



THPC Minutes of March 3, 2016

Chairman Karen Neus called the meeting to order at 8:00 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 Record, Suburbanite and Northern Valley Press and are posted on the public bulletin board in the lobby of the Municipal Center.

Roll Call

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

Excused

Reno Danese
Mario Turchi

Members of the Public

Former HPC Member Donald Merino and Mrs. Merino
Kevin Tremble

Certificates of Appropriateness – nothing at this time

Progress on Proposed New Designations

Chairman Neus reported T.Robins Brown did three reports on the following properties: 89 & 93

Highwood; Church of the Atonement and 20 Forest Road was also discussed. Dave Wall said Ordinance stated regarding churches in general, there is a hands-off policy in respect to designation. This Church is related to two historic houses, the Minister is not in control of whether it gets designated or not, but up to governing body of the Church. Karen said T.R. Brown's report on the Church was very nice.

87 County Road

Stephen Sinisi, Esq., sent designs for an inside and outside designation sign directly to the Tenafly Planning Board. He apparently is unaware that HPC has three types of signs: district, blue historic signs and CIRCA. HPC does not want owners to put up their own signs, and is very precise about correct historic wordage. If owner should decide to put up a sign inside, HPC recognizes that is his choice. Karen added one downtown owner is willing to put up a CIRCA sign, but doesn't want any problems with Planning Board. Karen will speak with Planning Board Liaison Ted Kagy and email him a photograph of CIRCA sign.

Request by Homeowner for Historic Designation

19 PETER LYNAS COURT – Rosemarie and Don Merino (former THPC Chairman member) presented an updated and revised designation report by T. Robin Brown, dated March 1, 2016, for their home at 19 Peter Lynas Court. T. Robins Brown also did a designation report on the Anthony House, 177 Hudson Avenue. The Anthony House was previously designated historic by the THPC. The history of the Anthony House and barn were part of the same estate once owned by James Jay. The property was subdivided. The Anthony House/Bonnie Dell Farms was part of the subdivision. Don purchased the subject property 40 years ago. The history in both reports did not change. The Anthony's created a gentleman's farm. Don spoke to a visitor that had milked cows at Bonnie Dell back in the 1940's. The barn was later condemned and abandoned. Don purchased $\frac{3}{4}$ of an acre and barn, which he and Mrs. Merino renovated and persevered over several years while living there. The barn was built circa 1795. In 1978 it became a residence. Don said that evidence suggests that the Barn was part of the James Jay Estate. However, in the Revolutionary War and War of 1812, British burned the Hackensack Courthouse, which destroyed the property records. The architect of the original barn is not known. Don commissioned Architectural Historian Frank G. Godlewski to study the architecture. Godlewski concluded that the Anthony/Bonny Dell barn could have been adapted from another barn in around 1866. The Barn's front façade doesn't match other 3 sides. It is cut stone and other sides are of rubble stone. The Barn has stone mansard roof. Don told HPC very few stone barns were built and very few wooden barns remain due to being wood not stone. Godlewski in an extensive second report concluded that Calvert Davis probably designed the barn. He is searching for someone to uncover the connection to Sir James Jay's barn, who died in 1850. James Jay's will said he had two farms on the east hill.

Don explained his home was on the market for almost two years, since Spring 2014. He wishes to now subdivide the lot and designate the Barn as a means to preserve the Barn. All the offers for the Barn and property were from developers who were interested in the land only and all wanted to tear down the barn. One way to save the barn is to subdivide the property and have the THPC designate the property. The Barn sits on back of property. There are three other houses on his side of the street on about $\frac{1}{4}$ acre of land. Lot that barn sits on is smaller than lot to be sold. Designation for barn and land would become a new lot: 14.01. The conforming lot to be sold: 14.02.

MOTION MADE FROM THPC THAT THERE IS A COMPELLING PUBLIC PURPOSE FOR

SUBDIVISION TO BE APPROVED. HPC ADVISES PLANNING BOARD AND MAYOR & COUNCIL TO APPROVE LOT 14.01.

Richard Bennett wrote should the subdivision be approved by the Planning Board, the HPC would favor the land marking of the stone barn and the subdivided lot on which it stands. The preservation of the stone barn is a compelling public purpose and represents positive criteria in favor of the subdivision proposal of the Applicant.

Don said an inspection revealed that at least a part of the barn had no nails; it is all notched and pegged. Cast iron grates indicate CIRCA 1800; evidence was found of gun shot in walls. Dave said re: Ordinance 807.7 – have report from T.Robins Brown, which noted and supported designation, based on Criteria 1 and 3, with prominent architectural style for gentlemen's barns. HPC would be landmarking new lot with structures on it. Owner came before HPC; HPC followed all requirements.

Former Member of Tenafly Planning Board and former THPC Chair, Kevin Tremble, 81 Westervelt, had two concerns: (1) having no garage, which could be an issue for Planning Board and HPC, making property less saleable; (2) concern for placement of building for a garage, is it exactly conforming. Kevin fully supports the designation. Don said his attorney said it would be easier for the Planning Board to approve without a garage. Extensive discussion followed concerning garage and no garage for the house to be built on subdivision. Don said he would reexamine the inclusion of a garage. Dave said there are many homes in Tenafly without garages. A new garage would limit the view of historic house. Don added at this time, he is retaining ownership of barn. Ted Kagy said Dave's position could be an exception. Karen spoke re: 195 Jefferson, the subdivision there of a designated property.

MOTION MADE AND APPROVED TO ACCEPT THE DESIGNATION REPORT BY T. ROBINS BROWN DATED MARCH 1, 2016 REGARDING ANTHONY HOUSE/BONNIE DELL BARN LOCATED AT 19 PETER LYNAS COURT TOGETHER WITH LAND, BE DESIGNATED A HISTORIC LANDMARK AND THAT PLANNING BOARD MAPS AND RECORDS BE REFLECTIVE OF THIS HISTORIC DESIGNATION, PROPOSED LOT 14.01, MINOR SUBDIVISION PLAT, ON DRAWING BY HUBSCHMAN ENGINEERING, REVISED DATE OF 2/10/16, DRAWING #2014022-1, CONTINGENT UPON APPROVAL OF SUBDIVISION.
VOTE: UNANIMOUS AYES

Karen and Dave will write a report to Secretary of Planning Board and Borough Clerk regarding HPC approval. Karen and others will attend the March 23rd Planning Board meeting commencing at 7:30 P.M.

Minutes of February 2016

Motion made and approved to accept minutes of February 2016 without corrections.
VOTE: UNANIMOUS AYES.

Adjournment

Motion made and approved to adjourn for the evening.
VOTE: UNANIMOUS AYES.

Meeting adjourned at 10:00 P.M.

MINUTES APPROVED MAY 5, 2016

Respectfully submitted, Deborah L. Alvarez, Secretary/Transcriber