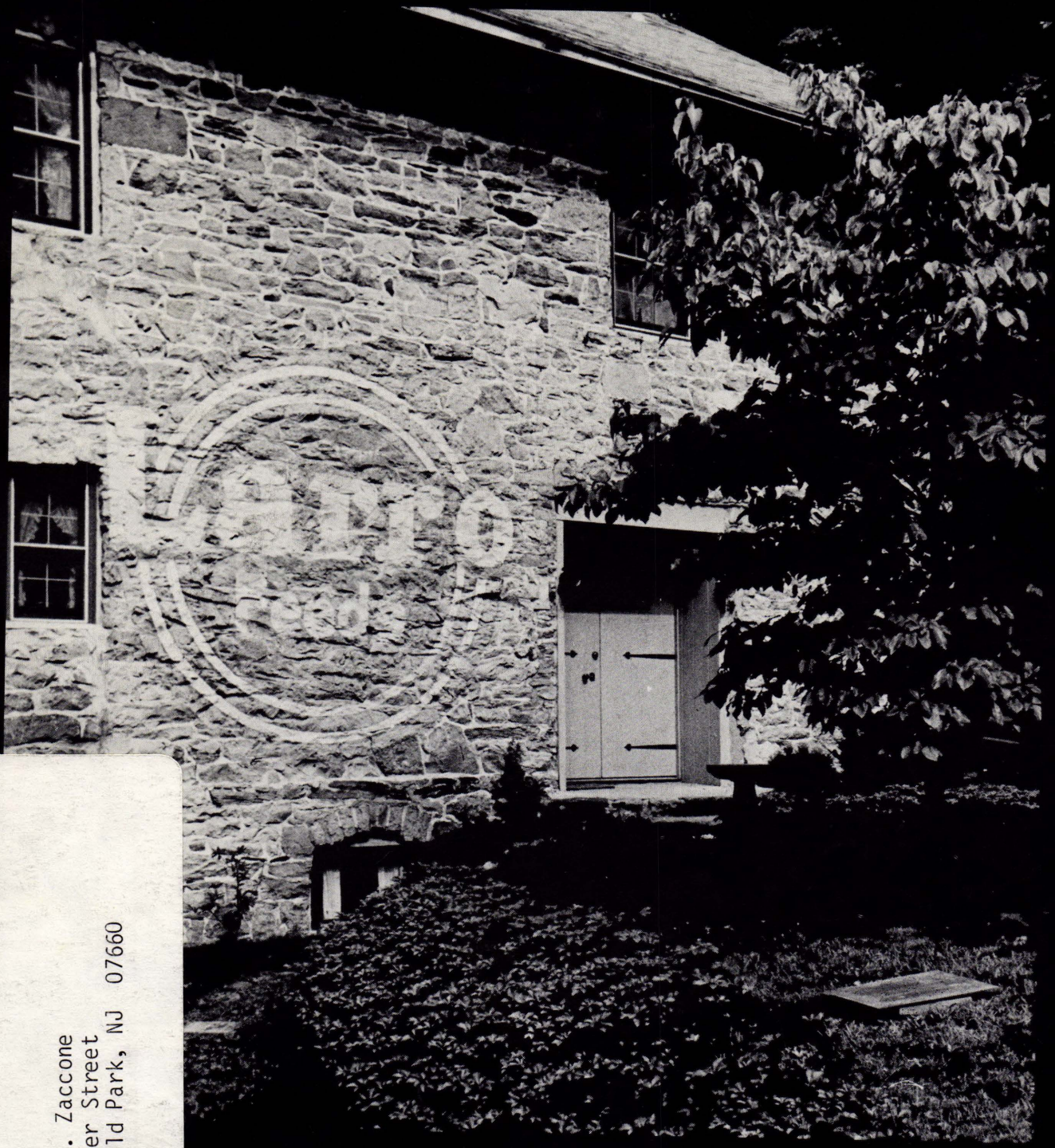
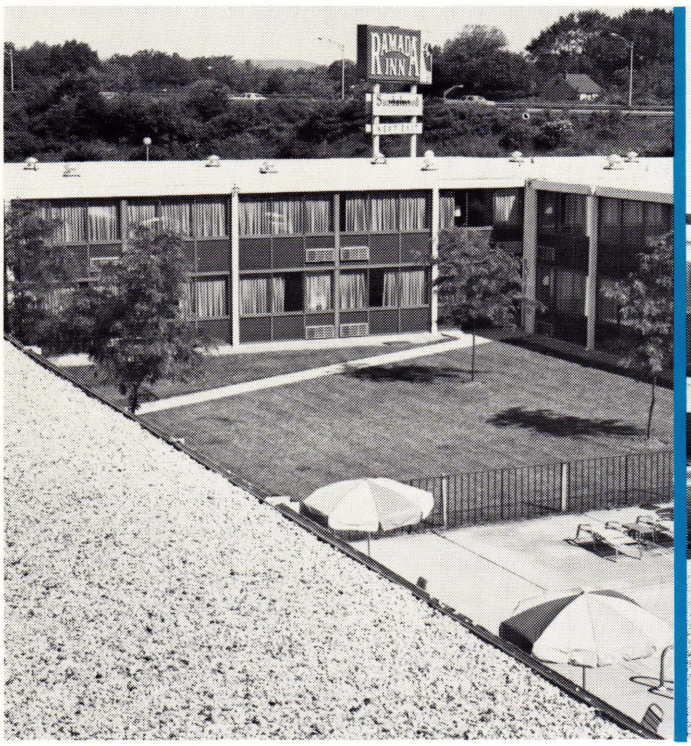
new jersey Architecture

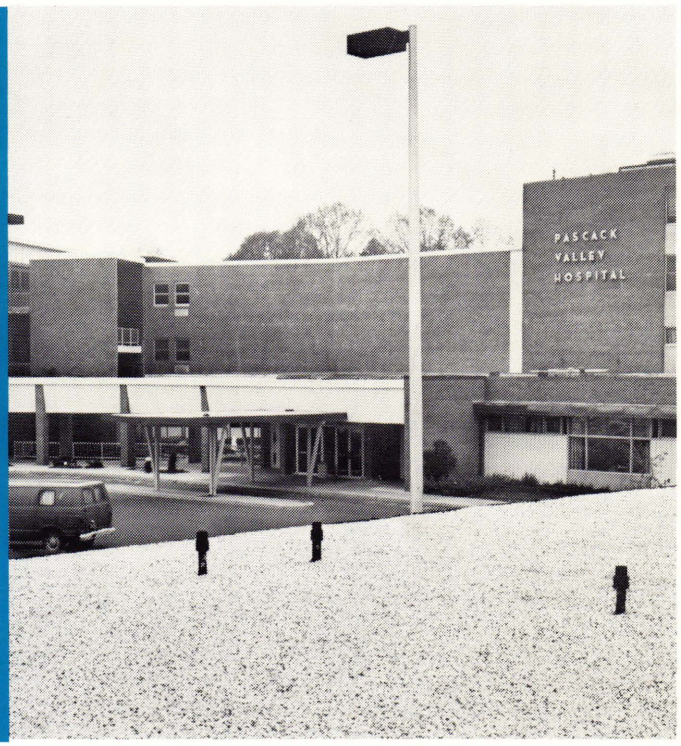


July/Aug/Sept 1980

Lime Crest Roofing Aggregates give New Jersey construction an edge...



The Ramada Inn at Fairfield, New Jersey cuts costs with a Dow Chemical IRMA system and Lime Crest Ballast Stone on top.



Westwood, New Jersey's Pascack Valley Hospital uses Lime Crest Roofing Spar to help improve operating efficiency.

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advance 80

1980 Convention
October 16-18
Bally's Park Place Hotel
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New Jersey Society of Architects AIA
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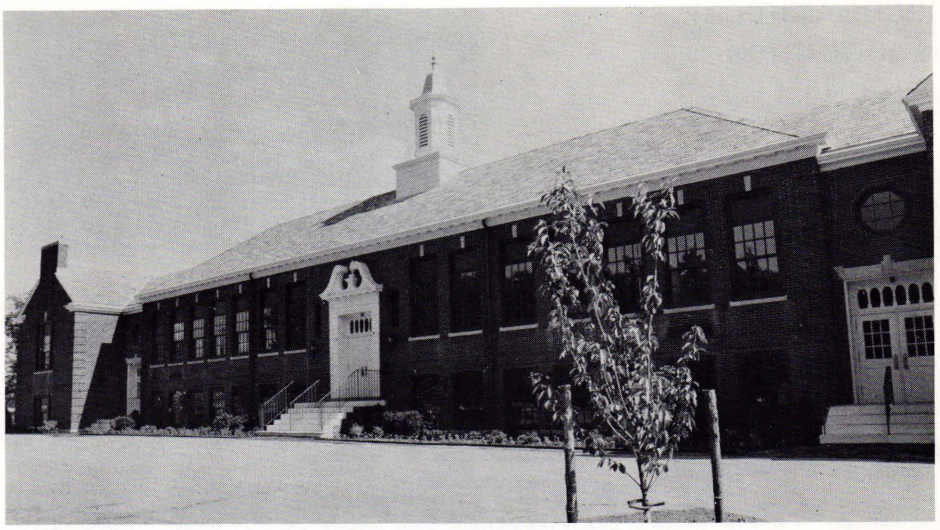
Bridgewater Township Municipal Building

Bridgewater Twp., N.J.



Architects:
Bouman, Blanche, Faridy, P.A.
Trenton, N.J.

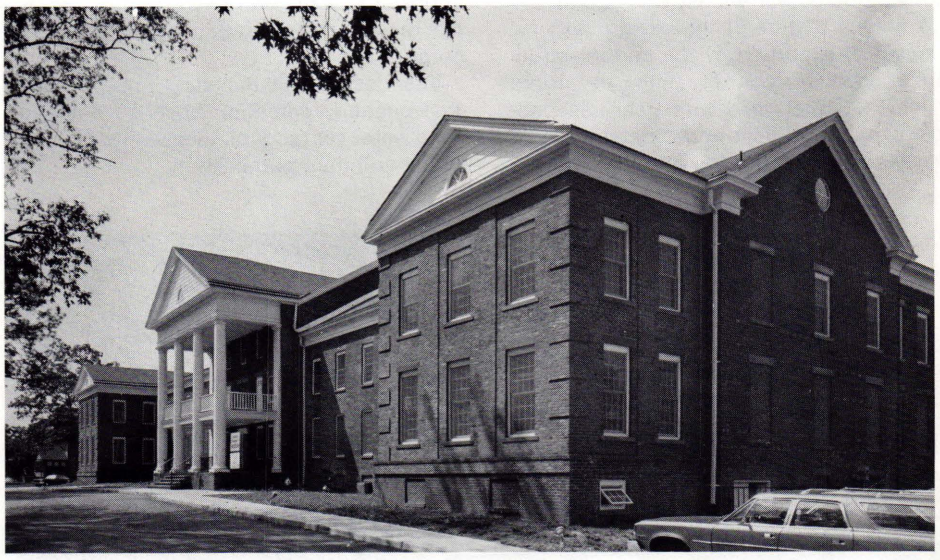
Originally designed in 1934, the two-story colonial brick building was a school until it was purchased from the local Board of Education by the Township in 1978. The architectural firm of Bouman Blanche Faridy of Trenton was commissioned to re-design it as a new center for municipal services.

"The Township wanted a municipal building that would combine traditional values with contemporary features," explained architect Jamil Faridy. "So our design included replacing the front steps with exact replicas of the originals and preserving the cupolas and scrolls that add such character to the exterior of the building."

The interior of the building, on the other hand, was completely re-fitted to function as a modern municipal center. The original corridors remain, but the interior office space was re-designed to accommodate the new occupants. Since the building would serve as a model for the community, its energy performance was upgraded with new lighting and heating/ventilation systems.

Community Services Building and Bergen County Museum

Paramus, N.J.



Architect:
Romeo Aybar, AIA

The project, completed at a construction cost of $1,750,000. was funded through the Local Public Works Act, Round II. The structure is four stories high, including the basement, with a total area of 68,000 square feet. It is estimated that a new structure of this size would reach a cost of $4 million at today's market.

The project included renovations to the existing building and two 2-story additions enclosing existing court yards. Ramps connecting the exterior and the many interior levels and two new elevators have been constructed to make the building accessible to the handicapped. Probes of the existing structure revealed that the building had been altered at least four times and that unconventional and alternative construction methods were used.

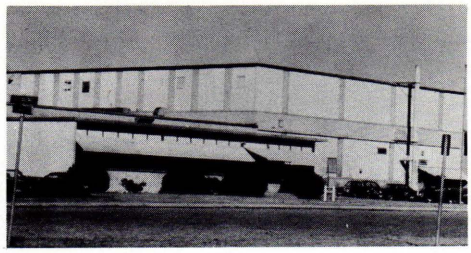
The Community Services Building houses the Department of General Services, Park Commission, Special Services Department, Mental Health Department, Probation Department, Extension Services Department, Health Department, Senior Citizens Day Care Center, and the Bergen County Museum.

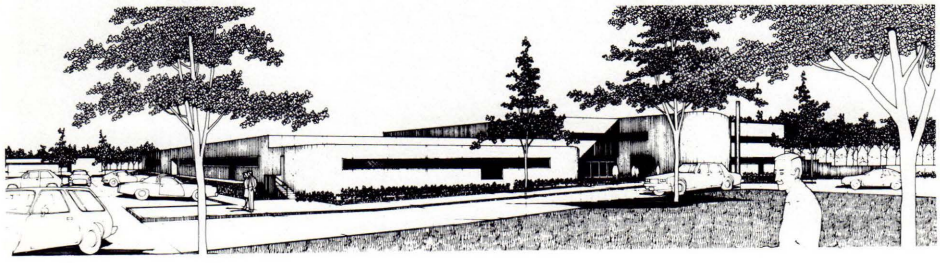
The building is a focal point for the major intersection of Farview Avenue and Ridgewood Avenue and is grouped in an area that includes the Bergen Pines Hospital Complex, Bergen County Vocational Technical School, Bergen County Medical Examiner, Home for Domestic Violence, Childrens Detention Center, and the New Jersey School for the Handicapped.

Roche Clinical Laboratories

Raritan, N.J.

Architect:
Armstrong, Jordan, Pease
Somerville, N.J.





Roche Clinical Laboratories, Inc., has received site plan approval from the Raritan Planning Board for construction of a $2 million corporate headquarters in the borough.

The corporate building will be located at Johnson Drive and First Avenue, the site of the former National Gypsum plant, and more recently, the Southland Paint Factory, which Roche recently purchased.

According to the architect, Armstrong, Jordan, Pease, Somerville, Roche will completely renovate the existing structure, converting it into a 76,000 square foot corporate center housing executive offices, laboratories, offices, warehouse and cafeteria.

A unique feature of the design calls for removal of a portion of the current structure's second floor, creating an atrium which will be planted with trees. Second-floor executive offices and a mezzanine will overlook the atrium. It will also allow exterior light into the building.

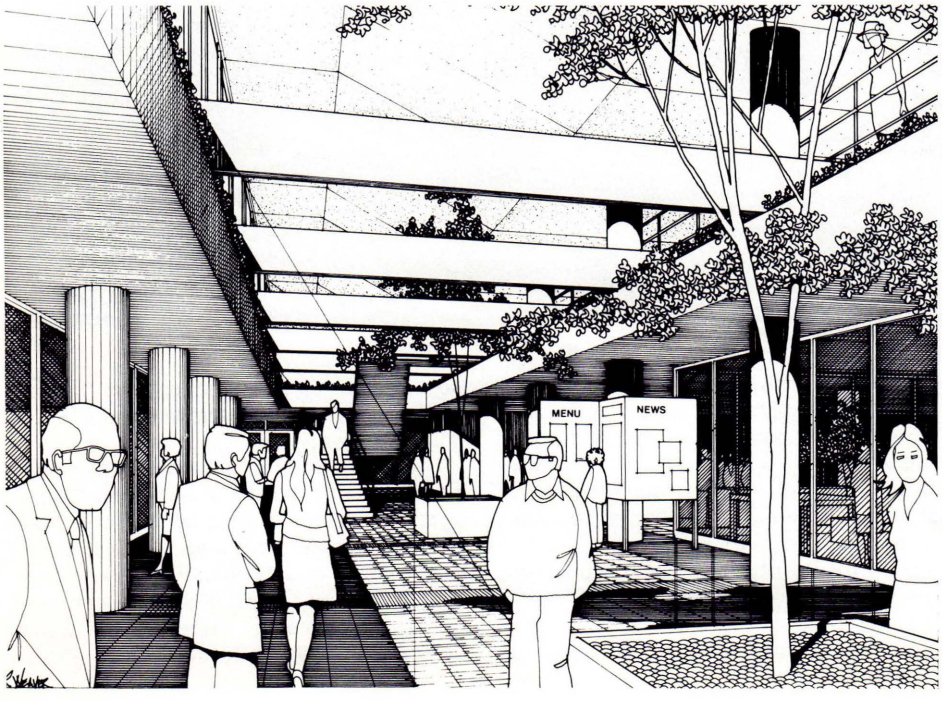
The exterior will be white cement-plastic reinforced with fiberglass and will add to the "energy concious" planning behind the design.

The current building is "energy wasteful," but when reconstruction is completed, it will be energy efficient.

In every instance where higher initial cost would reflect future energy savings, the owner opted for saving energy.

The typical 1950's factory, abandoned and run-down, producing no tax revenue, never-the-less had the qualities in site location, heavy structural capabilities, existing sprinkler system, etc. to warrant its' adaptive re-use and restoration into a first class corporate facility.

The design will include a 14,000-cubic foot capacity detention basin to hold excess water for gradual release into Gaston Brook and the Raritan River.



The Architect as Preservationist

by: Albin H. Rothe, AIA

The role of the architect in our society changes as the design and development process, like life itself, becomes more complex. Beyond the basic charge of "protecting life and property", the architect's function of being the coordinator of numerous professional consultants has expanded to include greater numbers of and substantially more sophisticated specialties. The architect is expected to recognize the need for and have a working knowledge of each of the diciplines now involved in the design and construction process, be it soils analysis or computer programming.

Stimulated by the Nation's Bicentennial and encouraged by the realization of economic as well as cultural benefits, the restoration/preservation of buildings, sites, districts and neighborhoods is having a greater impact upon our built environment.

The process by which restoration/preservation projects are implemented is not nearly so clear as that for new construction. There are no defined professional requirements for a "preservationist"; therefore, many people of varying backgrounds and abilities make attempts at restoration/preservation. Some are successful; many are not. As does new design/construction good restoration/preservation involves many special, often diverse areas of knowledge beyond the scope of the architect's usual services. However, since the architect is a coordinator, this function can be applied to other than new construction.

No architect is expected to be a qualified expert in archaeology, prehistoric and historic; architectural history; traditional styles, design and construction techniques; conservation of materials; and so on. However, by developing an understanding of the need and function of these specialized areas, the architect can retain his traditional role as coordinator. Applied to restoration/preservation, a new dimension can be added to any architect's practice. Such an addition can be lucrative since the services are usually more comprehensive than those for new construction, with the compensation correspondingly higher. Our profession needs to expand its role into the restoration/preservation process through interest, education and involvement.

introduction

cont'd.

PRESERVATION:

Preservation, unlike Adaptive Reuse, has been with us for quite some time. However, the word used to conjure up visions of retired Beaux-Arts trained Architects with green visors, pencils with one inch lead extensions, sandpaper pads strapped to their waists, and a carpenter's apron. We are happy to say that this is no longer true, and if you still believe this vision, like Sleeping Beauty, you better hope for a Prince to come along with that awakening kiss.

One of the major reasons Preservation has become noble to younger Architects is because the bureaucracies have consolidated into one excisable organization. This is the Department of Interior which serves as the umbrella agency for the Department of Heritage Conservation and Recreation Services. Our key word here is **Heritage**. Most important to Architects in New Jersey, however, is our local control. This is the office of Historic Preservation which processes Historic Register Applications and is responsible for the Historic American Buildings Survey Record Drawings.

Enough of bureaucracies. Let us examine what the magnitude of the preservation effort is in the Garden State, and also determine what advantages there are to this movement.

Work and Preservation movement exists in three areas: Public, Semi-Public, and Private. The Public arena is composed of all buildings owned by Federal, State, County, and Municipal bodies, which are currently on the Registry. Our State alone owns fourteen such places, the newest being Liberty Park and Ellis Island Complex. Sometimes local communities fall into the Semi-Public category. This is because there is often an interface between private holdings, municipal holdings and local legislation. Generally, local legislation is geared around the creation of "Historic Districts". The concept of the Historic Districts has been an excellent one in attempting to preserve the flavor of an entire environment rather than a single building. Usually, this occurs where there are a few buildings capable of meeting the criteria for registration, but in order to maintain the context in which they exist, the adjacent neighborhood need be controlled. An excellent example is Haddonfield, New Jersey. Unfortunately, like in the Haddonfield experience, it is the municipality that drops the ball. It seems that passing an ordinance relating to controlling homeowner activities is as far as they go. When it comes to the "street scape" (all those pieces of the environment owned by the City) the District ends up looking like anywhere else. It is usually the City that violates the rules.

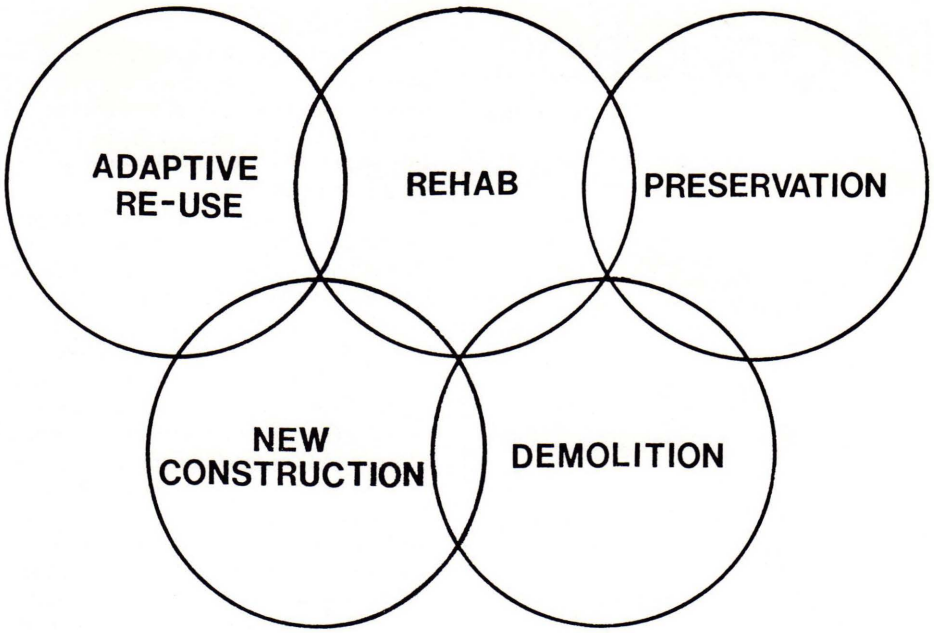
Finally, there is the Private Sector. It seems that the public awareness of good examples of good Architecture is on the rise. Some social circles now consider it "High Chic" to restore a residence and live in it. Lately, it is even more "in" to apply this thinking to restaurants, stores, offices, etc... All of this is great. In point of fact, a new organization sponsored by the National Trust for Historic Preservation, concentrating on homeowners, has been formed and meets yearly. (This past year the meeting was in Princeton, New Jersey.)

All of this activity isn't solely attributable to the consolidation to bureaucracies as previously mentioned. As usual, in the United States, there is some economic incentive behind any movement. In this instance, the incentive has been the government action known as the Tax Reform Act of 1976. This Act was intended to stimulate preservation of historic, commercial, and income producing structures by placing rehabilitation on equal footing with new construction. The Act stated that eligible structures included all of those listed on the National Register or within National Register Historic Districts. These tax incentives became rather simple to capitalize upon. All a property owner need do was submit an application describing the historic character of a building and the rehabilitation work required to the State and Federal Preservation Officials for review in order to obtain certification. The provisions of the Tax Reform Act would then allow the property owner to advertise the costs of a rehabilitation over a five year period or to depreciate the costs of substantially rehabilitated structure at an accelerated rate. If this wasn't enough, then the icing on the cake was the Revenue Act of 1978 which was basically a new tax incentive providing a 10% tax investment tax credit to encourage the rehabilitation of older buildings. As we all know, the '76 Act provided tax incentives against gross income; however, the '78 Act which treats the rehabilitation as an investment tax credit is applicable directly against taxes owed by the tax payer. In most instances, this latter case is more beneficial; however, the cost benefits are totally dependent upon the particular tax payer's status. These two Acts demonstrate that the government has actively sought to encourage, through legislation, the preservation and rehabilitation of our environment.

The New Jersey Society of Architects has organized a committee of some 22 members who actively support the Preservation Movement. As in most growing concepts, during the formative years, there is much misunderstanding that pervades many of the efforts of many of the individuals who are attempting to do good. We suggest that Architects not familiar with preservation procedures contact the Committee and/or the State Office of Historic Preservation before attempting work on a commission involving Adaptive Reuse, Preservation, or Rehabilitation. Preservation is an exciting movement. It is the one vehicle we have that freezes those points in time that best represent the epitome of the development of particular architectural style. It being absolutely essential that these styles be physically manifest in our communities to remind us of the evolution of our culture as relates to built-form so that we may properly assess from where we came and to where we go.

introduction

by William J. Gallo, AIA



Boycotting the 1980 Olympics in Moscow has set the stage for the Architects to develop their own Olympic approach to our environment here in the United States. The five lovely bubbles in the diagram represent the new "wrap-up" approach to preserving the past within the context of progress. In the old days, life was easy. There existed only new construction, renovation, or demolition. Specialization coupled with a distressed building stock and an energy crisis has led to expanding the concept of renovation to Adaptive Reuse, Rehabilitation, Historic Preservation. Now, each and every one of us views every new project through the silhouette of the Olympiad Grid. As we all know, all five options or any combination can exist in the design of buildings. It is our mission in this issue to examine the two new siblings, Adaptive Reuse and Historic Preservation.

ADAPTIVE REUSE

Just a few short years ago, there wasn't even a word in Webster's Dictionary between "recession" & "red". But since then, due to a growing awareness of the limits of our natural resources and the need to conserve energy, we have learned to "recycle" everything from old aluminum cans to the paper on which this article is written.

For Architects in New Jersey, this recycling trend has extended beyond aluminum cans and old newspapers to outmoded buildings that until a few years ago, might have been torn down after outliving their usefulness.

Skyrocketing construction costs, dwindling resources and an increased awareness of the value of some old structures have spawned this movement to extend the life of buildings that were once considered obsolete. In searching for a name for this school of thought, Architects have once again revived their typical ad-hoc approach to the language and have come up with "Adaptive Reuse", (It's no wonder it wasn't called Post-Architecture.) The approach combines the best innovations of modern technology and inventiveness, with the best features and original spirit of dated structures and landmarks.

Adaptive Reuse is energy efficient. (It takes the equivalent of a gallon of gasoline to make, deliver and install just eight new bricks.) It is cost effective. (It eliminates the expense of destroying existing construction and replacing it with scarce new materials.) It challenges us to develop new uses for a predetermined space as well as practical and aesthetic uses of natural forces of heating and cooling. The gamut of examples which have met the challenge in New Jersey ranges from redesigning unused service stations, on the one hand, to reworking entire building complexes on the other.

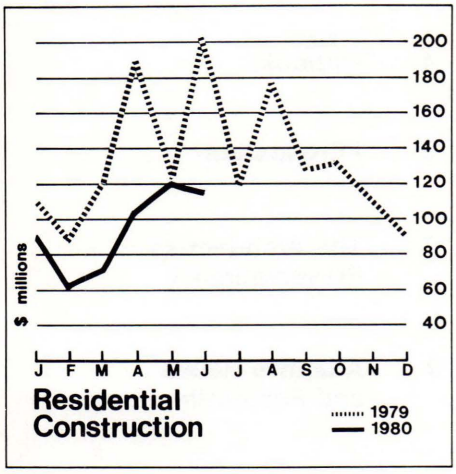
What are the ramifications of this approach? Like all developmental processes there will be highs, lows, joy, sorrow, successes and failures. In terms of success we can look to Reuse as our mentor to save us from the failures of our fifties and sixties urban renewal programs. We can re-establish personal relationships with the culture and heritage of our inner urban centers. Finally, and hopefully, we can revive the wonderful sense of socio-communal life that our suburban developments have managed to erode.

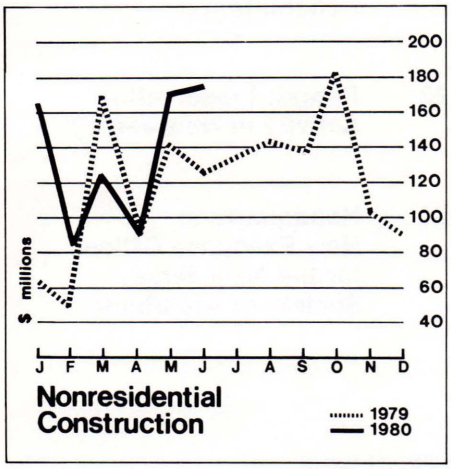
No one likes to talk about failures but in point of fact, they are the greatest learning experiences. Adaptive Reuse will have its fair share; however, these can be minimized if we know where to be cautious. Financial planning and analysis is gray at best, in these types of projects. Know your contingencies! Codes will have to be challenged, but we should take care in stretching the intent of these codes to suit our purposes in functional planning and the reworking of Architectural Style.

Reuse is a great concept. It is in harmony with natural processes. It is change with order; it is evolution in context; it is progress in an historical continuum; but most important it is physical expression of our developing culture.

outlook

by Alan Spector, AIA





Second Quarter '80

As the national economy slid further into recession during the second quarter, New Jersey business conditions continued to deteriorate. The construction industry experienced a severe setback, and while the decline is not as bad as in 1974-75, no immediate upturn is in sight.

Despite these conditions, New Jersey has not fared as badly as other parts of the nation. While statewide construction activity declined 15 percent below 1979 figures, nonresidential construction remained relatively strong, and closed the second quarter a healthy 21 percent ahead of last year's pace. The setback in New Jersey's construction activity has been centered almost entirely in homebuilding, which declined a staggering 40 percent below 1979. This collapse of the residential construction market is a result of the high cost of financing; but recent improvements in mortgage market conditions indicate that homebuilding activity should expand in the coming months.

In the nation, the decline of homebuilding has resulted in a severe setback to nonresidential construction. But in New Jersey, construction of educational and government buildings, and stores and shopping centers registered sizeable increases. Among New Jersey's counties, Middlesex and Mercer experienced healthy increases in construction activity, while Atlantic County declined due to the collapse in homebuilding.

Forecast

Most economists expect the rate of economic decline to slow during the remainder of 1980, with recovery starting late this year or early in 1981.

With mortgage interest rates declining, and mortgage money becoming more readily available, the housing market should begin to show improvement during the second half of the year. As residential building stabilizes, commercial and industrial construction may be subject to further declines, as the recession blights the economy though the fourth quarter. Past performance indicates that nonresidential construction does not begin to recover until one or two quarters after the general economy has revived.

According to McGraw-Hill Information Systems Company, recovery is expected to take hold in the first quarter of 1981, with construction of retail stores leading an upturn in nonresidential building. Construction of offices and institutional buildings is expected to remain stable, while industrial building should decline well into 1981.

Data for new plans now on the drawing boards in New Jersey corroborates this outlook, with plans for new stores and shopping centers registering a 74 percent increase over last year's rate. Medical building also shows impressive signs of growth this year, while other types of nonresidential building are expected to decline.

During the second half of the year, the economy should stabilize, and by year's-end housing should lead the way to a general recovery of construction activity through 1981.

Statewide Construction Activity

	April '80	May '80	June '80	Year-to-Date Totals (5) 1980	1979	% Change 1979-80
Nonresidential (1)	$ 87,520,000	$172,474,000	$177,874,000	$ 769,596,000	$ 633,571,000	Plus 21%
Residential (2)	103,470,000	120,147,000	115,034,000	566,412,000	939,780,000	Minus 40%
TOTAL BUILDING	190,990,000	292,621,000	292,908,000	1,336,008,000	1,573,351,000	Minus 15%

Statewide Nonresidential Construction Jan. — June 1980

	Bidding Volume (6)	% Change 1979-80	New Plans (7)	% Change 1979-80
Stores & Shopping Centers	$21,900,000	Plus 44%	$111,600,000	Plus 74%
Office Buildings	94,460,000	Plus 5%	256,425,000	Minus 11%
Medical Buildings	23,464,000	Minus 53%	223,728,000	Over 100%
Educational Buildings	86,081,000	Over 100%	101,018,000	Minus 7%
Government Buildings	18,965,000	Plus 36%	40,961,000	Minus 35%
Manufacturing Plants	25,945,000	Minus 72%	90,065,000	Plus 3%

Construction Activity by Counties (3)

	Jan.-June 1980	% Change 1979-80
ATLANTIC COUNTY		
Nonresidential	$35,078,000	Plus 52%
Residential	54,432,000	Minus 74%
TOTAL BUILDING	89,510,000	Minus 61%
CUMBERLAND COUNTY		
Nonresidential	6,431,000	Minus 19%
Residential	7,993,000	Minus 7%
TOTAL BUILDING	14,424,000	Minus 13%
HUDSON COUNTY		
Nonresidential	56,720,000	Over 100%
Residential	21,826,000	Minus 59%
TOTAL BUILDING	78,546,000	Minus 3%
MERCER COUNTY		
Nonresidential	54,628,000	Over 100%
Residential	9,799,000	Minus 68%
TOTAL BUILDING	64,427,000	Plus 33%
MIDDLESEX COUNTY		
Nonresidential	$208,853,000	Over 100%
Residential	35,755,000	Minus 35%
TOTAL BUILDING	244,608,000	Plus 80%
MONMOUTH COUNTY		
Nonresidential	29,264,000	Plus 41%
Residential	51,709,000	Minus 16%
TOTAL BUILDING	80,973,000	Minus 2%
PASSAIC COUNTY		
Nonresidential	24,444,000	Minus 21%
Residential	19,107,000	Minus 47%
TOTAL BUILDING	43,551,000	Minus 35%

FOOTNOTES

(1) Nonresidential buildings include commercial, manufacturing, educational, religious, administrative, recreational, and other buildings not designed for shelter.
(2) Residential buldings include houses, apartments, motels, dormitories, and other buildings designed for shelter.
(3) Statistics for selected counties shown are based on figures derived from standard metropolitan areas within the counties.
(4) All statistics are based on monthly reports of contracts for future construction, prepared by F.W. Dodge Division of McGraw-Hill Information Systems Co.
(5) Cumulative figures for "Year-to-Date Totals" reflect adjustments not distributed to the individual months.
(6) Based on figures for projects actually bid and under construction this year, as compiled by Engineering News Record.
(7) Based on figures for projects on the drawing board this year but not yet out to bid, as compiled by Engineering News Record.

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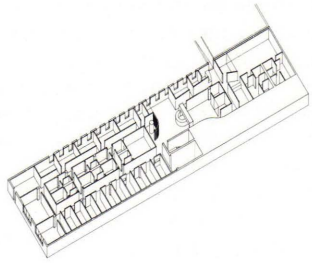

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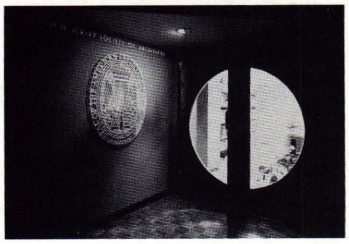

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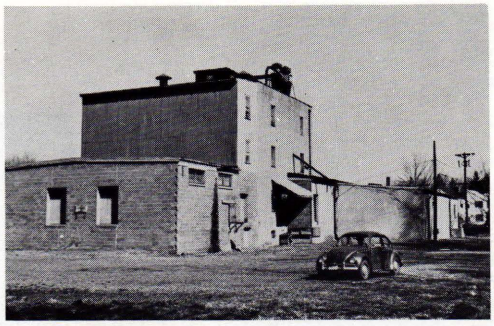
Cover: Grist Mill Adaptive Restoration, John Bruce Dodd, AIA, Architect

In the April/May/June issue of ARCHITECTURE NEW JERSEY the ad on the bottom of page 27 should not have included the name of Romeo Aybar, AIA. Mr. Aybar does not have a contractual relationship with C. Raimondo & Sons.

Village Mill

Lawrenceville, N.J.



Architect:
Holt, Morgan, Schwartz, P.A.
Princeton, N.J.

The Princeton Architectural firm of Holt, Morgan, Schwartz, P.A. (with Arthur W. Schwartz, A.I.A. acting as partner in charge for this project), and contractors Bill Pearson and Lou Balistrieri collaborated on the conversion of an abandoned feed mill into 23 condominium apartments.

Located in Lawrenceville, New Jersey, "The Village Mill" contains 11 units in the original structure with an additional new building housing the remaining 12 units. The renovation work originally began as a project to keep the Balistrieri and Pearson craftsmen busy during the slower construction seasons. Based on the financial analysis and cash flow projections done by the Architects, the scope of work was expanded and project financing was obtained from the bank.

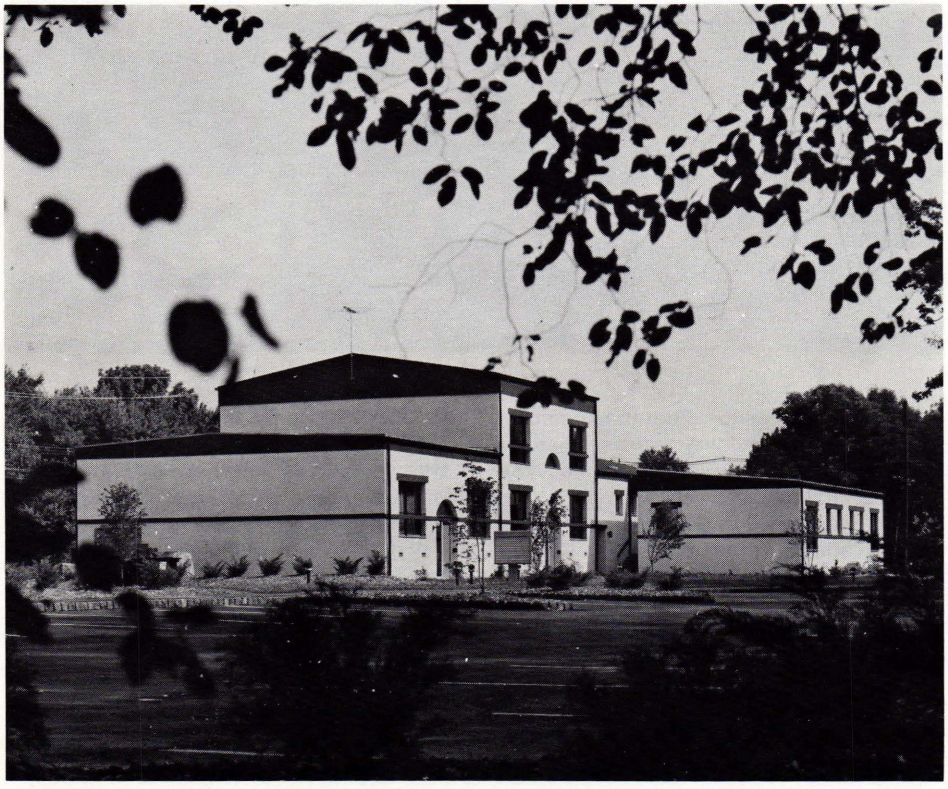
The original mill dates back to the turn of the century. It had been abandoned in recent years when the rail line which carried grain to the mill was cut off by the construction of highway I-295.

Since its original concrete block exterior was far from attractive, the mill was redesigned in a more contemporary style. The concrete block was covered with stucco, and wrought iron grillwork and stained timber accents were added to the windows. Brick archways were added to emphasize the entrances of the apartments. The addition of the courtyard provides the interior windows with a source of sunlight, and gives direct access to all apartments.

The first phase of the work entailed the demolition of the entire third floor as well as a 17 foot section located near the road. An interior courtyard was then cut through to the middle of the building.

The original interior of the building had several different levels. Many of these were retained so that most of the new units are split-level, although some of the floors had to be raised two feet to accommodate the windows. Efforts were made to retain some of the interior character of the old mill by leaving beams and support columns exposed within the units.

Exterior landscaping screens the entire complex from surrounding homes and parking.



Aspects of Rehabilitation

by: Michael Greenberg, AIA

Until recently, many countries regarded the U.S. as a country that continually tore down its environment and re-built it in a different, "newer" style, more contemporary and able to accommodate current demands. However, increasing concern of environmentalist groups, combined with the general economic climate, have tended to abate this trend. Old buildings are quite often structurally sound, and for many reasons it has become more palatable to retain old structures and put them to new use. We have seen this with old manufacturing, commercial, and municipal structures of all types.

The rehabilitation of older buildings has also gained momentum through government action. Tax incentives established by the Tax Reform Act of 1976 are intended to stimulate the preservation of historic, commercial, and income-producing structures by placing rehabilitation on an equal footing with new construction. Eligible structures include those listed in the National Register or within National Register historic districts. To be eligible for the tax incentive provisions, rehabilitation work on designated historic structures must comply with the Secretary of the Interiors "Standards for Rehabilitation." Property owners submit an application describing the historic character of a building and the rehabilitation work to State and Federal preservation officials for review in order to obtain certification.

The preservation provisions of the Tax Reform Act allow property owners to amortize the costs of a rehabilitation over a five-year period ***or*** *to depreciate the costs of a substantially rehabilitation structure at an accelerated rate. The incentives are limited to depricable structures.*

Another act, the Revenue Act of 1978 provides a 10% investment tax credit which encourages older building rehabilitations.

However, the tax reform act tax incentives are deductions from gross income before figuring actual taxes owed while the investment tax credit is deducted directly from the taxes owed by the taxpayer.

This demonstrates that government has actually encouraged, through legislation, the preservation and rehabilitation of our environment.

Professional Office Building

Red Bank, N.J.

Architect:
Kaplan, Gaunt, DeSantis
Red Bank, N.J.

In 1979, the firm of Kaplan Gaunt DeSantis purchased this 75 year old residence and began conversion to a three-story professional building. At first, the new owners were going to demolish the old structure and start from scratch. However, much of the existing architectural character seemed to be strong enough to use as a basis for a total renovation which would result in a contemporary design.

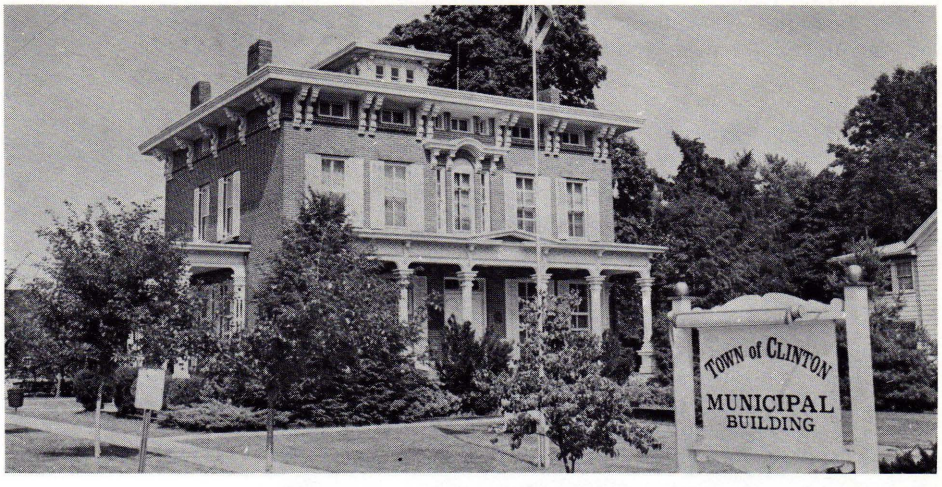
Vintage arches, bay windows, and steep roofs were maintained and expanded upon. The enormous attic area was developed into the architects' drafting area with suspended mechanical systems and a balcony overlooking the second floor waiting room. Principal's offices for the architectural firm also occupy the second floor along with the secretarial area and conference room. Approximately sixty percent of the building is rented to other professionals.

Energy considerations incorporated into the design included solar-heated hot water for the entire building and a large arched skylight at the top of the main stairwell that gathers enough heat for that area with some to spare which is transmitted to the drafting area.

Natural rough-sawn redwood plywood was applied to the entire building with stained redwood battens at the joints. Dual-glazed, metal clad windows occur at breaks in the building lines.

Clinton Municipal Building

Clinton, N.J.



Architect:
Herbert Vollman, AIA

The Leigh Mansion, as it is historically known was built in 1859, as the home of one of Clinton's prominent citizens. It was used as a residence until 1959, when it became, with some minimal toilet modifications, the house where Clinton had some of its municipal offices. Town Council meetings were held at the school, as the house was composed of numerous small living and bedroom areas, none large enough for public meetings.

In 1971 a fire burned through the center of the building, destroyed the beautiful center hall stairway and caused extensive damage to the interior. After much discussion regarding rebuilding new elsewhere or staying, the decision was made to reuse the building. Architect Herbert Vollman, A.I.A., was commissioned to do the work.

Restoration was not possible as the insurance money was limited and the original floor plans did not accommodate the functional needs of a municipal building. The building was virtually gutted to start. A large space for public meetings was created out of existing bedrooms and the center hall on the second floor. (This was prior to barrier-free design.) Two tons of steel were hidden in the walls and ceiling to create the clear open space and carry the attic and cupola above. All exterior and interior structural walls are 8" solid brick. Two new sets of stairs were provided.

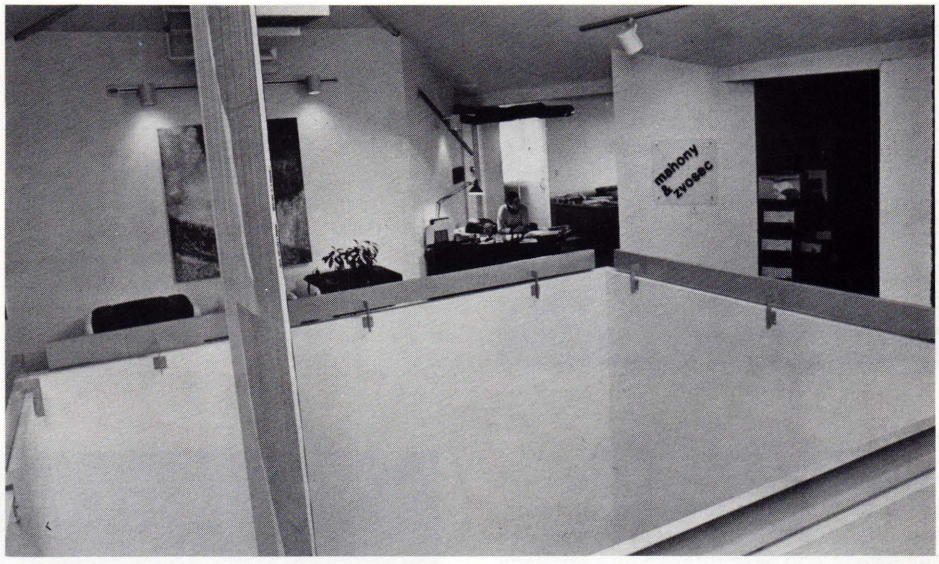
A ducted heat pump system was shoehorned through multi-levels to provide year-round comfort.

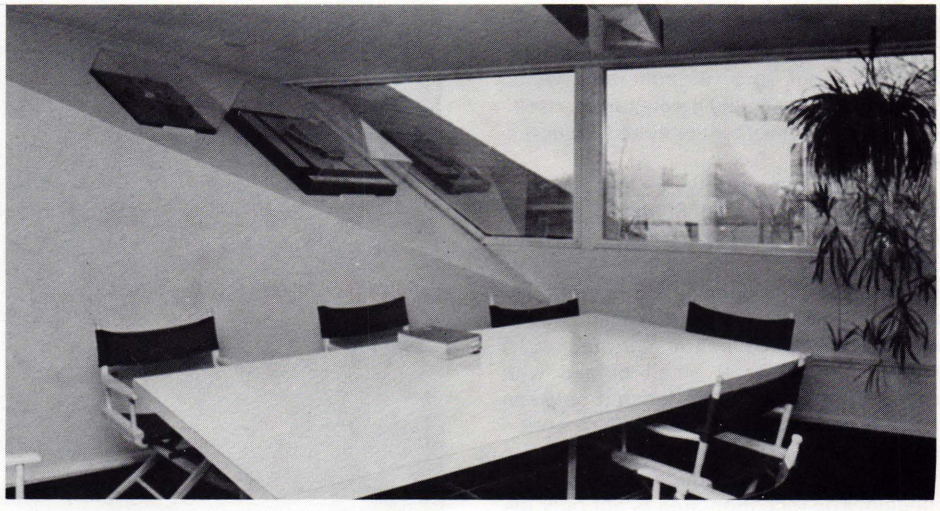
The exterior was virtually unchanged with the exception of closing some existing shutters. A chimney was removed that had been added to the original structure.

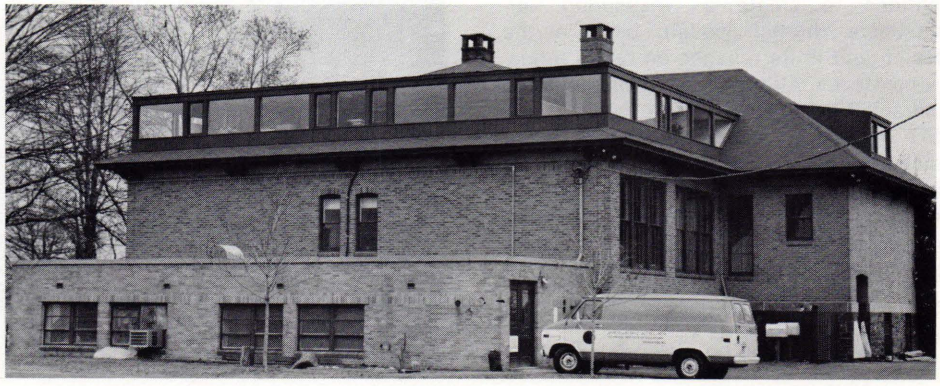
Recycling of the Penn's Neck School

Penn's Neck, N.J. (Princeton)

Architect:
Mahony & Zvosec
Princeton, N.J.







The Penn's Neck school building was built about 1910 as an elementary school in the West Windsor school system.

The building had four major classrooms on the main level and two minor classrooms with an all-purpose assembly area on the lower level. In the 1950's a restaurant type meal preparing and serving kitchen was added to the lower area permitting the assembly area to be used also as a formal lunch facility. The building functioned as an elementary school until around 1965. It's location on the extreme perimeter of the Township and its location on busy Route 1, as well as its limited size proved it to be impractical to continue as an elementary school building. For about five years it was left unused but fortunately heat was maintained in the building and maintenance was exercised.

Mahony & Zvosec, Architects, purchased the building with three acres of prime land at public auction in 1972 from the West Windsor Board of Education. The building contained about 13,000 square feet of floor area at the time of purchase. The purchase price was $112,000. Within one month, the main level was renovated to act as the new offices for the architects and the lower level was rented and acted as the birthplace of the Johnson Atelier, a sculpturing institute.

About three years later, the architects transformed the attic space, which had been completely unused, into additional office space. Approximately an additional 3,500 square feet of space was realized which now functions as the office and work space for the architectural firm. At present, the main level is used as a private school for children with reading problems and the lower level is occupied by a photograph studio and a printing facility.

The school site is surrounded by land owned by Princeton University and leased to the Princeton Nurseries which uses it as a tree nursery, a very compatible neighboring land use.

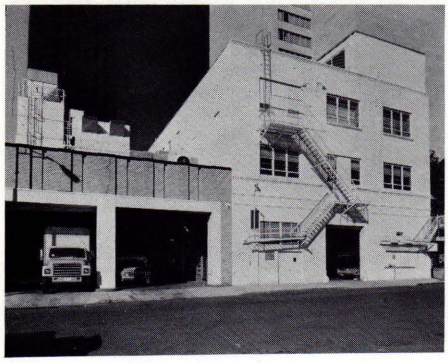
The architects' drafting room has a wide expanse of glass and commands a dramatic panoramic view of the Princeton skyline.

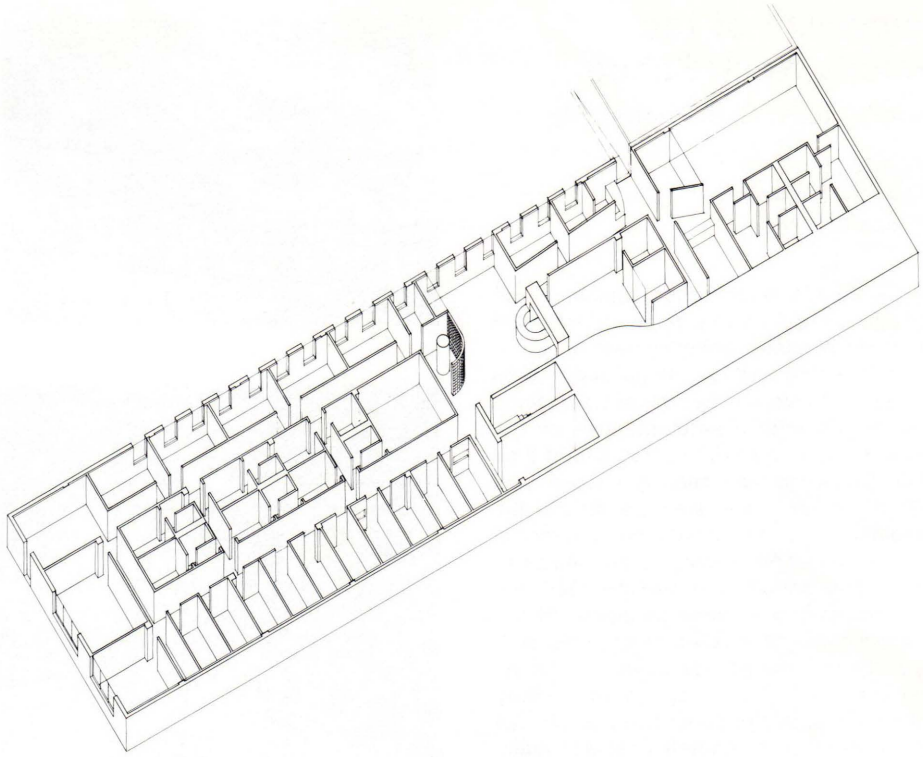
The architects have designed another office building to be built on the same site which will employ the latest in active and passive solar networks. The Penn's Neck school building will remain. Economically, the building has more than justified its recycling. Structurally, it is extremely sound and lends itself to very imaginative sizing and shaping of interior spaces without seriously changing its outside character.

New Jersey Bell Telephone Company Medical and Aerobic Fitness Facility

Newark, N.J.

Architect:
The Grad Partnership
Newark, N.J.



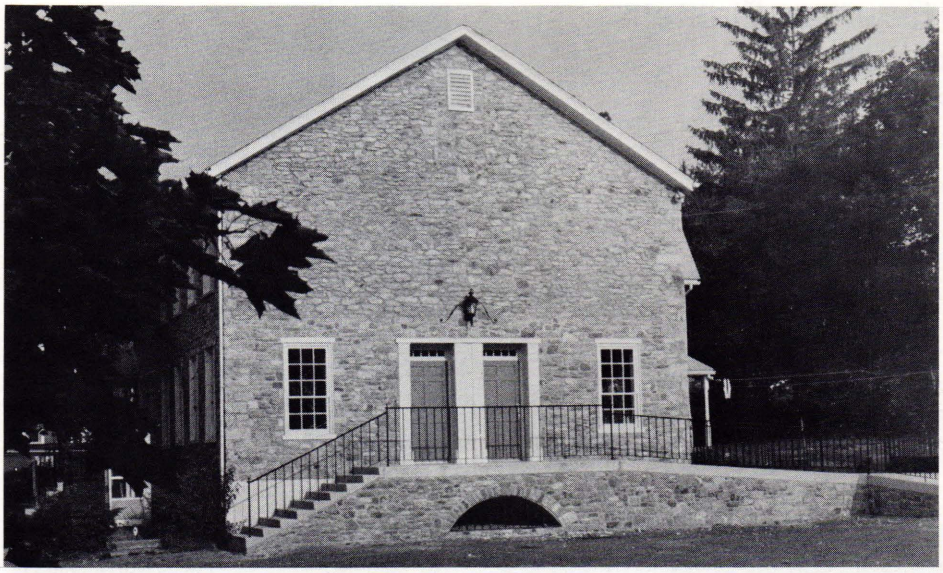


Inserted into what was an ordinary sort of maintenance garage, this environment was designed to create a comforting psychological effect on the many New Jersey Bell employees who pass through on a regularly scheduled basis; and it stands as a tribute to what can be made from "ordinary" buildings. Reflective surfaces generate not only a polished sense of the operation's importance, but are a constant visual reminder of the facility's sole target, "self" — and the improvement or at least maintenance thereof.

What is essentially a gymnasium, technically, an aerobic fitness facility, is located to the extreme right in the isometric. Here, the "energy level" is constantly kept high with the photo-mural images of runners in suspended action endlessly reflected in the mirrored walls and ceilings. Several small offices with angled corridor walls are located between the gymnasium and the central reception area. These offices control the major means of access, a bridge from another building. The reception area is not only the focus of the plan, but of the architects' intentions to create a "reassuring" atmosphere through polish, both in the design and in its reliance on broad reflective surfaces. Although the furnishings are sparse, they and the people using them, take on new importance in their repeated images on mirrored walls and an aluminum ceiling. The remainder of the 14,000 sq. ft. floor is devoted to the more utilitarian spaces required by a corporate medical department.

Delaware Township Hall

Sergeantsville, N.J.



Architect:
Terence A. Golda, AIA

The earliest part of the Delaware Township Hall building dates from 1797. The fieldstone building was built in three parts and had been a tavern and inn until 1921 when prohibition forced the closing of the business. The Methodist Church of Sergeantsville used the building until 1947, when Delaware Township took title to the building. When the Township took possession of the building, they removed three quarters of the first floor framing and installed two large overhead doors on the east wall of the building for a garage for vehicle repair. In 1970 a group of citizens and local tradesmen began bringing the building back to its earlier splendor by restoration of meeting hall and offices on the second floor. In 1978 the Township retained the services of Terence A. Golda, A.I.A., for plans to complete the restoration.

At this time the garage was moved out and the first floor framing reinstalled and a new entry to the building was created where the overhead doors had been facing the parking area. Again the stucco finish was removed and the stone work repointed. The window sashes on the first floor were replaced with small painted nine over six to blend with the previous work on the second floor. The Contractor, Arvid Myhre Building Construction Company, Inc. of Flemington, made all of the beaded window and door casings and chairrail.

Ann Whitall Mansion Fort Mercer

Battlefield Park, N.J.

Architect:
R.J. Reynolds, AIA
Woodbury, N.J.

The Ann Whitall mansion was constructed in three stages, the oldest, begun in 1688 became kitchen and bake oven to an addition in 1730, followed by the main brick house constructed by James Whitall in 1748. It withstood a Hessian attack in 1777. Ann Cooper Whitall is believed to have refused to leave during the combat and to have opened her house to the wounded from both sides after the battle.

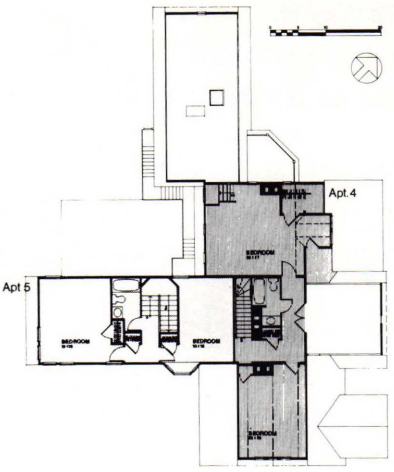
President Theodore Roosevelt conveyed the battlefield park and mansion by patent to Gloucester County in 1906. It currently houses the Parks and Recreation Department and a museum. It is the County's most significant historical possession.

In 1979 architect R.J. Reynolds examined the mansion at the request of the County and recommended immediate structural rehabilitation of the entire first floor which was completed at County expense the same year. All of the existing floor timbers and oak joists were preserved in place, fully exposed to view. New treated structural wood members and concrete foundations were installed, relieving, through careful jacking, the entire structural load from existing foundation walls and old wood. The original wide plank flooring was undisturbed.

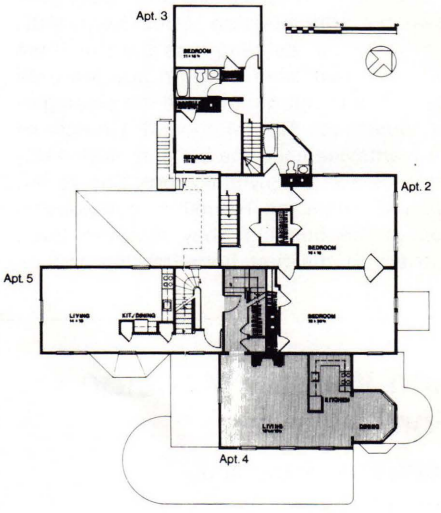
Architect Reynolds has also furnished the County with a detailed recommendation for the entire project. Delayed maintenance has created critical problems for all parts of the mansion, roof, walls and woodwork. Initial work under his direction is about to begin on an interior room by room basis while funding for major exterior work is sought.

Hageman-Einstein House

Princeton, N.J.



Architect:
Short and Ford
Princeton, N.J.



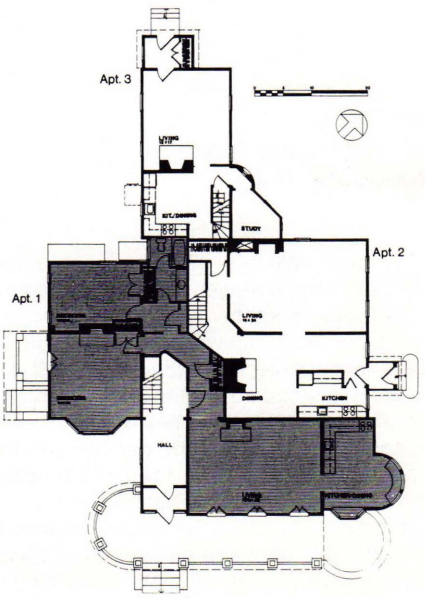
This rambling Victorian house was acquired in the mid-70's by the Princeton Theological Seminary, which surrounds the property on three sides in an otherwise residential neighborhood.

Demoltion was considered but the house had long been a popular local landmark, familiar as the home of Albert Einstein in the 1930's. With its ample scale and prominent location on a corner lot, it also serves as an excellent transition between the institutional Seminary buildings and the smaller neighboring residences.

The building's facade has a predominantly Shingle-Style flavor but, in fact, it was built by Princeton architect and builder Charles Steadman in 1848 in the Greek Revival style, along with numerous other nearby homes. Unlike them, it was extensively altered through the addition of gables, turrets, verandas, bays, and scalloped shingles, first around 1874 into a Gothic Cottage, and by the 1890's into the Shingle-Style configuration it retains with only slight modifications. The architectural significance of the building is as an illustration of the evolution of architectural styles in the neighborhood over a hundred year period.

The house has been so long neglected that preservation involved considerable structural repair as well as reproduction of missing scalloped shingles and other architectural details both inside and out. Investigation uncovered the paint colors first used after the last major alterations. A similar scheme of light grey with black-green trim was adopted.

Since the interior had been used as a multi-family residence at times in the past it was easily divided into five apartments, four of which are duplexes with working fireplaces. Completely new kitchens and bathrooms were installed throughout.



Dusenberry House

Chatham, N.J.

Architect:
Alexander A. Bol, AIA
Union, N.J.

The Dusenberry House at 186 Main Street has been placed on the National Register of Historic Places.

Recently renovated to its original appearance, the 2½ story house dates from 1848. Built in the Greek Revival style, popular from 1830 to 1850, the original part of the house was three bays wide with two additional bays added on the west in 1912.

The property was purchased in 1912 by Fred Dusenberry, from which it got its name, who doubled its size and added the portion west of the front door. This addition was built by Fred Walters, Sr. for Dusenberry who occupied the house until his death.

During the Spring of 1978, Architect Alexander Bol of Union and Stonewyck Enterprises completed renovations of the house both inside and out. The exterior composition shingle siding was removed and the house restored to its original clapboards and the 1912 porch was removed to enhance the original Greek Revival details of the house.

The gable on the east end of the house was typical Greek Revival "returns" which are "designed to give the effect of a Greek portico with the capitals of the pilasters," indicated Mrs. Brown. "The hallway has its original stairway of the late Greek Revival design and double parlors are part of the ground floor plan," she explained.

The Publick House

Chester, N.J.

Architect:
Alexander A. Bol, AIA
Union, N.J.

The Publick House, Hotel and Restaurant, is located on Main Street in Chester, and was formerly known as the Chester House Inn. The Federal Style, flemish bond, main brick structure was constructed in 1812 as an overnight stagecoach stop, on the line that followed what is now Route 24. The building has been undergoing extensive reconstruction work since 1976 when it was purchased by Growth Enterprises of Basking Ridge.

The property was used as a private college preparatory school from 1845 until 1862, during which time a three story clapboard wing was added to the rear and a three story brick wing added to the east gable end.

Notable interior details that have been restored include the Adamesque Style, hand carved mantels with patterns of sunbursts, ellipses, rosettes, and diamonds. The original winding stairway with its carved balusters, newel post, and handrails, still leads patrons up to the hotel rooms on the second and third floors.

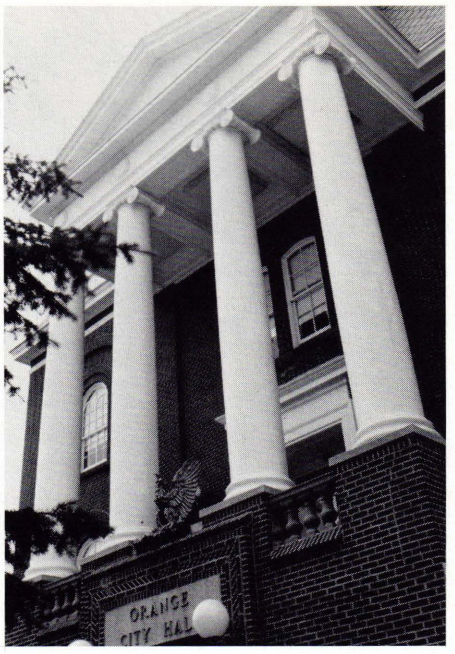
The reconstruction work required extensive replacement of deteriorated structural members in the main floor, and the complete replacement of the roof over the 1812 section. Numerous areas of eroded brick work were carefully dismanteled and rebuilt. Three shabby and inappropriate small additions built during the 1900's were demolished and replaced with structures that blend with and complement the original structures. Two of the stone bases for the columns have been rebuilt with materials found on the site and the balance of the work will proceed as soon as the necessary funds are available.

The building has been operating as a public accommodation for over 150 years, and although it was in a state of advanced deterioration in 1976, it is now a fine example of quality reconstruction and restoration without government assistance.

Orange City Hall

Orange, N.J.

Architects:
Lehman Architectural Partnership
Harold Kent, AIA
Livingston, N.J.



The existing Orange City Hall, built some time shortly after the Civil War, was a completely run-down antiquated structure. There were no modern conveniences such as air conditioning, acoustical ceilings, proper lighting, etc. Mayor Carmine Capone heard that there might be some Federal money available though the Department of Commerce, and instructed the Business Administrator to see on what basis funds could be received by the City of Orange. They came up with the idea that this once beautiful structure could possibly be designated as a Historical Monument and they set about seeing if this could be done.

Through the N.J. Historical Society, eventually the building was designated a historical monument, and applications were made to the Federal government for restoration funds under the Department of Commerce Round One Program. A grant of approximately one and a half million dollars was received. The project itself, when executed by the firms of Lehman Architectural Partnership and Harold Kent included the following features:

1. The exterior was scrupulously restored under the direction and with the approval of the N.J. Historical Society. Such features as the original windows were completely removed and restored exactly as originally designed, brick was pointed up, repaired and waterproofed, all wood copings and cornices were replaced exactly as originally designed, and the original slate roof was replaced and repaired with the original materials.
2. An addition was constructed at the rear of the building, matching exactly the masonry cornices and windows of the existing building.
3. The entire interior of the structure was completely modernized with new finishes, air conditioning, lighting fixtures, elevator and new bathrooms, taking into account the handicap requirements of the State of New Jersey.

The Proprietary House

Perth Amboy, N.J.

Architect:
Albin H. Rothe, AIA
Ramsey, N.J.

The Proprietary House is one of the most important and interesting historic sites in New Jersey. It was the last of the pre-Revolutionary War Royal Governors' Houses. Although it is somewhat less grandiose than the Governor's Palace at Williamsburg, Virginia, it is of equal importance from a historic point of view.

Although Dutch settlers are known to have lived west of the Hudson River as early as 1618, we generally accept the recognition of New Jersey as an entity as dating from 1664. New Jersey's first "Constitution" could be considered as being "the Concessions and Agreements of the Lords Proprietors of New Jersey," dating to 1665. This document created the Board of Proprietors, the governing body which provided for a Governor, Councel and the laying out of lands. All land titles were granted by the Board of Proprietors, which represented the English Crown in the Colony of New Jersey.

Perth Amboy began to flourish in 1686, and in 1702 became one of the two Capitols of New Jersey, the other being at Burlington. The Proprietors of East Jersey, wanting to attract more governmental power to Perth Amboy, engaged architect John Edward Pryor, an Englishman, to build a Governor's House in 1762. Pryor's original account book still survives and is a complete documentation of the construction.

William Franklin, son of Benjamin and the last Royal Governor, occupied the house in 1774 and was arrested by Revolutionary forces in the house in 1775.

Enlarged in 1809, the house became one of the areas earliest resorts, being then known as the Brighton House. After enduring a varied history, it was purchased by the State of New Jersey in 1967 for the purpose of its preservation. The site is presently being restored through the joint efforts of the State and The Proprietary House Association, a local volunteer group, which intends to operate a museum and cultural center there. The site was recorded by the Historic American Buildings Survey and is listed on the National Register of Historic Places.

133 Grand Street

Jersey City, N.J.

Architect:
Paulsen Associates
Jersey City, N.J.

An old, abandoned tenement house at 133 Grand Street, Jersey City, is now fully occupied with contented condominium owners, many of whom are local professional people. The Jersey City Redevelopment Agency had commissioned Paulsen Associates, a local architectural firm, to design the rehab plan for senior citizens use. However, during the design process, the Jersey City Redevelopment Agency decided that individual ownership was more desirable for the area.

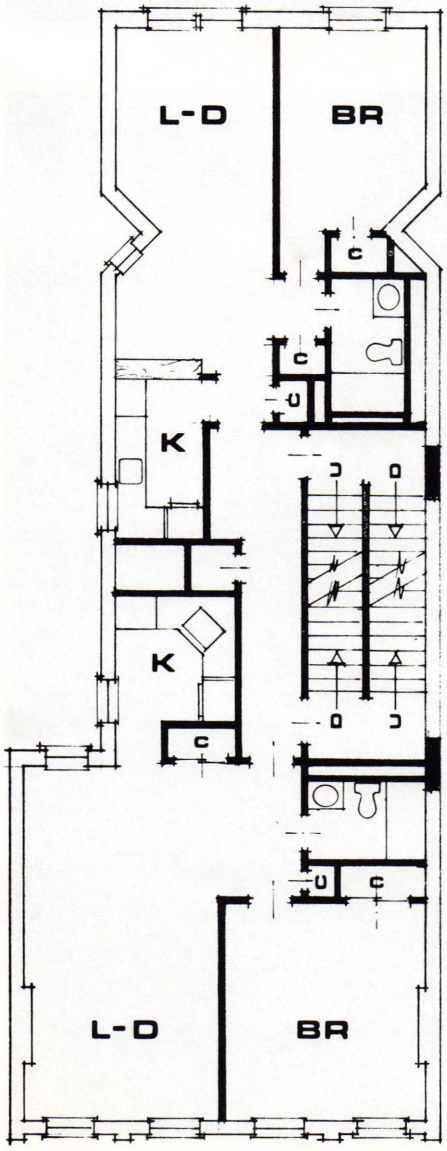
The building contains nine (9) units; six (6) simplex on the lower floors, and three (3) duplexes on the top floors featuring spiral stairs and loft spaces.

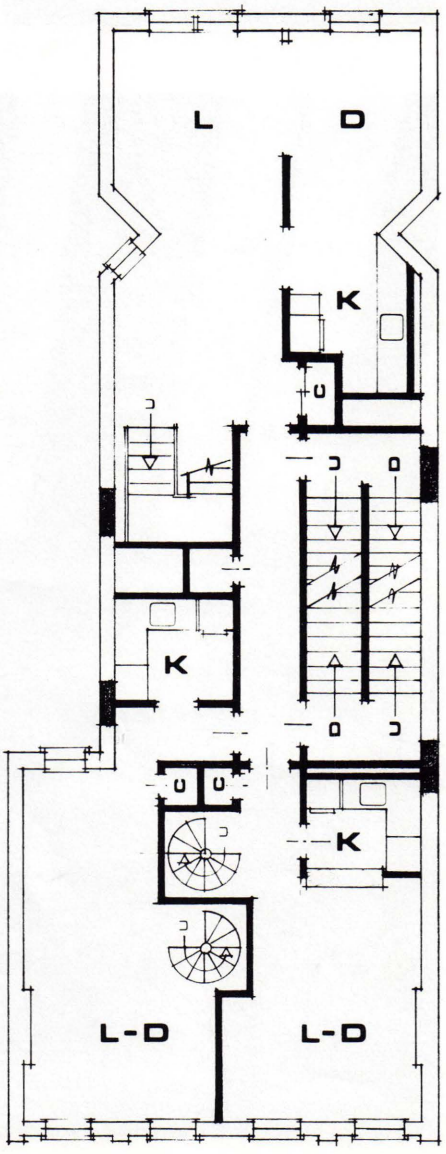
According to the architectural plans, rehabilitation included the complete demolition and removal of all interior finishes and replacement with new partitions, which shaped the new units. The first floor was redesigned to include a community meeting room.

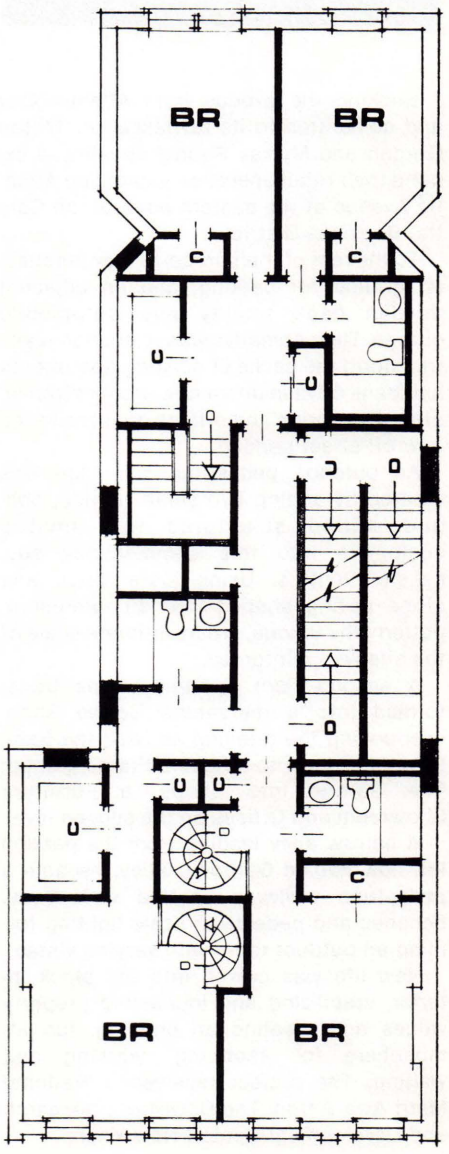
A new gas-fired heating system was installed utilizing hot water baseboard units. Each apartment was air-conditioned with individual through-the-wall units. An entirely new electrical system provides 100 amp. service to each apartment. All new plumbing and drainage was installed in accordance with appropriate code standards.

The exterior received a face lifting. The existing wood cornice was completely refurbished. The existing brickwork was steam-cleaned and waterproofed. New aluminum storm windows and screens were installed. In its completion, the building provides safe, comfortable living for the area's professional people.

The rehabilitation of 133 Grand Street is a positive effort to preserve the character of the stable, historic, Paulus Hook neighborhood, and to further encourage its rehabilitation as an important part of the Jersey City community.



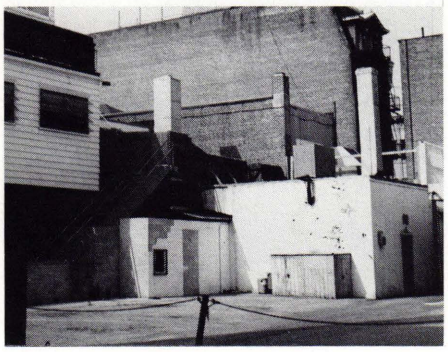




Gordon's Alley Mall

Atlantic City, N.J.

Architect:
Martin F. Blumberg, AIA
Atlantic City, N.J.



Bucking the exodus from Atlantic City and committed to its revitalization, Milton Gordon and Murray Raphel decided to expand their retail operation located on Atlantic Avenue at the eastern edge of the Central Business District.

To the rear of their property they purchased ground for parking, and an adjacent drive-in bank facility and automobile garage. Their objective was to economically transform the backs of existing apartments and bank drive-in into a new store entrance, attractive shops and offices oriented to the new off-street parking.

An outdoor, pedestrian, mini-mall was created by adding two small vaulted, oblique walled structures that invited customers into this commercially successful venture. Using slate, brick and stone paving shaped into an interesting pattern, the unique, urban, intimate scale of the site was reinforced.

A second floor apartment was transformed into a mezzanine Coffee Shop, overlooking the retailing activity; the Bank Drive-In office into a Picture Framing Shop; The Garage into Shops, a Furniture Showroom and Offices on the second level.

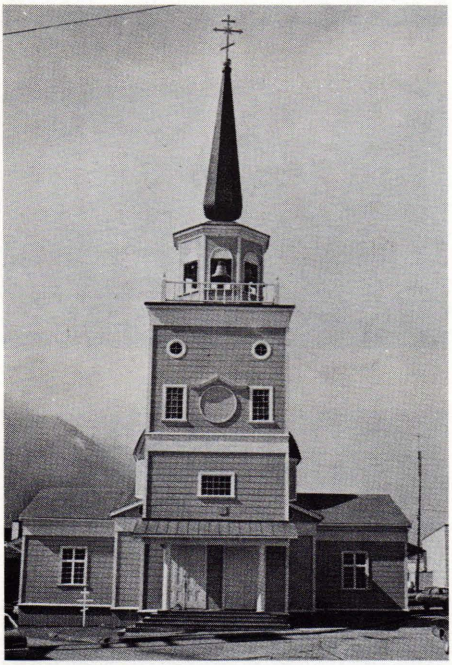
A narrow alley leading from the parking lot, now named Gordon's Alley, became a pedestrian walkway spotted with trees, benches and pedestrian scale lighting forming an outdoor room with varying vistas.

New life was carved into the block interior, stabilizing and increasing property values and creating an enticing, fun atmosphere for shopping, working and visiting. The project received a National Merit Award from The Downtown Research and Development Center, New York.

St. Michael's Cathedral

Sitka, Alaska

Architect:
Sergey Padukow
Toms River, N.J.



St. Michael's Cathedral is the most interesting relic of the Russian Period of Alaska history. Built in 1844, under the direct supervision of Bishop Veniaminov, Bishop of Alaska, its priceless pictures and richly embroidered robes were brought over from St. Petersburg, Imperial Russia.

The cathedral was destroyed in a city fire on January 2, 1967, one hundred twenty-five years after its dedication. Fortunately, the most valuable Icons were saved by the firemen, clergy and the public. However, the only silver model of the cathedral was completely destroyed. The National Park Service office of the Department of the Interior decided to restore the monument.

The plans for restoration were prepared by New Jersey architect, Sergey Padukow. He made a personal observation of the site of the cathedral, collected photographs of exterior and interior views of the cathedral, obtained rough sketches from the National Park Service, Department of the Interior, and then prepared detailed plans and specifications for the entire cathedral including altar screen partition and interior furnishings. Actual construction was completed, including furnishings and altar screen, by 1977.

The general floor plan of the cathedral is in the shape of a cross, 97 feet long and 68 feet wide. Covering the cathedral, in the center, is a large, high dome with a cupola, and also a high bell tower with a unique steeple. The tower clock was built personally by Bishop Veniaminov, and the high quality bells were made by the local foundry.

The interior of the cathedral was remarkable. All Icons, painted by famous artists (especially the Sitka Madonna), were brought from Russia. The carved wooden altar screen was of high artistic value. The interior walls were finished with canvas from sailing ships. The entire cathedral was built of Sitka spruce logs.

Sergey Padukow planned the restoration so that the interior and exterior finishes were identical to the original construction. All the hidden materials in the walls, roof and foundation, he designed in reinforced concrete and fireproofed, structural steel. All exterior and interior wood was treated chemically against fire.

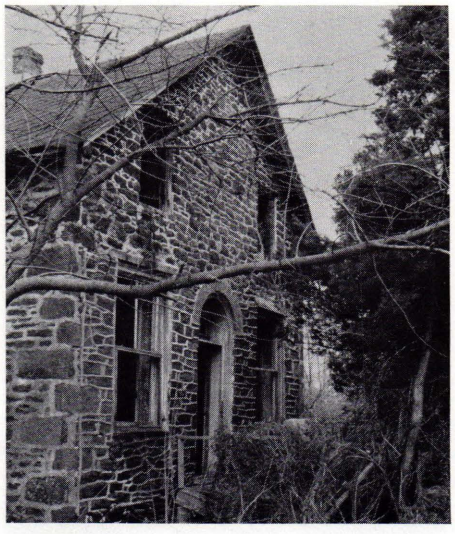
Due to the high cost of construction in Alaska, and the absence of experienced builders in Sitka itself, Padukow decided to design the entire cathedral in structural steel and prepared plans for a complete steel skelton.

The dome, steeple and crosses were manufactured in New Jersey under Padukow's direct supervision. The Icon screen was built by Padukow in his shop and delivered to Sitka. Most of the castings in wood were done by Padukow himself and his son, Andrew.

The total cost of reconstruction in 1977 was $700,000.

Old Stone Store

Stafford Township, N.J.



Architect:
Hankin and Hyers
Trenton, N.J.

After almost three years of false starts and delays, the Stafford Township Historical Society dedicated the Old Stone Store, a local historical landmark which is destined to become the society's headquarters.

The ceremony took place on the somewhat controversial $10,000 front porch of the building, which was designed by county architect James W. Hyres as a replica of the original structure.

Restoration of the building cost $76,000 and was paid for by a public works grant from the federal Economic Development Administration.

The project originally was estimated at about $30,000. At that time the store had no roof, but the four walls, made of local iron ore stone, were still substantially intact.

However, delays by the original contractor left the building vulnerable to the severe winter of 1976-77, and by the spring, the structure had deteriorated past saving.

County public works employees then dismantled the remains of the building and stored the stone while a new design was created for the structure.

As it stands today the building is essentially a reproduction of the original with the stone walls backed by concrete blocks and the floor of poured concrete.

Although complete on the outside, the interior of the building is bare. The interior finishing will be the responsibility of the Historical Society.

Friends Meeting House

Plainfield, N.J.

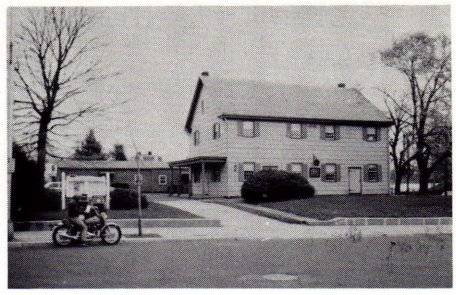
Architect:
Charles H. Detwiller, Jr., AIA

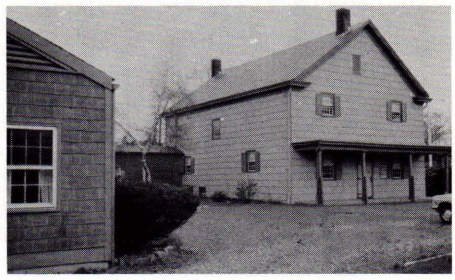
In 1954 the Friends found a need for Sunday School facilities to replace the curtained off sections of the main meeting house galleries. Charles Detwiller, A.I.A., of Plainfield was consulted because of his interest and sensitivity for preservation and adapting old buildings for other uses. The possibility of tearing down the carriage sheds was considered and building a new compatible structure was discarded with the adaption of the old carriage sheds reconstructed for the Sunday School. This was quite a challenge, but has proved to be a success, saving considerable money and more than that the hallmark of the old meeting house, the long carriage house silhouette behind it.

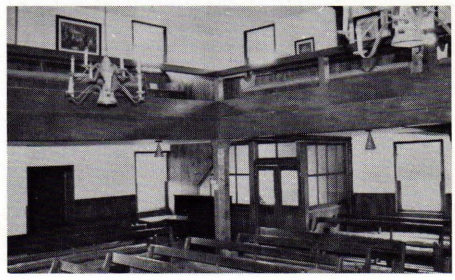
At that time, there were not mitigating building code concessions made for historic buildings. Therefore, it was necessary to have the local Council pass a special Ordinance permitting certain code infractions because of its location on the Fire Zone. Permission to proceed was given after many compromises, including metal clad doors, specially made asbestos shingles, and because of its isolated location in the midst of a large tract of open ground.

The long carriage house made a series of train car-like rooms necessary. It also hampered the creation of a large central meeting area, so the addition of an intersecting trussed area in the center three bays was constructed and this connected with open areas on the sides like the transepts of a church. Separate classrooms were created by folding partitions suspended on tracks in the ceiling.

The former wagon sheds or carriage house was then made to connect to the meeting house with an enclosed walkway which housed restrooms and a series of wall pegs for use as a cloakroom. This created an attractive enclosed garden court area isolated from the railroad tracks and busy town outside. An insulated floor slab was poured with hot air perimeter ducts under the floor and serviced by a new forced hot air, oil fired heating system. Plaster walls and vertical pine boarding was used to complement the materials in the old meeting house. Also, in the meeting house, to conform with safety regulations, the original old exterior doors were rehung to open out, offsetting, but preserving, the original strap hinges and hardware to accommodate the new panic bars' hardware. The entire job cost approximately $30,000.







Twin Lights Lighthouse Restoration

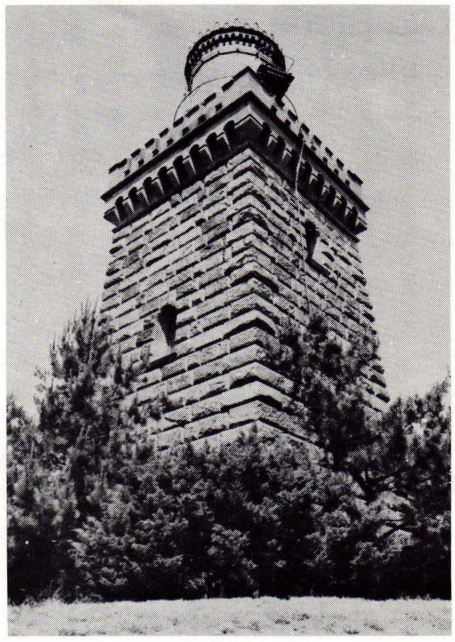
Highlands, N.J.

Architect:
Charles Fitch & Associates, P.A.
Metuchen, N.J.

The Twin Lights Lighthouse is situated above Highlands, New Jersey, overlooking Sandy Hook. The lighthouse is owned and operated as a historical site in conjunction with Cheesequake State Park.

Originally constructed in the 1860's as an integral part of the navigational aids to ships entering lower New York Bay, the facility has been retired from active service since the advent of electronic equipment. The two towers are joined by a one story "hyphen" or connecting link containing offices, museum and information center.

Since retirement, the buildings have been neglected. It is now the intention of the State Parks Commission to renovate and restore them to as near original condition as possible, in order to preserve and convey to the public their unique history.



The renovation and restoration will include cleaning, pointing and replacement (where necessary) of all exterior and interior masonry surfaces. Both existing wood and steel windows, including the lens housings, will be reglazed in accordance with original details.

Although partially open to the public at this time, it is hoped that this complete restoration will provide many more interesting aspects of these unique lights to be brought out to the public. Although referred to as "Twin Lights," they are in fact not identical twins. The building complex consists of a north tower which is octagonal and a south tower which is square.

Adaptive Restoration of a Grist Mill

Architect:
John Bruce Dodd, AIA
Layton, N.J.

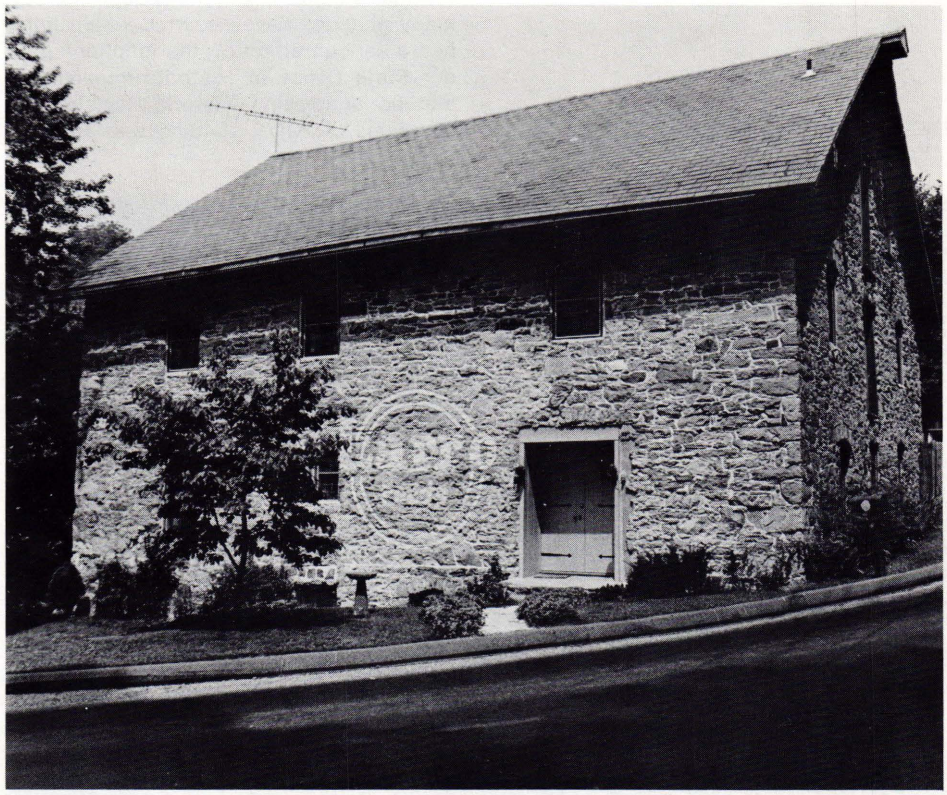
Located on a constricted site next to a small river, its dam reduced to rubble by the 1955 hurricane and its race long since partly filled in, this mid-eighteenth century stone grist mill had lain idle since 1968. The old water-driven machinery had become redundant when loss of the dam led to use of large electric motors to provide the necessary power.

An adventurous young couple undertook the formidable task of converting the mill into a home. They pragmatically planned to accomplish basic work under an initial loan and were willing to live, during ensuing years, with the remaining work which they undertook with the help of family members. Construction management was undertaken, as an initial project, by an association of the architect's, launching his own contracting frm. More than ever today, this approach can solve the building budget squeeze.

The exterior was unchanged except for removal of dilapidated sheds and some regrading. Because of the decaying condition of the windows, however, new units were provided within existing masonry openings. At the architect's suggestion, the supergraphic "Larro" feed sign, painted on the front stonework, was left in place and the owners maintain its preservation.

The original mill works had been so changed that mechanical restoration was out of the question, leaving the interior free for adaptive treatment. The structure comprises nine bays, three in each direction; as a primary center of interest, the second floor of the center bay was removed by the architect, creating a strong, vertical two-story space. A formal, open wood stair ascends through this space to the sleeping areas above, while the living, dining and cooking areas flow around it on the ground floor level. The huge posts, beams and knee braces, with mortise-and-tenon joints and "tree-nail" pins, unify the entire composition. At the ceiling of the center hall are hung two inverted wood grain hoppers and a circular drum-like wood cover for the mill wheels' a future project involves electrification fo these units for use as lighting fixtures.

The lower millstone, fashioned of French "burr stone," remains *in situ*, exposed, as the base for a six foot circular dining table, the supporting frame for which is the cast iron "pit spur wheel" with its hickory teeth. A glass top is planned, but temporarily the wheel is covered with plywood.



report

Preservation Activities in New Jersey

by: Charles H. Detwiller, Jr., AIA

It has been said that preservation in New Jersey is alive and well. This is very true, although it is going thru some difficult growing pains. Federal assistance programs, cut backs in Federal budget on preservation programs, and the total reorganization of Federal Agencies involved in these programs are now under the Umbrella Agency of the Dept. of The Interior, called The Heritage Conservation and Recreation Services. A discussion on the functions of this Agency would require a complete book in itself and is not the intent of this article to cover. Enough to say many changes have occurred which have had a serious affect on the functioning of our State Office of Historic Preservation and its processing Historic Register applications, surveys, funding and Historic American Building Survey drawings recordings.

A quick look at the overall Preservation movement in the State is broken down into 3 main categories; that of the Public, Semi-Public, and Private sectors. I've tried to list some of the work in progress on these to show the magnitude and diversity of Preservation within the State.

Doremus House

Ford Mansion

PUBLIC SECTOR

In the Public sector we have the State owned Historic Buildings, **14** in number. These are spread out throughout the State. The most recent and important of these being the Liberty Park, Ellis Island complex.

There are also Federal, National Park run properties, such as Washington's Headquarters in Morristown, and Jockey Hollow National Park Site.

The Department of Transportation is also concerned with Preservation and is constantly surveying and arranging new arteries of roads and highways to least affect or destroy significant Historic Sites and properties. Local and County surveys identifying Historic and significant sites are in process thru financing by both Federal and voluntary local funding. These surveys conducted to identify Historic Sites have brought to light many buildings and events important to the area, long forgotten. In several cases these discoveries have resulted in the creation of new Historical Societies and the preservation and restoration of otherwise neglected buildings. Such was the case in Totowa, after the Cultural Resource study on Route 287 course and the resurrection of the Doremus House, a National Register property.

One of the newer creations is the establishment of the National Register of Natural Areas. Nominations for this are prepared in a similar way to those for National Register for Historic Places. Some examples of those in New Jersey now listed are, Great Falls of the Passaic, Sun Fish Pond in Worthington State Park and Wharton State Park in the Pine Barrens.

SEMI-PUBLIC SECTOR

Most local communities now boast their own "House Museum". These are both owned by Municipalities and in some cases by independent Historical Societies. They have inspired great interest among the laymen in doing independent research and recording of events and persons otherwise and until recently, forgotten. The alterations of these Museums have in most instances been done under the guidance of architects specializing in this field. Unfortunately some have been done without professional help, where changes have been made incorrectly and no recording of exist-

Early this year the New Jersey Society of Architects moved its Headquarters into a new office building at One Thousand Route Nine in Woodbridge.

The open and flexible plan was designed to accommodate the diverse requirements of the society in serving the interests of both the public and architects throughout New Jersey. Careful consideration was given to an efficient and functional floor plan as well as the image presented to visitors.

The entrance from the lobby is through a low-ceilinged triangular foyer with diagonal wood flooring and terracotta colored walls. The open space beyond is planned on a diagonal axis to achieve maximum exposure to the perimeter window area. The space is divided into four zones by 60" high storage walls and bookshelves to designate the various work areas: office operations, a work station for the executive director, a conference area and a mail/storage area. The dividers contain open display shelves for new books and publications, AIA Forms, and built-in files and storage. This system provides quick and accurate information retrieval and a flexible storage capacity. The space is flexible enough to accommodate several simultaneous conferences as well as the monthly board meetings of 20 to 30 members.

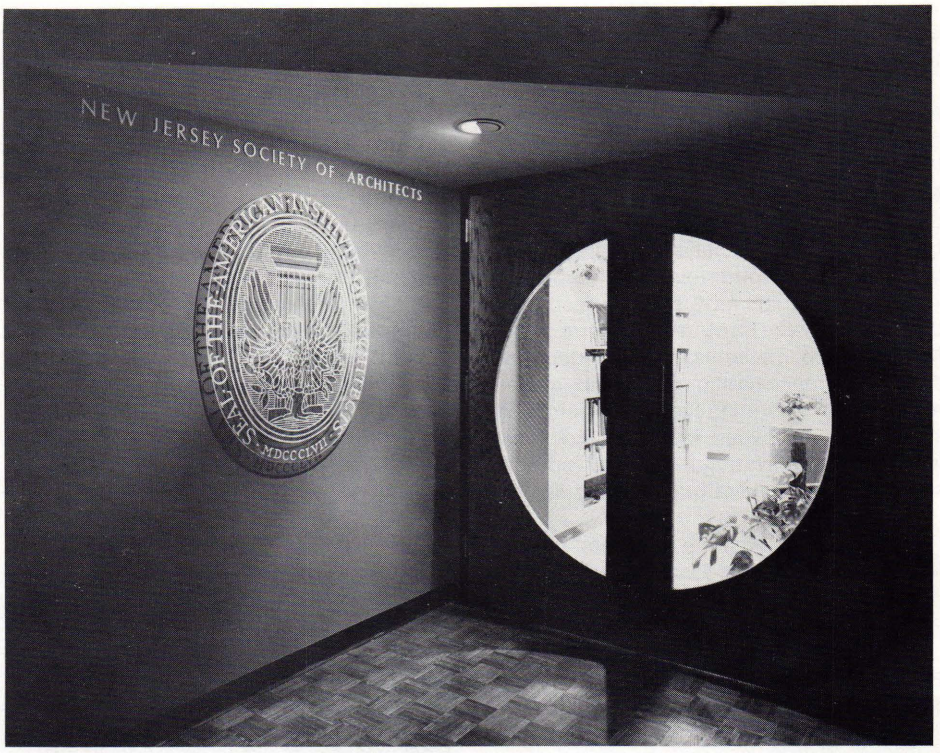
The carpet and furniture systems are executed in light beige and oak tones. Major wall surfaces are fabric covered with off-white woven linen for use as tacking surface for graphics and other displays. The terracotta color is repeated on secondary wall surfaces, dividers and seating.

All furniture including desks, tables, bookcases and storage units were custom designed and built to meet the special requirements of the Society.

headquarters

New Executive Offices for the New Jersey Society of Architects

Woodbridge, N.J.



Interiors:
The Gilchrist Partnership/
Michael T. Callori, AIA

Photography: Otto Baitz

ing conditions before change made, so that even though preserved, important architectural evidence has been destroyed.

There are many organizations now that have pooled their talents, both professionals and competent students. Some of these groups are: The Museums Council of New Jersey; The League of Historical Societies, and a Heritage Alliance, which trys to monitor and disseminate all information on Preservation throughout the State.

Historic Districts have sprung up all over the State, with three such Districts in Newark alone. These have been most successful in rejuvenating depressed areas, recording and inspiring the rehabilitation of significant areas where individual buildings may not be of National Register criteria standards, but collectively are very important.

There are 55 Historic Districts in the State, with eight added just this year.

All does not necessarily go smoothly in Preservation efforts, and frequently there can be some heated debate such as "The Extension of Route 78" through the Watchung Reservation, supposedly encroaching on the damaging its environment. Another conflict of opinions has occurred in New Brunswick, where a local group want to preserve a six block area and place it on the National Register as an Historic District. Some local merchants and City Fathers oppose this step and would like to level the site. It came to such an impass that the Advisory Council from Washington were called in to resolve the argument, with a compromise proposal.

PRIVATE SECTOR

In the Private Sector, we find with the public's increased knowledge in good examples of early architecture, that people owning old houses attempt more and more to rebuild and remodel as accurately as possible to past design.

A new organization sponsored by the National Trust concentrating on private homes has been formed. This new group had a seminar in Princeton this spring, to educate and show proper signs in acquiring Federal help, without National Register status.

Some privately owned commercial endeavors have reused old buildings to create Historic shopping districts, such as Smithville and Liberty Village in Flemington. Others are purely recreations, such as Murray Hill Square; well done copies of early buildings. This project unfortunately has not been financially successful and adaptive use such as conversion to condominiums or offices is contemplated.

Adaptive use of historic buildings is also being done in a farm more accepted approach by the public and businessmen. These are usually well-built, centrally located buildings and appeal because of the high cost of new construction and the energy crisis. A large Renaissance Revival mansion in East Orange is an example; most recently a Funeral Home, but now being considered for a Community Center, offices and museum.

Railway Stations and School buildings are also being acquired by investors and rehabilitated for other uses, such as Shops and Housing.

There is a lot going on in preservation throughout the State and a challenge to architects to reuse Historic Sites in innovative ways. The success of Historic Districts in upgrading Real Estate values and social conditions has been proven in countless communities. The sensitivity of City Planners to Historic Sites is also apparent and what have been in the past regarded as "White Elephants" capitalized on and featured successfully. Roadways, sewer trunk lines, and Municipal improvements of all types are now taking heed of the rapidly dwindling supply of truly significant and important early architectural creations. The general public has become more knowledgeable in past styles of architecture and respectful of good design.

Our New Jersey Society of Architects has a Committee of 22 members trying to do their share in the preservation movement. We need the support and understanding of all the Architects, who represent those persons trained in the field of design and construction. The corner stones of the professions and development of new styles and building techniques are based upon the works of our forerunners. Let's help make people aware of the outstanding examples and good work of past artisans.

Kirch-Ford House, Circa 1760

Murray Hill Square

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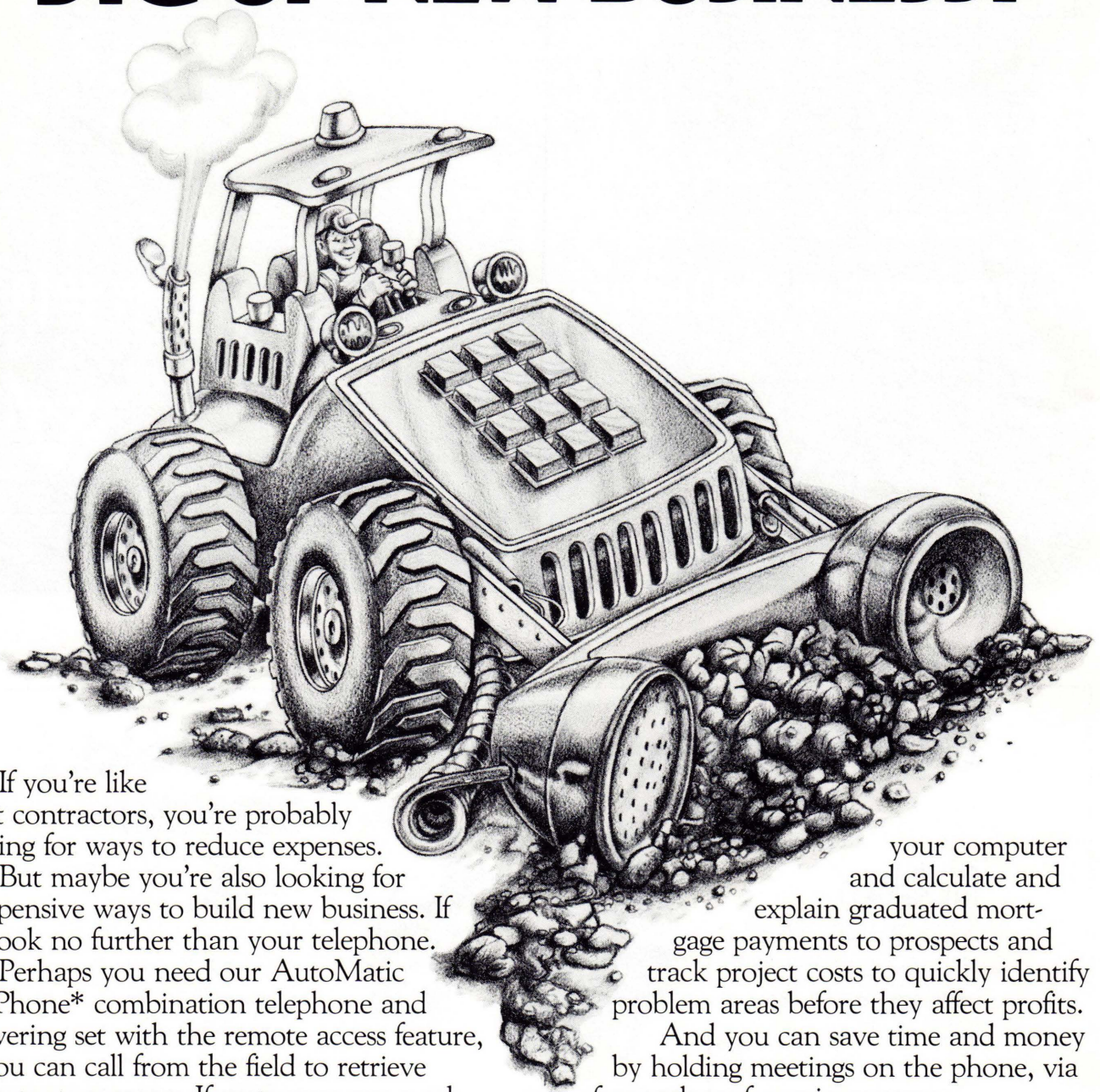

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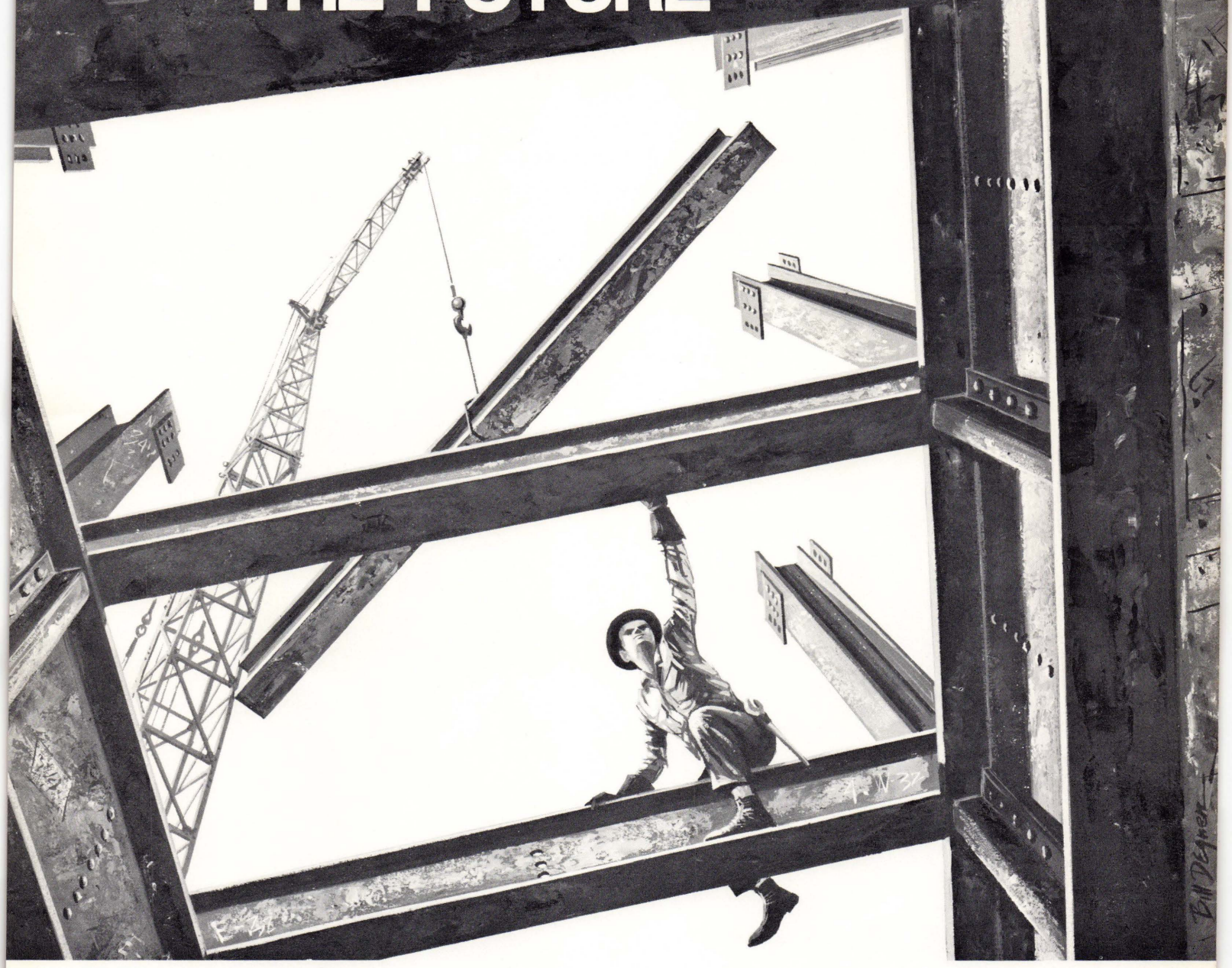

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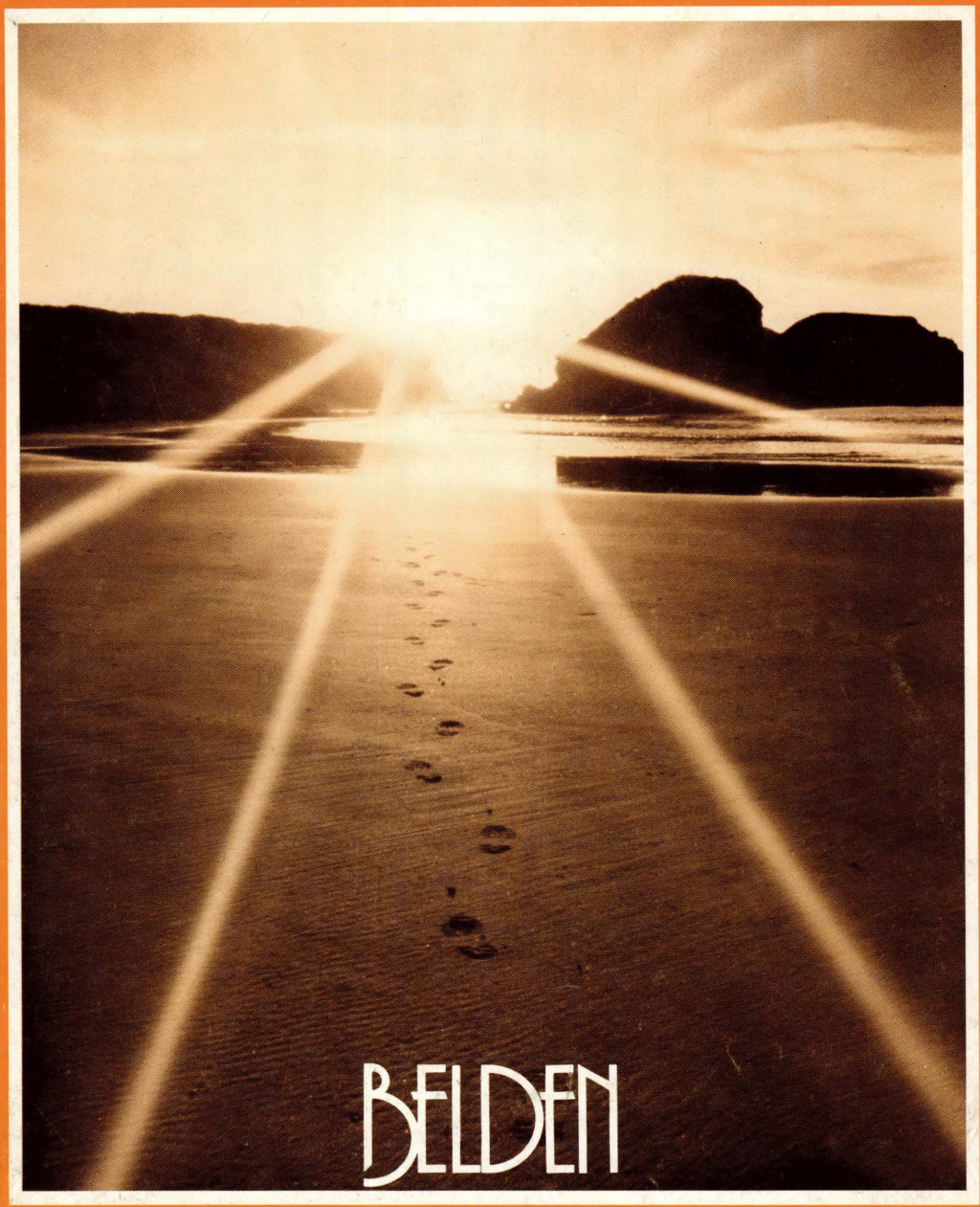

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