



### THPC Minutes of July 7, 2016

Chairman Karen Neus called the meeting to order at 8:05 P.M. and read the Open Public Meetings Act.

#### Open Public Meetings Act

In compliance with the Open Public Meetings Act, P.L. 1975, Chapter 231, the notice requirements have been satisfied.

Meeting dates for the year are confirmed at the Annual Meeting, and posted on the public bulletin board in the lobby of the Municipal Center and published in the Press Journal and The Record within the first 10 days of the New Year.

Copies of all revised or additional meeting notices are sent via fax to the Press Journal, The Record, Suburbanite and Northern Valley News and are posted on the public bulletin board in the lobby of the Municipal Center.

#### Roll Call:

Present:

Chairman Karen Neus  
Treasurer Rita Heller  
Richard Bennett  
Dave Wall

Excused: Michael Barone  
Mario Turchi  
Reno Danese

Also Present: Tim Adriance, Chairman of Closter HPC

Chairman introduced Tim Adriance, who was hired to make extensive repairs on historic Tenafly Railroad Station. He explained railroad station is iconic to Borough of Tenafly, and at the hub center of activity in Tenafly, which contributes to downtown area. Tenafly DPW Head Bob Culvert is adamant about repairs on train station. Roof was renovated in 1960's and replaced in 1990's. 33 pendants surround edge of station. **(At this point in the meeting, Tim showed slide presentation on his laptop of work being done, where the damage is, how he's making repairs.)** Molding is in three pieces and many rotted. Tim said it's important to get water off of building to preserve it, explaining where rot is, which is area of downspouts. He will work on pendants. Some are quite rotted and only the outer shell remains. N.J. Transit buses cause

rattling at building site, and he suggested moving bus routes.

Tim works 8-4:30 but has started at 4:30-5:00 A.M. on the south side, because of placement of restaurant umbrellas, chairs and tables. It is not possible to close down the restaurant while work is being done. Karen suggested sending notice to nearby residents regarding early morning noise. Molding on the south side is rotted and Tim has placed 3/4" copper sheets around the columns. Each column requires eight sheets of custom-fitted copper, which he bends. Richard asked if copper sheets could be prefabricated. Tim said he's done some at his shop. Painted white pine was used for repairs during the 1990's; it was not primed. Tim is using clear cedar, priming and painting and should last 100 years. He uses a saw curve and caulks.

Rita said it would be good public relations to tell people what's going on at the railroad station. Tim agreed as there are many questions from the public. Karen suggested getting in touch with different reporters who have written about Tenafly Railroad Station in the past.

DOORS – west door drops down 7/8". Someone added a saddle, so it's now two inches higher. Tim fixed the saddle. East side door is primary entrance; wood saddle flopping around, which he removed. Door is almost off hinges. Tim said the biggest problem is overhang on the roof (pointing to pendants). He is dealing with box trough gutters, not Yankee gutters. Bob Culvert told Tim they are continually getting filled with debris and were cleaned last fall. Tim suggested a copper basket and screen around downspout and remove the screen as it causes a dam. The screen is now holding debris. Tim explained about problems with the trough and scudders getting clogged; water is getting underneath the cap. He recommended sealing trough with asphalt caulking. Karen and Richard both asked if Tim had seen this done. Richard said tar might not work with materials now in place. Tim explained in more detail, showing extensive close-ups on his laptop, of the work and repair he's doing. Karen mentioned she has 60-page maintenance report on railroad station. The baskets are from the last go-round. Karen asked Tim if he could meet with Richard on-site to discuss west side drains, the tracks, east side, cut in curb. Richard recommended scudder overflows. Tim said the southeast corner has rot on inside of pendant. Karen asked Tim if he's been up above to inspect soffits and roofing. Tim said yes he was there today; there are six tombstone windows in three dormers. The windows have no glass and screening is gone. They were covered with cardboard by the tenant. There are three refrigerators and one freezer up there; all wiring is romax, which is new and looks like a snake pit. There are no open junction boxes -- #12 wire is yellow; #10 is white. Alarm panel was replaced yesterday.

Karen said the Borough Clerk is concerned about electric wiring; it is the responsibility of the Code Inspector who inspects once a year. Tim added the tenant is very successful and always busy. Tim has been working 3-4 weeks already and it should take another 3-4 weeks until he's finished. Tim discussed another photo and the work to be done involving PCB plastic pipe or cedar. Dave said go for the artificial. Tim mentioned the color could be a problem if maintenance not kept up as you want the most resilient material available. Karen agreed, use artificial. Rita asked about

restoring natural wood to the doors. Karen asked if he will refinish the doors. Tim said the look of faux wood was common back when the station was built. Doors are 9' high and 40" wide. Bob Culvert is making sure the building is well maintained.

**(At this point in the meeting, Tim Adriance left the building.)**

### **20 Forest Road – Everett Dunn House**

Owner Dr. Kasubhal was present at this evening's meeting. T. Robins Brown did a designation report on Everett Dunn House, which is one of the most important private homes in Tenafly. Certified mail was sent to the owners within 200' of this property and proper notice was in the newspaper. Dave asked if anyone present wanted to testify in favor of or against approval.

**PAUL STEFANOWICZ**, Councilman, Liaison to Historic Commission and Assistant Borough Historian was duly sworn. Paul was appointed by Mayor in 2008 as Assistant Borough Historian.

#### **"20 Forest Road - Everett Dunn House**

The house was built about 1868, and is on the 1876 Walker Atlas map of Tenafly. It stands on 0.65 acres.

We have no photographic proof of what it looked like exactly when built, but according to architectural historian T. Robins Brown, it has the outline of a northern-European Vernacular house that is like those designed by famous designer Richard Morris Hunt about 1865-70, and the early part of the home has in fact been attributed to Hunt. It is the only known building in Bergen County attributed to him.

While there have been additions to the east and south, as well as alterations to the house both before and after 1952, it is suggestive of 19th century Swiss Chalet style, even if some of the facade has been replaced or porches enclosed. It has three stone chimneys.

The stone walls of the west wing are of exceptionally high quality used in 19th century construction.

Charles Everett, an early Tenafly official, lived in the house until about 1901. He was Tenafly's first assessor. Everett was apparently present at Elizabeth Cady Stanton's 1880 attempt to cast a vote in Tenafly.

Harvey Dunn, renowned illustrator, lived there from about 1919 until his death in the early 1950s. Dunn studied under Howard Pyle, served in World War I and took part in Tenafly civic affairs such as Glee Club and the Board of Education. He left art to the school system, and two of his paintings are held by the Tenafly Library. Grammy-award winning jazz musician George Benson and his family lived at 20 Forest Road from about 1977 until 1982. The property was over three acres while Dunn lived

there, but was subdivided after his death.

The house has a blue marker showing recognition by the Bergen County Historical Society.

***Paul Stefanowicz, July 7, 2016***

Sources:

Collection of Paul Stefanowicz

Alice Rigney, Borough Historian, on Harvey Dunn

T. Robins Brown, on architectural significance”

Dave asked Paul if Mr. Hunt was a famous architect. Paul said he designed homes in Newport, R.I. the base of the Statue of Liberty and Biltmore in Asheville, N.C. Mr. Everett was a witness to Elizabeth Cady Stanton wanting to vote. Mr. Hunt did prairie style artwork and teaching. 45 Depeyster Avenue was his studio and he taught students there. He also served with the Army in WWI. South Dakota Art Museum has a lot of his paintings and Tenafly High School has a mural he did. Dave asked Paul if the T. Robins Brown report gave an accurate description of the house. Paul said yes.

(T.Robins Brown Designation Report on 20 Forest Road received as Exhibit 1 in evidence.)

**DR. MOIZ KASUBHAL** was duly sworn. Dr. Kasubhal stated his family moved there in 2010. His wife, Dr. Hetal Gor, is co-owner and they each support the designation of their home at 20 Forest Road – Everett Dunn House.

Karen sent a letter to Dr. Kasubhal outlining the procedures: a vote is taken and then forwarded to Mayor & Council, which they then refer to Planning Board. This home already has a Bergen County Historic Blue Marker.

MOTION TO NOMINATE 20 FOREST ROAD, EVERETT-DUNN HOUSE, A DESIGNATED LANDMARK MADE BY RITA HELLER; SECONDED BY RICHARD BENNETT. Unanimous vote to approve.

(Dr. Kasubhal and family left at this point in the meeting.)

Karen sent an email to Harvey Dunn’s son asking if he’d like to give a lecture some evening on his father. Karen asked Paul to send an email to Gina at Tenafly Library regarding the three books on Harvey Dunn and have them put in Historic Preservation Commission section of the library.

Karen said George Farley, 89 Highwood, spoke to Mayor Rustin and he is now interested in designation for his home.

**19 Peter Lynas Court**

Ted Kagy, Planning Board Liaison, spoke re: 19 Peter Lynas Court. PB had expected new plans, but none were received. It was thought there would be a subdivision with small tract with barn, and large tract with taking down the garage. Planning Board voted it down at last June meeting, mostly issue was with frontage. The plans presented, as stated, were a unanimous vote to deny that subdivision; major concern was it was out of character for that area of Tenafly. Paul added the Borough officials chose not to purchase land. Owner now has someone renting the facility. Comments were to make tracts more equal. Karen asked about the historic designation and Lot 14.01, which has HPC designation. If #19 were to be sold and not designated, new owner could knock it all down. HPC will table #19 until September's meeting.

**29 Knickerbocker Road** – Karen said if present owners designate this property, then they would have some voice on new homes being built.

**Oresko Park** – Karen heard from Jewel Thompson-Chin, Borough Administrator, regarding June 14<sup>th</sup> work session. She said everything now is up to Mayor & Council, nothing for HPC to do. Mayor & Council will look at landscapers via RFP for designs of park. They are planning on using Open Space Funds, not to exceed \$100,000. They are aware of the fact HPC has monument design.

**CIRCA Plaques** – Karen said there is lots of interest at the present time regarding the CIRCA plaques. She asked Nick to create a list of 40-50 names of homeowners whose homes are at least 100 years old. Debbie offered to help with address labels and then a salutation letter will be sent to those homeowners. Rita asked if it was redundant to have CIRCA plaques on homes with blue historic markers.

### **Miscellaneous**

Karen reported a large home at 315 Engle Street, 1.4 acres, is on the market for \$2.1 million. This property begs subdivision. Ted said there is no news on that.

Karen informed the Commission people in Cresskill are planning a 100 year anniversary on October 8, 2017 for Camp Merritt. Dave will be the HPC representative from Tenafly. Karen asked Paul if Mayor gave information to Alice Rigney, Borough Historian. Dave said all the Tenafly soldiers names are on the Huyler Park monument. Dave added there are still some cottages that exist in Tenafly and Cresskill.

Rita said Elie, married to Malcolm Mackay's son-in-law, Arthur Wang, produced a book, which was published in 1960.

Mr. Jeff Clymans' WWII plane crashed on Memorial Day. It was named Jackie's Revenge.

### **Adjournment**

Motion to adjourn made by Karen Neus; seconded by Richard Bennett. So approved.

Meeting adjourned at 9:55 P.M.

Respectfully submitted,  
Deborah L. Alvarez, Secretary/Transcriber

**MINUTES APPROVED NOVEMBER 3, 2016**