

104TH CONGRESS
1ST SESSION

S. 188

To establish the Great Falls Historic District in the State of New Jersey,
and for other purposes.

IN THE SENATE OF THE UNITED STATES

JANUARY 10, 1995

Mr. LAUTENBERG (for himself and Mr. BRADLEY) introduced the following
bill; which was read twice and referred to the Committee on Energy and
Natural Resources

A BILL

To establish the Great Falls Historic District in the State
of New Jersey, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Great Falls Preserva-
5 tion and Redevelopment Act”.

6 **SEC. 2. FINDINGS.**

7 Congress finds that—

8 (1) the Great Falls Historic District in the
9 State of New Jersey is an area of historical signifi-
10 cance as an early site of planned industrial develop-

1 ment, and has remained largely intact, including
2 architecturally significant structures;

3 (2) the Great Falls Historic District is listed on
4 the National Register of Historic Places and has
5 been designated a National Historic Landmark;

6 (3) the Great Falls Historic District is situated
7 within a one-half hour's drive from New York City
8 and a 2 hour's drive from Philadelphia, Hartford,
9 New Haven, and Wilmington;

10 (4) the District was developed by the Society of
11 Useful Manufactures, an organization whose leaders
12 included a number of historically renowned individ-
13 uals, including Alexander Hamilton; and

14 (5) the Great Falls Historic District has been
15 the subject of a number of studies that have shown
16 that the District possesses a combination of historic
17 significance and natural beauty worthy of and
18 uniquely situated for preservation and redevelop-
19 ment.

20 **SEC. 3. PURPOSES.**

21 The purposes of this Act are—

22 (1) to preserve and interpret, for the edu-
23 cational and inspirational benefit of the public, the
24 contribution to our national heritage of certain his-
25 toric and cultural lands and edifices of the Great

1 Falls Historic District, with emphasis on harnessing
2 this unique urban environment for its educational
3 and recreational value; and

4 (2) to enhance economic and cultural redevelop-
5 ment within the District.

6 **SEC. 4. DEFINITIONS.**

7 In this Act:

8 (1) DISTRICT.—The term “District” means the
9 Great Falls Historic District established by section
10 5.

11 (2) SECRETARY.—The term “Secretary” means
12 the Secretary of the Interior.

13 **SEC. 5. GREAT FALLS HISTORIC DISTRICT.**

14 (a) ESTABLISHMENT.—There is established the
15 Great Falls Historic District in the city of Paterson, in
16 Passaic County, New Jersey.

17 (b) BOUNDARIES.—The boundaries of the District
18 shall be the boundaries specified for the Great Falls His-
19 toric District listed on the National Register of Historic
20 Places.

21 **SEC. 6. DEVELOPMENT PLAN.**

22 (a) GRANTS AND COOPERATIVE AGREEMENTS.—The
23 Secretary may make grants and enter into cooperative
24 agreements with the State of New Jersey, local govern-
25 ments, and private nonprofit entities under which the Sec-

1 retary agrees to pay not more than 50 percent of the costs
2 of—

3 (1) preparation of a plan for the development of
4 historic, architectural, natural, cultural, and inter-
5 pretive resources within the District; and

6 (2) implementation of projects approved by the
7 Secretary under the development plan.

8 (b) CONTENTS OF PLAN.—The development plan
9 shall include—

10 (1) an evaluation of—

11 (A) the physical condition of historic and
12 architectural resources; and

13 (B) the environmental and flood hazard
14 conditions within the District; and

15 (2) recommendations for—

16 (A) rehabilitating, reconstructing, and
17 adaptively reusing the historic and architectural
18 resources;

19 (B) preserving viewsheds, focal points, and
20 streetscapes;

21 (C) establishing gateways to the District;

22 (D) establishing and maintaining parks
23 and public spaces;

24 (E) developing public parking areas;

1 (F) improving pedestrian and vehicular cir-
2 culation within the District;

3 (G) improving security within the District,
4 with an emphasis on preserving historically sig-
5 nificant structures from arson; and

6 (H) establishing a visitors' center.

7 **SEC. 7. RESTORATION, PRESERVATION, AND INTERPRETA-**
8 **TION OF PROPERTIES.**

9 (a) COOPERATIVE AGREEMENTS.—The Secretary
10 may enter into cooperative agreements with the owners of
11 properties within the District that the Secretary deter-
12 mines to be of historical or cultural significance, under
13 which the Secretary may—

14 (1) pay not more than 50 percent of the cost
15 of restoring and improving the properties;

16 (2) provide technical assistance with respect to
17 the preservation and interpretation of the properties;
18 and

19 (3) mark and provide interpretation of the
20 properties.

21 (b) PROVISIONS.—A cooperative agreement under
22 subsection (a) shall provide that—

23 (1) the Secretary shall have the right of access
24 at reasonable times to public portions of the prop-
25 erty for interpretive and other purposes;

1 (2) no change or alteration may be made in the
2 property except with the agreement of the property
3 owner, the Secretary, and any Federal agency that
4 may have regulatory jurisdiction over the property;
5 and

6 (3) if at any time the property is converted,
7 used, or disposed of in a manner that is contrary to
8 the purposes of this Act, as determined by the Sec-
9 retary, the property owner shall be liable to the Sec-
10 retary for the greater of—

11 (A) the amount of assistance provided by
12 the Secretary for the property; or

13 (B) the portion of the increased value of
14 the property that is attributable to that assist-
15 ance, determined as of the date of the conver-
16 sion, use, or disposal.

17 (c) APPLICATIONS.—

18 (1) IN GENERAL.—A property owner that de-
19 sires to enter into a cooperative agreement under
20 subsection (a) shall submit to the Secretary an ap-
21 plication describing how the project proposed to be
22 funded will further the purposes of the District.

23 (2) CONSIDERATION.—In making such funds
24 available under this section, the Secretary shall give

1 consideration to projects that provide a greater le-
2 verage of Federal funds.

3 **SEC. 8. AUTHORIZATION OF APPROPRIATIONS.**

4 There are authorized to be appropriated to the Sec-
5 retary to carry out this Act—

6 (1) \$250,000 for grants and cooperative agree-
7 ments for the development plan under section 6; and

8 (2) \$50,000 for the provision of technical as-
9 sistance and \$3,000,000 for the provision of other
10 assistance under cooperative agreements under sec-
11 tion 7.

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