**TEANECK HISTORIC PRESERVATION COMMISSION**

**7PM MEETING VIA ZOOM**

**AGENDA**

**September 25th, 2024**

**(Info on accessing this Zoom meeting is at the end of this agenda)**

**Meeting Called to Order**

**Roll Call**

**Open Public Meetings Act Statement**

**Approval of Minutes:** June 26th, 2024

**Correspondence, News, and Updates/Reports on Old Business:**

* **Proposed new ordinance language concerning the HPC to be presented to the Township Council** by Commissioner Cohen has moved along. This language, written up by Commissioner Cohen and approved by the Commission, will, hopefully, be approved at some time by the Council: "(8) With the assistance of the Township, seek public funding including but not limited to local, state, and federal grants to restore, preserve, and protect designated historic buildings, structures, objects and sites.”

Update?

* **Commissioner Valerio: Working with the Teaneck Public Library** to create a local history/museum/research space at the library, which could possibly receive archaeological artifacts uncovered in Teaneck.

Update?

* **Between Aug. 13-23, the DPW** installed markers at these locations:

**For Parks:** Ammann, Bookstaver, Brett, Brooks, Hall, Harte, Mackel, Terhune, Votee

**For Historic Sites**: Caspar Westervelt House, John Ackerman House (this sign with its old info will be swapped out for a new sign in the next couple of months), James Vandelinda House, Adam Vandelinda House, Christian Cole House, John I. Post House, Ende-Sutherland House (NB: The current owners of the Thurnauer House and the Louis Bourgeois House did not wish historic markers installed and they weren’t.)

See Appendix A for a more detailed report on the installed markers at historic sites as of this date.

* **Estimates for five further park markers** (for Continental, Coolidge, Feldman, Hawthorne, and Sagamore parks) have come from Sewah Studios and the Township Clerk has sent that quote and one other from another vendor to the township’s procurement person for a decision on which one to take, per the regulation for purchases over a certain amount. Councilmember Goldberg, a niece of Matthew Feldman, has shaped the text for the Feldman Nature Reserve marker.
* **Historic markers** for the John Ackerman House (new one with better info) and the Zabriskie-Kip-Cadmus House have moved further along the production queue at Sewah Studios.
* The **historic marker for Bryant School** shipped from Sewah Studios on June 14th. Connie Le, the Director of Partnership, Outreach, and Special Projects for Teaneck Public Schools, is working with her Community Relations Committee to plan for its location along Tryon Avenue and for its dedication ceremony which will have occurred at 6:00pm on September 18th.
* **The Secretary and Chairman are working with Doug Ruccione, the Township Clerk, to put up an honorary “Ulysses Kay Place” street sign** at the sign near his home at 1271 Alicia Avenue, the one where Alicia Avenue and Evergreen Place intersect, by the 30th anniversary of his death (May 20th, 1995)
* **Master Plan** status?
* Status of placing **Teaneck's Armory** on the National Register of Historic Places?

**New Business:**

* **Discussion of Teaneck’s new website?**
* **Consider** transforming Block 12 lots 1 and 2 (formerly 662 and 671 Pomander Walk) into a contemplative park, possibly with the Enslaved Africans monument in lot 1, which was classified as public parkland by the township in 2014? A starting point for the contemplative park is Schedule E of the Deed of Conservation Easement of October 2009 for lot 2, which has a Conceptual Park Improvement Plan created by Christopher P. Statile, with improvements suggested by the Advisory Board of Teaneck’s Historic Burial Ground.

Vice-Chairman Force has been investigating the matter. Discussion?

* **Larry Bauer kindly invited the Chairman to a Rotary Club lunch meeting on July 24th,** which introduced him to Nick Campestre, the FORUM Coordinator of Teaneck High School: <https://www.teaneckschools.org/TheFORUM.aspx>. The Chairman mentioned the idea of having high-school interns help with researching and writing up the lives of famous Teaneckian personages, the text to be placed on the Google map where their homes were. Nick was enthusiastic, especially forseeing help from the student publications at the high school. The Chairman also expressed his concern about the Commission being able to provide proper oversight to such interns. Should the Commission pursue this possibility?
* **Black Heritage Trail**—Should the Commission ask the township to set up an ad hoc committee to select personages and ways to educate the township, and state, about local Black history and contributions? This could possibly include highlighting the jazz musicians that Allison Davis featured in her show at The Puffin Foundation and might also include utilizing interns from Teaneck High School’s FORUM to help in the effort.
* **Connect to the Google map the list of Teaneck’s street names** with their underlying meaning (drawn up mainly by Chairman Norris) and perhaps do the same with the honorary street names list that Secretary Stokes has put together?

**Citizens' Comments**

**Adjournment**

**Next meeting -** October 30th, 2024

**Possible Future Business:**

**Tabled for later:** The HPC’s **USA 250th anniversary offerings (in 2026)**, possibly including a virtual tour

**Tabled for later:** Does the Commission wish to merge its bus tour plans of the above with Teaneck’s Chamber of Commerce (see email below from Larry Bauer of June 30, 2024):  
Daniel, copied here is Michael.

Attached is the complete file for the bus tour that we (Teaneck Chamber of Commerce, initiated a few years back. At the end is also a survey. This survey also provides some good feedback for any programs we manage to compile.

I think there is much we can do here and I am sure that the Teaneck Chamber would like to be be involved with this as well.

If we do initiate this, we should not only properly plan this out we should also make sure that the Township also posts this on the Township website we should make every effort that it does not compete with any popular programs for the date we might have planned. The Teaneck Public Library will hopefully help advertise any program we will do in their newsletter.

The good thing with the bus is that it should also attract many folks from the senior commnity (Age Friendly) and those that might have limited mobility.

Much more to write but this at least is a good start.

Larry

**Tabled until fall, 2024: Discussion of MOST money being used for the preservation of the exteriors of historic properties (when the revised text of the new MOST referendum can be consulted):**

As no public grants or resources appear to be available to Teaneck’s **nine** private owners of historic properties, perhaps MOST money (possibly distributed as a low-interest or non-interest loan) could be explored to preserve the exteriors of the properties, since this is part of the 2020 MOST referendum's language: iii. historic preservation of historic properties, structures, facilities, sites, areas, or objects, and the acquisition of such properties, structures, facilities, sites, areas, or objects for historic preservation purposes.

Commissioner Cohen will check with the Township Attorney to see if MOST money can be used for this purpose.

On March 21st, Chairman Norris informed the MOST Committee that the THPC was considering, and debating, this proposed use of MOST money--including the concern of public money benefitting private homeowners--and would advise the Committee of any outcome. Norris also discovered in the MOST meeting that the language of the MOST referendum, up for renewal in November 2024, might be modified.

**Discussion of future outreach opportunities for the HPC**, including library presentations of the Google map and participation in Teaneck Day 2024. If ready, Vice-Chairman Force will present a draft informational brochure to the commission. Larry Bauer of the Chamber of Commerce would be glad to have them at the Chamber's table on Teaneck Day.

**Vice-Chairman Force and Commissioner Valerio et alii: Update the 1996 publication "A Guide to the Historic Landmarks of Teaneck, New Jersey,"** that had been put out by this Commission with assistance from the New Jersey Historical Commission (see <https://archive.teanecklibrary.org/A%20guide%20to%20the%20Historic%20Landmarks%20of%20Teaneck,%20New%20Jersey_2.pdf>)

**Establish a subcommittee to examine** the *Bergen County Historic Sites Survey, Township of Teaneck, 1980-1981 Survey, with 2004-2011 Updates* to see if the issues and suggested projects mentioned in the document should be taken up by the Commission?

**Consider whether the Commission should begin evolving and refining its Design Guidelines and Standards**, which would be a long-term project. Perhaps, like the British for some of their historic buildings (Grade II), the commission should investigate allowing some changes to the external fabric of a historic building. The commission is currently following the "Standards for consideration" in the township's Code, specifically Article IVA, Sec. 33.21.5 (see Appendix C of the agenda of September 19th, 2023).

Here is some info on how the British allow some listed buildings to he altered, extended, or even demolished within government planning guidance: <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

For further help in this evaluation, see Developing Design Guidelines: An Introduction (<https://www.nj.gov/dep/hpo/3preserve/designguides.pdf>) and those for Haddon Heights here: <https://www.heritageconsultinginc.com/assets/pdfs/COMPLETE_Haddon_Heights_Design_Guidelines_FINAL_7-14-21.pdf> and these standards from the National Park Services: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

Possible financial resources for this task are the NJ Historic Trust (<https://www.nj.gov/dca/njht/>); the Certified Local Government Program (<https://www.nj.gov/dep/hpo/3preserve/local.htm>) ; and Bergen County's Historic Preservation Grant Program (<https://co.bergen.nj.us/grant-programs/historic-preservation-grant-program>

**Continue the work of refining the language in the township's ordinance concerning finding artifacts on public land in Teaneck** (see Township Code, Chapter 7A-1-7A-3). Vice-Chairman Force is the THPC's lead negotiator on this issue with interested parties, such as Larry Bauer of the Historic New Bridge Landing State Park Commission, with the goal of drawing up a list of suggestions for the Township Clerk.

**Consider creating an inventory** of mixed-use buildings at least 50-years-old in Teaneck for special revenue-generating grants; same with the Warner District.

**Designate the Teaneck Armory as a historic site.** At the successful conclusion of such a designation, Chairman Norris strongly suggests making up a text for a historic marker before the facts grow dim. Lindsay Thivierge, of the New Jersey Department of Environmental Protection, has digitally sent to Doug Ruccione, Township Clerk, material relevant to the armory. Other resources:

The Teaneck Armory (ID#4338) is considered historic site in an opinion from State Historic Preservation Office 9/10/2004; it is also listed on the map of the 2007 Master Plan of Teaneck.

From the *Oral History of Teaneck* in the *Teaneck Library Archives-Interviews Conducted in 1970s*-

Mrs. Frank Scolpino & Det. Sgt. Anthony Scolpino: "In the area of Teaneck Armory were houses without cellars. Those houses were built about 22 years ago, When they dug down 3 feet for footings they found skulls--one with a hole in it. We thought we had a murder but where the Armory is used to be the Poor Farm. When inmates died they'd wrap them in a black sheet and dig a grave. Those were the bodies that were unearthed. They built the Armory in 1938. This was when they built the houses on Ward Plaza near the Armory property."

Frederick Andreas: "The site of the present armory was the Tri-Township Poor Farm. Although there were not many indigents, they worked the farm. This was later given over to the county and then to the state as the site for the armory."

**Also consider designating as historic sites:**

**Teaneck High School building** (dedicated January 31, 1929; Ralph E. Hacker, architect; see Mildred Taylor, *The History of Teaneck*, pp. 82-83). Possible resources:

From the *Oral History of Teaneck in the Teaneck Library Archives-Interviews Conducted in 1970s*-

Miss Louise Jordan: "When the town got the 13 acres for the high school. Mrs. Campbell offered to buy the property behind the high school down to Teaneck Road and give it to the town, but the town refused. She was a Democrat and the town fathers were Republican. Mother tried to persuade the board that it would be better to build one senior high school and a junior high in each end of town. She was far sighted."

Chris Sheffe: "I'm 92 years old. I was born in New York City and remember swimming across the Hudson. I had a good fishing friend in Ralph Hacker, the architect for Teaneck High School, Hawthorne School and the addition to School 2. Teaneck High school cost about $200,000. They later made an addition and after that built the gymnasium. Building Route 4 made a difference in the high school location. I remember Jim Brett, who became mayor, used to work for the good of the town."

**804 Old New Bridge Road** (listed as 780 New Bridge Road on Google Maps): It's identified in the Bergen County Historic Sites Survey, but not locally designated or on the National Register

**Teaneck Center Building**, 403-409 Cedar Lane (attractive tilework on exterior)

**34 State Street**: "The building at 34 State Street won an architectural award in 1929, was featured on the cover of Architecture Digest (Journal of the American Institute of Architects) and was voted the best of the year at a time when a great many apartments were being built all over the country. The developer had intended to erect eight five-story apartment buildings, but the Depression prevented the rest of the project from going forward. This was Teaneck's first fire-resistant apartment house (most others have wooden joists), and it probably contained the first apartment elevator as well." Larry Robertson, *Walking Tours of Teaneck*, pp. 76-77

The suggestions in this article: <https://archive.teanecklibrary.org/Teaneck%20Buildings/Council%20Declines%20Historic%20Status.html>

**Appendix A: Status of Teaneck’s installation of historic markers as of 8/26/2024:**

**Historic sites with installed markers:**

**Lutheran Van Buskirk Church and Cemetery**

River Road and Maitland Avenue, December 1993, 1716

**Achikinhesackyon**

Located on the banks of Overpeck (Tantaqua) Creek, on the eastern slope of Teaneck Ridge near Fycke Lane

**John Ackerman House**

1286 River Road, Block 1402, Lot 6, November 1990, 1734-87

Just the post is up for now. The current sign at the DPW has inaccurate information; an accurate sign will come to the township in August, 2024.

**Banta-Coe House**

884 Lone Pine Road, Block 301, Lot 4, November 1990, 18thÿcentury

**George V. Demarest House**

12 DeGraw Avenue, Block 3216, Lot 11, March 2008, c. 1902

**Brinkerhoff-Demarest House replacement marker** (original installed by BCHS)

493 Teaneck Road

**Revolutionary War Encampment- 1780 refurbished marker** (original installed by BCHS)

Cedar Lane and Teaneck Road

**Zabriskie-Kip-Cadmus House**

664 River Road (current sign will be replaced with a new one from Sewah Studios in 2024)

**Teaneck's Historic Burial Ground** sign & **ground plaque of township officials** & **Slavery in Bergen County** sign

662 Pomander Walk, Block 212, Lot 2

**Teaneck's Majestic Red Oak**

339 Cedar Lane (a portion of Block 2609, Lot 25)

**Caspar Westervelt House**

20 Sherwood Road, Block 3309, Lot 5, November 1990, 1763

Visited by Township Clerk late Dec. 2023; no one seems to be residing there.

**James Vandelinda House**

566 Teaneck Road, Block 3111, Lot 29, November 1990, 1805-20

Visited by Township Clerk late Dec. 2023; no one seems to be residing there.

**Adam Vandelinda House**

586 Teaneck Road, Block 3104, Lot 33, November 1990, 1830

Visited by Township Clerk late Dec. 2023; no one seems to be residing there.

**Christian Cole House**

1617 River Road, Block 1201, Lot 19, January 2006, c. 1860

Visited by Township Clerk late Dec. 2023; homeowners requested that marker be long River Road.

**John I. Post House**

790 Old Newbridge Road, Block 1001, Lot 4, October 2006, 1861-7

Visited by Township Clerk late Dec. 2023; no one seems to be residing there.

**Ende-Sutherland House**

720 Roemer Avenue, Block 1103, Lot 3, September 2008. ca. 1874

Visited by Township Clerk late Dec. 2023; no one seems to be residing there.

**Historic sites whose owners do not wish to have markers installed:**

**Thurnauer House**

628 North Forest Drive, Block 1607, Lot 1, December 1993, 1950

Visited by Township Clerk late Dec. 2023; no one apparently there, but Louis Walker promptly called to voice his long-term objection to the sign, due to proposed buyers not wanting it.

**Louis Bourgeois House**

114 Bogert St., Block 4909, Lot 1, October 2006, c. 1903

The owner is considering letting the marker go up but would like to see the marker first; the Township Clerk has sent him the info.

Zoom info for September 25th, 2024’s meeting at 7pm:

HistoricPreservation Teaneck is inviting you to a scheduled Zoom meeting.

Topic: THPC

Time: Sep 25, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84717034236>

Meeting ID: 847 1703 4236

Passcode: 044947

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