

**TEANECK HISTORIC PRESERVATION COMMISSION
7PM MEETING VIA ZOOM**

AGENDA

October 30th, 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: September 25th, 2024

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

- **Commissioner Jonathan Cohen will be the THPC's two-year representative to the MOST Committee**, starting on January 1, 2025. Secretary Stokes will be his sub, if needed.
- **Commissioner Valerio: Update on 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?

- **In October, the DPW installed a historic marker** at the Louis Bourgeois House, leaving the Thurnauer House the sole historic property without a historic marker.

- **Sewah Studios created historic markers** for the John Ackerman House (a new one with better info)—it has already been shipped out--and for the Zabriskie-Kip-Cadmus House, which should ship out the week of October 13th.

- **The Chairman and Secretary** went to a meeting the Chairman requested with the new township manager, Jaclyn Hasmat, which occurred at 9am on October 9th. Also present were Avi Berliner of the PPRAB and MOST Committee, Council Member Denise Belcher, and Doug Ruccione. The following issues were brought up:
 - **The status of the last five park markers for the township developed under the aegis of the PPRAB and the HPC** (i.e., Continental, Coolidge, Feldman, Sagamore, and Hawthorne) and whose paperwork has been in Purchasing since late May. It was discovered that Purchase Order no. 24-02781 was recently created for them, which meant that an order for all five could be placed with Sewah Studios the afternoon of October 9th.

 - **The Manager will assemble a task force to consider merging Block 212, lots 1 and 2** (formerly 662 and 671 Pomander Walk) into one park-like area that commemorates the burial ground (in lot 2) next to a quiet contemplative open space environment reminiscent of a cemetery (in lot 1).

Lot 2 will have what was suggested within Schedule E of its Deed of Conservation Easement with the Meadowlands Conservancy of October 2009, the Conceptual Park Improvement Plan, created by Christopher P. Statile, with improvements suggested by the Advisory Board of Teaneck's Historic Burial Ground.

Lot 1, classified as public parkland by the township in 2014, will be kept open space, but one that shows a connection to lot 2 through such strategies as having benches there like those in lot 2 and removing obstacles that currently separate the lots, such as dead trees.

- **The Manager and Council Member Denise Belcher will discuss creating an ad hoc committee** to select personages and events from local Black history for nomination for standing markers from The New Jersey Black Heritage Trail (<https://nj.gov/state/historical/his-black-heritage-trail.shtml>)
- **The Manager and Clerk will look into having a township-sponsored event near the honorary “Ulysses Kay Way” street sign** (across from his home at 1271 Alicia Avenue) on the 30th anniversary of his death on May 20th, 1995.
- **Master Plan** status?
- Status of placing **Teaneck's Armory** on the National Register of Historic Places?

New Business:

- **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?
- **Connecting the THPC's Google map to a list of Teaneck's street names** with their underlying meaning (drawn up mainly by Chairman Norris), and perhaps doing the same with the honorary street names list that Secretary Stokes has put together?

Citizens' Comments

Adjournment

Next meeting – November 20th, 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 community (Age Friendly) and those that might have limited mobility.

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

Larry

Tabled for later: 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 be 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_Des

[ign 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>

Zoom info for October 30th, 7pm, THPC Meeting:

HistoricPreservation Teaneck is inviting you to a scheduled Zoom meeting.

Topic: THPC

Time: Oct 30, 2024 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87188132874>

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