



**XI. HISTORIC PRESERVATION ELEMENT**



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## 1.0 INTRODUCTION

Preserving a community's history is vital to maintaining its unique character and identity as a special place. Randolph's history, scenic quality and visual character are part of the inherent community design of the Township that enhances the overall quality of life for all residents. The preservation of Randolph's heritage can also be a stimulus for protecting local property values through the continuous preservation and restoration of properties.

As stated in the 1992 Master Plan, preservation efforts also help support the local economic base through protection of unique and attractive buildings in commercial areas, providing an additional incentive to work and shop in the community. Plans for the Mount Freedom Village Center promote architectural design and building scales reminiscent of old village centers and illustrate the importance and desire to create or maintain a sense of history in commercial areas as a method of attracting consumers to the area.

Randolph maintains its history through the works of the Township's Landmarks Advisory Committee and the Township's Historical Society. The Landmarks Advisory Committee and the Historical Society are described below.

## 2.0 LANDMARKS ADVISORY COMMITTEE

The role of the Landmarks Advisory Committee (LAC) is to ensure the protection, enhancement and preservation of historical, architectural or culturally significant sites and structures within the township. Also, the LAC works to promote the use of the township's historic sites and structures for the education, welfare and pleasure of all generations. This committee advises the Planning Board as to the location and integrity of historic sites within the Township and makes recommendations concerning the protection of these sites. The LAC is also notified by the building department as to the alteration of any historic site and may make recommendations to an owner of a historic site where

appropriate. As the LAC is an advisory committee, the recommendations of the LAC to the Planning Board or to individual property owners are nonbinding.

The Landmarks Advisory Committee maintains a list of historic sites, streetscapes and districts that are either designated as a municipal landmark, and/or on the New Jersey State or National Register. The map and listing of all of these sites is provided in Appendix B.

Currently there are over 100 sites within the Township that have a special historic designation. It should be noted that designation as a *municipal landmark* currently provides no special legal status to a property and places no limits on the site's future use or modification. The designation only recognizes a site as part of the Township's heritage and encourages its preservation in the interest of Township residents. Those sites noted on the State or National Register maintain special status and restrictions relative to changes made to the structure. The sites may qualify for funding for restoration although changes to the building or site must also follow the guidelines established by the respective Register.

### 3.0 HISTORICAL SOCIETY

The Historical Society was formed in 1979 as a non-profit organization with the purpose of promoting and preserving the unique heritage of Randolph. Along with the LAC the Historical Society oversees the Randolph Museum that just moved into the Historic Brundage House located in Freedom Park on Millbrook Avenue. The museum features exhibits about Randolph that includes life in the home, on the farm, at the resorts and in the mines. It is open on Sundays from 1:00 – 4:00 PM.

### 4.0 HISTORIC PRESERVATION RECOMMENDATIONS

The recommendations regarding the preservation of the township's historic sites are provided as follows:

1. Historic Sites, Landmarks and Districts

The Township should request that the Landmarks Advisory Committee work with the Historical Society to periodically update the map and listing of local, county, state and national historic sites that is located in Appendix B. This information has been entered into the Township's GIS data base through the preparation of this current master plan and is therefore easy to update. Morris County is presently updating its survey of historic sites. When completed, the Township's list should be updated once again.

It is also recommended that the list and map of historic sites be located on the Township's website and displayed in public locations to inform the public of their location and need for protection.

2. Landmarks Advisory Committee

The Landmarks Advisory Committee should continue to serve in identifying historic sites within Randolph and protecting existing sites through advising the Planning Board as new development is proposed that might alter these sites.

3. Design Criteria for Historic Structures

Section 15-7.13 of Randolph’s Land Development Ordinance establishes design criteria to assure visual computability of new construction and proposed additions or alterations in historic districts or on any sites. The criteria should remain in the ordinance and utilized by the Landmarks Committee when reviewing applications for alterations proposed for buildings designated as having historic significance.

It is also recommended that the design criteria be highlighted on the township’s website along with the historic sites listing.