



THPC Minutes of September 8, 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 Record within the first 10 days of the New Year.

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

Roll Call – All Present

Chairman Karen Neus
Vice-Chairman Mario Turchi
Treasurer Rita Heller
Secretary Richard Bennett
Reno Danese
Michael Barone
David Wall
Paul Stefanowicz, Mayor's Liaison
Ted Kagy, Planning Board Liaison
Nick Stefanowicz, Student Liaison

Approval of Minutes

Motion made and seconded to accept minutes of July 7, 2016. So approved.

Proposed or Pending Designations

1. 20 Forest Road – The Planning Board requested 14 copies of the 60-page designation report, but HPC has limited printing budget, so the PB Secretary Valerie Nicolosi agreed to circulate one color copy of the report and to include a four-page summary in the

packets to the PB members. Karen suggested homeowner might be present at M&C meeting.

2. 19 Peter Lynas Court – In July the Planning Board denied application for subdivision. PB then sent correspondence to M&C stating that it “finds the submitted {Final} report to be ambiguous and would urge that the Mayor & Council request that a revised report for this property be submitted from the HPC for further clarification on the designation” due to the fact that the HPC Final Report to the Public on 19 Peter Lynas refers to the new subdivided lot of 14.01. HPC made two motions at their March 3rd meeting which used this lot number. Paul suggested just number be changed. Karen asked if HPC is going to nominate this property for designation.

(8:15 P.M. CHAIRMAN NEUS CALLED A 10-MINUTE RECESS.) (8:27 P.M. CHAIRMAN NEUS CALLED MEETING BACK TO ORDER.)

Rita and Dave advised the members they had just spoken with Applicant Don Merino, owner of 19 Peter Lynas Court. Karen said the final version of the Report to the Public needs to be amended to reflect the current lot number 14. Dave wants to make sure amendment to motion is clear since the subdivision of 195 Jefferson is similar to that of 19 Peter Lynas Court, if it were to be designated and then subdivided.

HPC RESOLUTION RE: NOMINATING 19 PETER LYNAS COURT FOR LANDMARK DESIGNATION, SEPTEMBER 8, 2016

THE HISTORIC PRESERVATION COMMISSION RECOMMENDS HISTORIC LANDMARK DESIGNATION TO THE FOLLOWING: BLOCK 1404, LOT 14. THE HISTORIC PRESERVATION COMMISSION ALSO RECOMMENDS, IN THE EVENT, AT SOME FUTURE DATE, THAT BLOCK 1404, LOT 14 BE SUBDIVIDED, BOTH LOTS WILL CONSTITUTE A HISTORIC LANDMARKED DISTRICT.

Rita noted that the subdivision of 195 Jefferson Avenue has provided a successful precedent for the current designation nomination of 19 Peter Lynas Court. In the case of the subdivided property on Jefferson Avenue, the plans for new construction adjacent to the landmarked home were discussed with builder and reviewed/approved by HPC. New home was permitted a larger front setback than allowed by town, because HPC requested it to preserve the view of the landmarked building, which the developer wished also to have.

3. Tenafly Railroad Station – Repair work has been completed by Tim Adriance. Gutters should be cleaned on an annual basis. Karen asked how HPC can keep tabs on this particular chore. Mario suggested getting a contract with Ned Stevens, who cleans gutters. Rita said The New Jersey Historic Trust, which had provided the restoration matching funds years ago, had also provided a maintenance manual, which the Borough was to follow annually.
4. Question raised about bird guano. Karen has asked Tim Adriance to write recommendations for Jewell and Mayor & Council in relationship to the extensive repairs he completed. Dave suggested Tim or someone else knowledgeable about slate roofs write recommendations about their care.
5. Oresko Park – Mayor & Council have allotted \$100,000 from the Municipal Open Space Fund for landscape design. An RFP will be drafted for bid in December or January. Karen will review the RFP with Jewell. Work to begin in early spring.
6. 116 West Clinton Avenue – Owner submitted an application for a Centennial (Circa)

Plaque, and Dave Wall has worked extensively to confirm the age of the house. Their consensus is that the house was constructed before 1911, but the date cannot be confirmed. Dave will look through Fire Department records to find additional information about 116, 108 and 112 West Clinton. (see attachment re: CIRCA Plaque)

Old Business

Mario created a beautiful card to accompany the CIRCA sign when being shipped to homeowner. He will send a note to the manufacturer and they in turn will send it with CIRCA sign to Tenafly Municipal Building.

Properties Under Threat of Demolition

Ted Kagy, Planning Board Liaison, reports that an application for subdivision has been filed for 86 Hillside, which indicates plans to demolish the existing house built in 1863. The current building is the oldest home on the street.

The application for subdivision proposes to take down the main house and all accessory buildings. Ted said only one variance is needed for side yard setback at the front of the house. Application has been continued to the next meeting on September 28th. Proposed new houses will have some Victorian design, but the actual submitted plans may end up being something different. Dave was at the PB meeting and cross-examined the professional witness about whether he considered the demolition of an 1863 home to be a detriment to the town, but Mr. Urdang, attorney for the application, objected saying the questions were not relevant. Every PB member must take into consideration the historical factors of the current home. Paul hopes there will be consideration by the owner and the Planning Board of maintaining the character of the street when designing the two new houses, should the subdivision application be approved. There should be oral history as it was the first house on the block; there are family photographs, but admittedly home needs tender loving care. Richard added he doesn't think there are that many Gothic Revival homes in Tenafly. Dave did get mention of Bergen County 1982-83 survey into the record. Survey had information on neighborhood.

29 Knickerbocker Road – subdivision approved.

New Business

Tenafly is having a Community Night on Monday, September 12. Karen requested Reno and Dave join her at the HPC information table. Set up is 4:15 PM. Event ends at 8:30 PM

Karen noted HPC should have a lecture series. Ann Gordon is available either October 18th or October 25th. Dave and Rita spent day with Ann a few years ago. She has edited six volumes on Elizabeth Cady Stanton and Susan B. Anthony. Ann will connect archival records to this upcoming Presidential election. HPC would like big crowd, perhaps the high school is available and lecture could be taped. Mike asked if date could be decided before Community Night, that way the information would be there on HPC table. Karen is waiting to hear from Principal at high school. Rita said honorarium is \$500; there is \$4,500 available in the Architectural Historian Budget line. Paul will call Reporter Paul Hummell, Northern Valley Press, to let him know about this. Karen suggested Reporter speak with Ann before the lecture, interview her and help promote her talk.

MOTION MADE AND SECONDED TO APPROPRIATE \$500 FOR HONORARIUM TO ANN

GORDON. SO APPROVED.

Karen informed everyone Bruce Baker Memorial would be on Saturday, September 10th at Church of the Atonement.

Bergen County Grant Historic Preservation Trust Fund – Karen mentioned in 2002 a grant in the amount of \$94,000 was awarded for renovation of the Tenafly Railroad Station. Grants for projects are due Thursday, October 13th at 4:30 PM. A Letter of Intent must be filed for the project by then. New lighting and security cameras are needed at the Roosevelt Monument. Karen said need is to hire expert landscaping consultant to declare all of Roosevelt Commons historic and perhaps a grant writer should be hired for this. Jewell has signed off on doing the grant. Tenafly would provide matching funds. Rita said T.R. Brown has background, knows Borough of Tenafly and has interest in Roosevelt Monument. This would require a high level of research. Rita added work needs to be done on lighting; this honors Malcolm Mackay's monument. It is a historic location honoring President Theodore Roosevelt as a naturalist. There are only four weeks until due date of grant. Mario said two lights work, those on the back side are broken. A new lighting scheme is needed. Is there a way to scale down the grant and just do lighting? A lighting designer would be best; perhaps wait until next year for this project. Mario asked how it could cost \$100,000. Karen reminded the members this monument lighting was discussed three years ago, but Jewell told her it needs to be brought before Mayor & Council each year. Kevin Tremble did a lot of the lighting work using the 2002 grant money. Karen wrote a grant in 2007-2008 requesting \$2,000 for glass negatives. Karen asked if lighting comes under Capital Fund. Mario added other departments should be doing maintenance on monument. Rita said this monument is iconic in Tenafly; HPC is the watchdog in Tenafly; and it is the 100th anniversary of founding of National Parks. Tenafly needs a big time professional project. Who in the County or State would be in charge of getting lighting and keeping monument safe? The time is right now. Mike added monument in total darkness at night. There are all kinds of lights at police department, ball parks, and corner basketball court. Karen asked Paul is more comprehensive discussion should come about regarding Roosevelt Monument lighting and maintenance of same. Dave said HPC needs the same people that light up the ball fields to do lighting for monument. Paul said public has the right to ask to speak from the floor and discuss this subject. Dave suggested getting an estimate from Ted Adriance, who just completed the work at Tenafly Railroad Station. Mario said lighting expert is expensive. We just want general area lit, perhaps do lighting down the road. Cost estimated at \$12,000, which was discussed in October 2014. Karen said she will write a formal request along with Paul bringing it to attention of Mayor & Council.

Dave said HPC should object to solar panels on two older schools in Tenafly. He requested Karen send formal letter to BOE not to install solar panels. One school built in 1928, the other in 1940. The Mackay School designed by noted School Architect Lawrence Licht. Richard asked why the public buildings in Tenafly are not landmarked. Karen asked can HPC do designations without designation reports. Dave and Paul both suggested a 2-page report. If an opinion is needed, then ask T.R. Brown.

MOTION MADE AND SECONDED FOR DAVE WALL TO WRITE A FORMAL LETTER TO BOARD OF EDUCATION OF TENAFLY RE: NOT ADDING ON SOLAR PANELS ON ROOFS WITHOUT SPEAKING TO HPC FIRST. SO APPROVED.

Dave will send email to Karen on Friday. Karen inquired if anyone wanted to tackle or research schools of historic age that had solar panels added.

Motion made and seconded to adjourn for the evening. So approved.

Meeting adjourned at 9:50 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

MINUTES APPROVED AT OCTOBER 6, 2016 MEETING

Circa Plaque, 116 West Clinton Avenue Recommendation

My recommendation for the circa plaque for 116 W. Clinton Avenue is “circa 1926.” The construction history of this house does not lend itself to a definite answer, as there is some evidence that the house may even go back as far as 1862. Dates to consider are as follows:

1861 – There is no indication of a house existing on the southern side of W. Clinton between Jefferson Ave. and the Tenakill Brook.

1862 – William K. and Mary Fowler bought the subject area from David A. Demarest of the family living in the Demarest-Lyle House at 91 W. Clinton in a deed dated December 25th.

1863 – The Walling map of NYC and Vicinity label a house existing there as “W.K. Fowler.”

1864 – Cleveland Conner (Connor) buys 5 ½ acres from Fowlers.

1867 – The Hughes map shows a building labeled “C. A. Connor”.

1876 – Walker’s Atlas of Bergen County shows only one house on W. Clinton Avenue’s southern side between Jefferson Avenue and the Tenakill Brook. It is L-shaped and smaller than the Jno. S. Lyle House (the Demarest-Lyle House) on the northern side. It appears to be relatively close to Jefferson Avenue, as is 116 W. Clinton Avenue.

1900 – Cleveland Connor dies.

1911 – A computer listing apparently prepared in recent years by a realtor states “Built in 1911” for 116 W. Clinton Avenue.

1912 – The Bromley Atlas of Bergen County shows that there is still only one house on the southern side of W. Clinton between Jefferson and the Tenakill with accessory building[s] to the southeast of the house.

1920 – The Sanborn map shows only one house facing the southern side of W. Clinton with accessory buildings to the southeast.

1920’s – houses in Tenafly begin to have door numbers.

1925 – An index card received from the Borough (without any claim of accuracy) states, “From Clev... A. Connor Estate 12/5/25 #2896”. No similar card is available for 112 W. Clinton. A similar card for 108 W. Clinton states, “From C.A. Connor Est. 9/17/24 #167218”, “House erected 1925 Permit # 434”, and “From Leybuck Co. 11/1/24 #658588”.

1926 – The same index card for 116 W. Clinton Avenue states, “Dwelling completed

1926 Permit #590-591”.

1926 – May 5th fire at C.C. Huyler house [descendant of Cleveland Connor] at 11:15 P.M. on W. Clinton Avenue. Roof and part of second floor destroyed. Damage: \$5700. [It is unclear whether this occurred before or after “Dwelling completed 1926” above.]

1930 – The Sanborn map reveals that the property has been subdivided with three houses, i.e., 116 W. Clinton, 112 W. Clinton and 108 W. Clinton. To the west of 116 W. Clinton is a divided but vacant lot and beyond that there is room for the land to be developed for a house that would face Jefferson Avenue. Today, there is no house between 116 W. Clinton and 108 W. Clinton, but from the 1930 map, it appears that a house with the door number 112 was “squeezed” in between 116 and 108.

1935 – The index card for 116 W. Clinton says, “Addition to bldg 1935 Permit # 1654”.

1939 – The index card states, “Property redivided part sold to Prior 12/29/39 #658589”. Mr. Prior was a developer of Surrey Lane.

1940 – a map shows 116 W. Clinton with an empty lot to the west, the house at 112 to the east and a house at 108 further east.

1940 – The index card indicates that permits were obtained for the erection of a garage, asbestos siding and “From Connor Est.”

1945 – The index card says, “From Huyler, C., Connor, Dorothy D. 9/1/45”

1949 – a Sanborn map shows that new houses have been built west of 116 W. Clinton. The subdivided vacant lot is still there, but beyond that is a new house just southeast of Jefferson, a house facing Jefferson, and a house positioned to face Surrey Lane. More importantly, there is no longer a house at 112 squeezed in between 116 and 108.

There is an accessory building to the southwest of the house at 116 at the rear of its lot (and it is still there today). There are also accessory buildings at the rear of 112 and 108.

1950 – The index card states, “Repairs after fire 8/29/50 Permit #4483”. It further says, “Addition erected 1950-51 Permit #4513”.

1953 etc. – The index card says, “Addition erected 9/53 ... Permit # 5527”. The card also mentions owners named Lufkin (1953) and later owners Behrens (1986), Hancox (1996), Weiss (1999) and Press (2002 and 2014).

It seems clear that a house existed at what is now either 116 W. Clinton or the property formerly located at 112 W. Clinton Avenue as early as 1863 and 1876. But it remains unclear which of these two properties held such house, and an index card received from the Borough with no claim of accuracy gives the year 1926 for completion of 116 W. Clinton. Lacking also is sufficient assurance that the house from the 19th century was not destroyed by fire or demolished because of its old age.

A visit to the house at 116 suggests the presence of some early features, e.g., a chimney rising to a fireplace in the kitchen, another fireplace in the living room, one or more irregularly shaped, long logs in the ceiling of the basement, a basement floor with a thin layer of concrete over a dirt sub-floor, the belief that the house once had a higher floor with a Mansard roof and, as I have been told, pieces of early gas fixtures.

Although the foundation for the house appears to be of concrete rather than rubble stone, the house may have been lifted and a new foundation inserted, particularly at a time of adding an addition, repairing or because a prior owner wanted a full basement rather than a root cellar.

While the Walker’s Atlas of 1876 makes one wonder if the single house depicted southeast of Jefferson Avenue was what is now 116 W. Clinton Avenue, the weight of

my admittedly limited research, particularly the Sanborn maps which are consistent with the index cards, suggests that circa 1926 is the date that the Historic Preservation Commission should accept for the probable time of construction of the house at 116 West Clinton Avenue.

I am not a certified architectural historian or a New Jersey attorney. No guaranty of accuracy is intended or given by myself, by the Borough of Tenafly, by the Tenafly Historic Preservation Commission, by any owners of the property or by anyone else consulted or involved in the preparation of this report.

David Wall, member,
Tenafly Historic Preservation Commission