



Information Forum on Mountain Lakes Historic Preservation Incentives Ordinance

**Historic Preservation Committee of Mountain Lakes
June 8, 2017**





IMPORTANCE OF HISTORIC PRESERVATION

- Preserve “sense of place.”
- Enhance property values.
- “The preservation of historic buildings is a one-way street. There is no chance to renovate or to save a historic site once it's gone.”





TIMELINE

- 1908-1938 – “Period of Significance” for Mountain Lakes Historic District.
- 1993 – Unsuccessful attempt to adopt historic preservation ordinance under Municipal Land Use Law.
- 2005 – Mountain Lakes Historic District is listed on New Jersey and National Registers of Historic Places.
- 2011 – Mountain Lakes Centennial.
- 2012 – Borough Council adopts Mountain Lakes Historic Preservation Incentives Ordinance.
- 2017 – Borough Council adopts changes to the ordinance.



KEY COMPONENTS OF THE ORDINANCE

- Contributing Dwellings definition
- Eligibility Requirements
- Historic Preservation Incentives (“Bulk Incentives”)
- Application Process
- Requirements for Demolition





CONTRIBUTING DWELLINGS DEFINITION

Definition:

CONTRIBUTING DWELLING – (1) One of the dwellings that (a) were constructed on or before December 31, 1938, (b) are listed as “contributing buildings” within the Mountain Lakes Historic District in the National Register of Historic Places Registration Form for the Mountain Lakes Historic District, and (c) have not been demolished; and (2) such other structures as are designated as “contributing dwellings” by ordinance upon the recommendation of the Committee and the Planning Board.

The Committee shall publish a listing of contributing dwellings on its website.

There are 507 homes currently listed as Contributing Dwellings, including 419 Hapgoods and 61 Belhalls.



ELIGIBILITY REQUIREMENTS

Based on changes made to the Contributing Dwelling since the “Bulk Incentives Effective Date” for the home. (For most homes this is August 11, 2012.)

Changes to “street-facing facades” must be compatible with the existing or original structure.

Additional limitations on changes to the “primary street-facing façade,” including:

- Proportion between width and height
- Proportion and relationship between doors and windows
- Minimum setback of 12 inches for side additions (with exceptions)



ELIGIBILITY REQUIREMENTS (continued)

Height and roof shapes, including dormers, must be compatible with the existing structure.

Architectural details and materials must “preserve and enhance the character-defining features of the existing or original structure.”

100% of the existing primary street-facing façade width and height must be retained.

75% of the floor area of the original structure as it existed on 12/31/1938 must remain.





MODIFIED BULK REQUIREMENTS

“Bulk Incentives” consist of more lenient zoning requirements for Contributing Dwellings than are available for newer homes and decrease the likelihood that a zoning “variance” will be required for changes to the home or improvements on the property, or if one is required, may decrease the magnitude of the variance needed.

“Bulk Incentives” include:

- Increased Floor Area Ratio
- Increased Improved Lot Coverage
- Reduced side setback
- Preexisting nonconforming setbacks and height



Bulk Incentives are available for any improvements to the property, even where changes are not being made to the main dwelling. E.g., accessory structures, garages, swimming pools, terraces, driveways.



APPLICATION PROCESS

- Fully completed checklist and certification signed by a licensed NJ architect certifying compliance with requirements of the ordinance, and that the architect is familiar with the Restoration and Renovation Handbook.
- Application must include color copies of photographs of the Contributing Dwelling (1) from the HPC website representing the condition of the dwelling as of the Bulk Incentives Effective Date, and (2) representing corresponding views of the dwelling as of the date of the application.
- A copy of the complete application must be submitted to HPC.
- The Zoning Officer reviews the architect's checklist and certification and the application to confirm that the application satisfies the requirements of the ordinance and qualifies for the Bulk Incentives.



REQUIREMENTS FOR DEMOLITION OF CONTRIBUTING DWELLINGS

The owner must:

- Make a nonrefundable payment of \$500;
- Deliver “notice of intent to demolish” to the HPC; and
- Cooperate to allow HPC to document the Contributing Dwelling.



The owner may obtain a demolition permit 90 days after delivery of the notice of intent to demolish to HPC, if other requirements are met.

For Contributing Dwellings, the permit fee for a demolition permit is the standard fee for a demolition permit plus \$500.

A demolition permit to demolish a Contributing Dwelling is valid for one year from the date of expiration of the 90-day notice period.

Since the ordinance was adopted in August 2012, through June 1, 2017, a total of 5 notices of intent to demolish have been received by HPC.



RESOURCES

HPC Historic Preservation Incentives Website:

<http://mtnlakes.org/hpc-incentives/>

- Ordinance text and details on 2017 modifications
- Listing of Contributing Dwellings
- Contributing Dwellings Database – includes photos of each Contributing Dwelling as of the Bulk Incentives Effective Date
- Bulk Incentives Checklist
- Architect Checklist and Certification
- Demolition Permit Checklist
- Restoration and Renovation Handbook
- 2005 Historic District Application

Email questions – hpc@mtnlakes.org





WHAT CAN YOU DO – HOMEOWNERS

- Be familiar with history of your home and its eligibility under the ordinance.
- Ensure that all changes to the home are consistent with ordinance eligibility requirements, even if the current changes do not require the Bulk Incentives in order to avoid the need for a zoning variance.
- Minimize changes to street-facing facades.
- Consult with HPC on planned changes and assistance with Borough processes – HPC wants owners of Contributing Dwellings to enjoy the full benefits of the ordinance.
- Inform your architect and builder you want to maintain eligibility for the bulk incentives.
- Ask your professionals to use the Restoration and Renovation Handbook.



WHAT CAN YOU DO – ARCHITECTS, BUILDERS, REALTORS

- Be familiar with ordinance requirements.
- Use the ordinance to convince the homeowner to invest in preserving the home rather than demolishing it.
- Consult with HPC on planned changes and questions regarding the ordinance. We can be a resource and an advocate.



Questions?