

6.0 HISTORIC PRESERVATION ELEMENT: ADOPTED ON DECEMBER 5, 2008



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THE HISTORIC PRESERVATION ELEMENT OF THE BOROUGH OF PARK RIDGE'S COMPREHENSIVE MASTER PLAN

PREPARED FOR BOROUGH OF PARK RIDGE PLANNING BOARD
BA #1623.22

The original document was appropriately signed and sealed on December 5, 2008 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.

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6.1 Executive Summary

It is said that the identity of a place is derived from its past. Each generation or time period that passes has its own story to tell. Many of these stories can be found through the buildings or sites that have witnessed these time periods. In an effort to preserve and enhance the historic character of the community, the Borough of Park Ridge has chose to create a Historic Preservation Plan Element as part of their community master plan. This document is one step in a multi-step process towards preservation of the various buildings, sites and districts of historical, architectural, engineering, and cultural interest reciting to us the story of Park Ridge. The document details the information on the historic sites that help create the character and fabric of the community, categorizes them and establishes important criteria for their preservation and future treatment.

6.2 The Municipal Land Use Law Requirements

The Historic Preservation Element of the Borough of Park Ridge Master Plan has been prepared pursuant to N.J.S.A. 40:55-28b(10). It identifies the appropriate methods for protection and conservation of these resources, consistent with the requirements of the New Jersey Municipal Land use Law. The state statute requires that a historic preservation plan element include the following:

- (a) the location and significance of historic sites and historic districts;
- (b) the identification of the standards used to assess worthiness for historic sties or district identification;
- (c) the analysis of the impact of each component and element of the master plan on the preservation of historic sites and districts.

The plan is divided into three sections, first the background data, which includes a brief history of the municipality, and an inventory of historic places.

The second part of the plan details the National and State registrar information, the analysis of historic structures and identifies the standards which were utilized to assess their worthiness for historic sites. This section of the document also addresses the plans consistency with the New Jersey State Development and Redevelopment Plan as well as the other elements of the Borough's Master Plan, including the Land Use element, Open Space Element and Housing Element.

Lastly, Section V of the plan details final conclusions and recommendations for the boroughs next steps in this multi-step planning process. This section includes a summary of current funding sources that are available to the borough and property owners for historic preservation purposes.

6.3 BACKGROUND

A. *Brief History of the Borough of Park Ridge*¹

Prior to becoming the Borough of Park Ridge in 1894, the land now known as Park Ridge was settled by Indian tribes. The Pascack Valley area was a neutral ground through which numerous Indian tribes traveled, with a typically known peaceful relationship with the few early white settlers.

The area was settled by the Lenni Lenape tribe which was a smaller territorial group from the Algonquians who inhabited the wilderness of much of the east coast. The Lenape spoke a Munsee dialect of the Delaware language, a phonetic language with no alphabet. Their words were not recorded by them, but the early white settlers attempted to duplicate their language utilizing Dutch, English and other alphabets.

The Borough of Park Ridge is located in the Pascack Valley. The word Pascack is said to mean "place where the waters divide", noting that the waters divide where Pascack Brook joins the Hackensack River in Harrington Park. Pesqueck, one of several variant spellings, appears on a 1694 document as a word meaning "Indian planting grounds". Still others say it means "place where the road forks" referring to Pascack Road, an old Indian trail near its intersection with Mill Lane, one branch leading towards New York State in a northwest direction and the other towards Tappan and the Hudson.

In the early 1700's one of the early settlers took advantage of the two Indian trails that crossed at the present location of Mill Lane and Main Street (Pascack Road). Here they constructed the "Block House". It was a fortified structure built to withstand an attack by any unhappy Indian tribe that may have traveled by. It was the first commercial business in this section of Bergen County. Its primary function was a trading post.

About 1750 Captain Garret Ackerson built his home directly opposite the Block House. He later erected a store opposite his home just south of the Block House. It was operated by his nephew Cornelius Demarest, and became known as the "trading post". The building was declared unsafe and demolished in 1938.

The Ackersons were the first to recognize the value of the Pascack Brook as a source of water power. They built a dam across the brook, where the town now has its municipal field, and built and operated a woolen mill. This later became the Campbell Wampum Mill (1789), operated by William Campbell and his four sons. They were the first to realize the value of wampum as a means of trade between the Indians and the "whites". They had built a "special" machine for making the wampum and it is on display in the Historical Museum on Ridge Avenue. Campbell made wampum is in the Smithsonian Institute in Washington.

In 1870 the Van Riper Manufacturing Company built a mill on what is now Mill Pond and here they made bobbins and wooden spools on which silk thread was wound. Park Ridge, at one time, was a silk producing area, but the venture was not profitable. This structure was destroyed by fire in 1876.

On its lighter side Park Ridge had the greatest amusement center in Bergen County, known as Island Park. This land had been dedicated to public use by William B. Smith, who owned the property. Picnics and family gatherings were held there. The original sponsors of the picnic idea were the Park Ridge Improvement Association and the Court of Park Ridge, Ancient order of Foresters. They alternated in conducting dances at the park.

¹ This information was collected from the websites www.parkridge.com and www.wikipedia.com

The financial receipts the Improvement Assn' received from this venture were sufficient to carry on its work of improving roads, sidewalks and street lamps. At that time Park Ridge was the only town between Hackensack and Spring Valley that had any public street lighting system. The electricity was supplied by the "Generating Station" built at Mill Pond on the original site of the Woolen Mill.

On a motion offered by the Improvement Assn' steps were taken to incorporate. Once it was approved, May 14, 1894 was set as the day for a special election to vote for incorporation. The vote was favorable and Park Ridge became an incorporated Borough. The actual Borough was created as a borough by an Act of the New Jersey Legislature on May 15, 1894, and formed from portions of Washington Township. It was not recorded in the County Clerk's office until June 21, 1894.

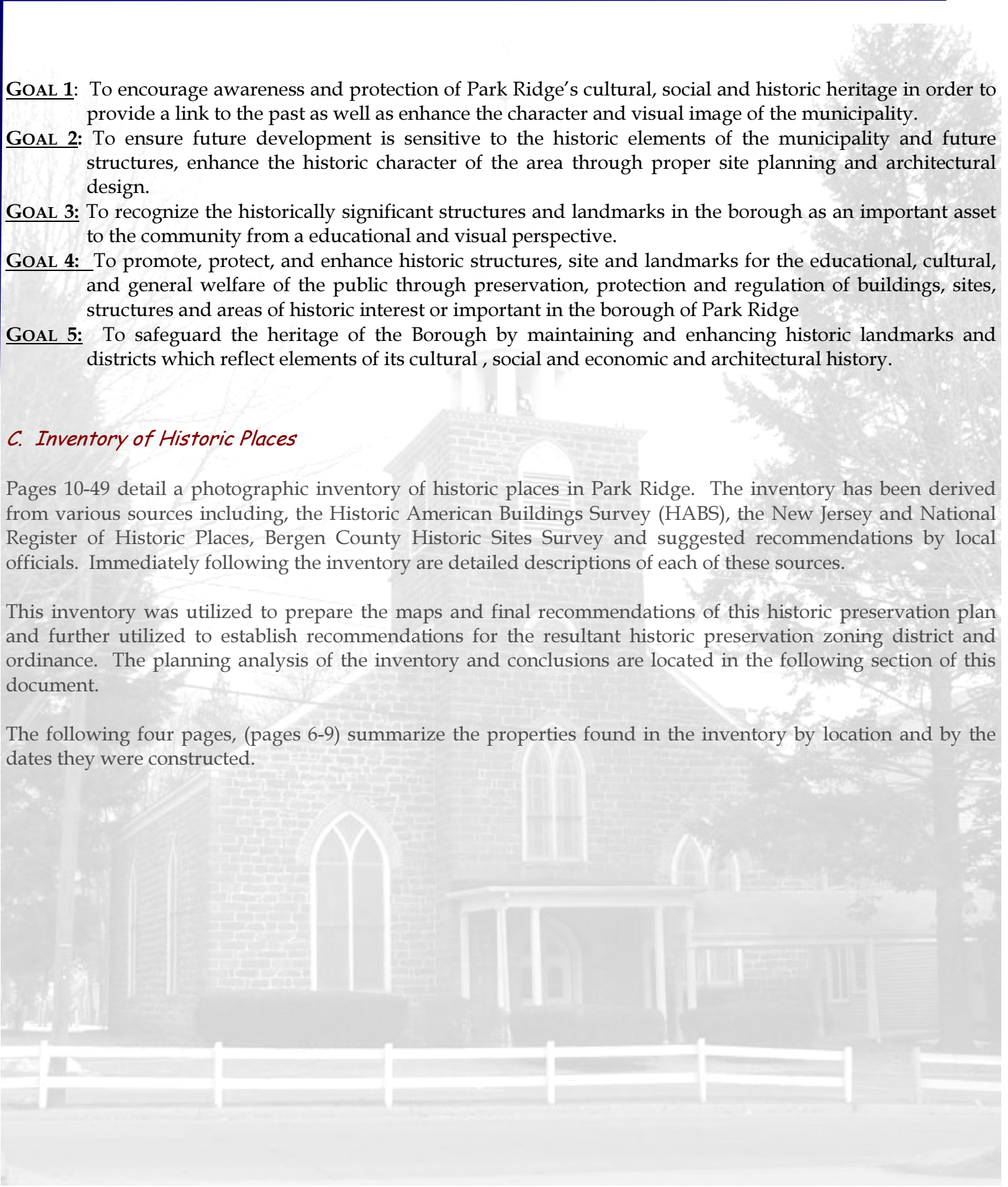
At this time the concept of the "Boroughitis" phenomenon was moving through Bergen County, based on the results of a referendum held the previous day. The Borough of Park Ridge also obtained a portion of the Township of River Vale on July 15, 1929, and exchanged portions of land with the Borough of Woodcliff Lake on December 12, 1955; received part of Washington Township on November 26, 1956, and further exchanged portions of land with the borough of Hillsdale on February 10, 1958 and again with the Borough of Woodcliff Lake on June 9, 1958 and later received another part of Washington Township on August 11, 1958.

Dr. Henry C. Neer was elected as the first mayor of the new borough. The first meeting was held in the office of Mittag and Volger, on Park Avenue. James Leach was chosen as president of the Council. and Francis Wheaton was nominated to be the Borough Clerk. The Councilmen, however, refused to confirm the nomination. After lengthy discussion and the Mayor having put up "every fair and square man in town", the Mayor relinquished his chair to the president. President Leach then nominated John C. Storms for the clerkship, and this was confirmed.

Mayor Neer at this point, protested the fairness of the mayoral election and demanded a re-count. Another election was held and James H. Wield, the Mayor's former opponent was elected. The members of the first council were James Leach, Theodore G. Volger, John C. Storms, Jacob H. Hall, James A. Heale and Eugene Jehl. After the election the Park Ridge Improvement Association quietly disbanded, feeling that their work could best be done by the municipal body thereafter.

B. Historic Preservation Goals and Objectives

The Borough recognizes the fact that the historic structures and landmarks that still exist in the community today add to the character and visual environment of Park Ridge. It is a goal of the municipality to enhance and promote the significance of these structures as an important element of the borough. With that being said, the Borough also recognizes the extensive work and costs associated with rehabilitating historic structures and as a result of these high costs, many municipalities lose their historic environment in order to make way for newer more cost effective development. Given these truths, the borough believes it is prudent to document the existence of these historic elements. This Master Plan element contains a 45 page inventory of the historic structures which provide us with that imprint from the past. The following goals and objectives have been formed based on the inventory and data collected. These goals and objectives should be utilized as the basis for any future planning and/or zoning documentations that are prepared as a result of this Master Plan element.

- 
- GOAL 1:** To encourage awareness and protection of Park Ridge's cultural, social and historic heritage in order to provide a link to the past as well as enhance the character and visual image of the municipality.
- GOAL 2:** To ensure future development is sensitive to the historic elements of the municipality and future structures, enhance the historic character of the area through proper site planning and architectural design.
- GOAL 3:** To recognize the historically significant structures and landmarks in the borough as an important asset to the community from a educational and visual perspective.
- GOAL 4:** To promote, protect, and enhance historic structures, site and landmarks for the educational, cultural, and general welfare of the public through preservation, protection and regulation of buildings, sites, structures and areas of historic interest or important in the borough of Park Ridge
- GOAL 5:** To safeguard the heritage of the Borough by maintaining and enhancing historic landmarks and districts which reflect elements of its cultural , social and economic and architectural history.

C. Inventory of Historic Places

Pages 10-49 detail a photographic inventory of historic places in Park Ridge. The inventory has been derived from various sources including, the Historic American Buildings Survey (HABS), the New Jersey and National Register of Historic Places, Bergen County Historic Sites Survey and suggested recommendations by local officials. Immediately following the inventory are detailed descriptions of each of these sources.

This inventory was utilized to prepare the maps and final recommendations of this historic preservation plan and further utilized to establish recommendations for the resultant historic preservation zoning district and ordinance. The planning analysis of the inventory and conclusions are located in the following section of this document.

The following four pages, (pages 6-9) summarize the properties found in the inventory by location and by the dates they were constructed.



<p>Legend</p> <p>Colony Avenue Streetscape</p> <p>Ridge Ave/4th & 5th Streetscape</p> <p>Pascack Rd Streetscape</p> <p>Ridge Avenue between Pascack Road & Sixth Street</p> <p>Park Avenue Streetscape</p> <p>Single Historic Sites</p>	<p>Map Title</p> <p>Borough of Park Ridge</p> <p>Historic Preservation Plan Element</p>	<p>Map Scale</p> <p>1 inch = 100 feet</p>	<p>Map Date</p> <p>November 17, 2009</p>	<p>Map Author</p> <p>Historic Preservation Commission</p>	<p>Map Reviewer</p> <p>Historic Preservation Commission</p>	<p>Map Distribution</p> <p>Historic Preservation Commission</p>	<p>Map Contact</p> <p>Historic Preservation Commission</p>
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Table 13
Summary of Streetscapes Worthy of Preservation

Inventory Page #	Streetscape		Dates
14-17	Ridge Ave between Pascack Road & 6 th Street: Comprised of 13 buildings, built in three stages		
	Block 1104, L-10,11,12,13,14,15,17 AND Block 1202, L-27 ,31	L-10 to 15 resemble each other in plan, massing and fenestration; L-17&18 resemble each other in plan and massing; L-27 & 31 resemble in plan and massing & have unique porches	1880-1900
	Block 1104, L-18 and Block 1202, L-28	L-18 and L-28 (Historical Society Museum) are the oldest buildings	1861-1876
	Block 1202 L-29 and 30	L-29 & L-30 are early 20th century/Colonial Revival features	1900-1910
	Ridge Ave between 4th and 5th street		
	Block 809 L-2,3,4	Bungalow / Arts and Crafts style building , low sloping roof and use of materials such as	
	Block 718 L-9	cobblestone, stucco and wood shingles	1870
	Block 1104 L-5		
	Block 1201 L-1,2,3,4,5 ,6, 21,22,23 & 24		
17-20	Colony Avenue between Lafayette Ave and Randolph St		
	Block 1001 L-15 &16	oldest of the houses they resemble each other in massing and plan	1870-1900
	Block 1101 L-7	largest and the most attractively designed it has gable roof	1900-1913
	Block 1005 L-2, 3 and 4	found in the same era they follow the same style of Colonial Revival but differ in clapboard shingles and synthetic shingles	After 1913
	Block 1101 L-5 and 6		
21-26	Park Avenue	Queen Anne style with wrap around verandah	1870-1900
27-34	Pascack Road Streetscape	Mixture of Queen Anne Style and Revival styles	1920-1930
35-36	Highview Streetscape		

Table 14
Structures Constructed during the period between early settlement and 1870

Inventory Page #	Name	Architectural Features	Survey#	Address	Date
12	Fredrick Wortendyke House	Dates from mid-18th century, intermediate beam framing system, brick arch and stone foundation	0247-8	12 Pascack Road	
12	Wortendyke Dutch Barn	One of the earliest example of barn building of Lower Rhenish Style evolved from the Netherlands	0247-9		1770
10	John G. Ackerson House	Spacious house, lost most of its architectural features, intermediate beam framing system, brick arch, stone foundation	0247-11	142 Pascack Road	1770-1810
11	Peter D.Perry House	Victorian frame 1 1/2 story, wrap around verandah, stone arch chimney, intermediate summer beam	0247-13	107 River Vale Road	1792
10	Issac Debaun House	Visible method of construction with open finished beams and plaster stripped from exterior walls	0247-14	124 River Vale Road	1758
N/A	Mabie Lockwood Farm-house	Vernacular /Federal Greek Revival period architectural style main entrance, early 20th century Arts and Crafts. It includes cobblestone porch stair wells and louvered shutters	0247-12	Demolished	1790
41	Dureya House	Princess Anne, clapboard and patterned shingles - conservative mix of Queen Anne Style & early 20th century Colonial Revival features	0247-41		1840-1861
27	Taylor House	Queen Anne style with north tower, clapboard and patterned shingles, post mid 19th century 2 sty farmhouse	0247-37		1861
42	Jacobus Wortendyke House	19 century farmhouse style, synthetic shingles, gambrel with overhanging roof	0247-45		1780
N/A	J.A.Campbell House		02 47-S2-1	Demolished	
29	Pascack Reformed Church	Vernacular Wren Gibbs with Gothic elements / early 20th century Colonial Revival porch			1812
29	Pascack Reformed Church Cemetary	Oldest stone building dates from 1780- significant remnant of the early settlement periods and of continuing history of Park Ridge			
28	A. Wortendyke House	mid-19th century and early 20th century, clapboard with patterned shingles in south gable	0247-35	114 Pascack Road	1840-1861
39	Wortendyke Slave Tenant House	Vernacular Colonial Revival and contemporary 20th century additions/details		27 Glendale Road	1840-1861
48	John Thomsen House			156 West Grand Avenue	1860

Table 15
Structures Constructed between the period of 1870 and 1900

Inventory Page #	Name	Architectural Features	Survey#	Address	Date
11	Park Ridge Rail Road Station	Late 19th century suburban depot consisting of 1 story wood frame station in Railroad Gothic Style architecture.	0247-6		
13	Theo. Smith House	Dutch colonial mid 19 th century architecture with accented cottage like massing and picturesque decorative trim	0247-20		1861-1876
22	A. Wortendyke Har.Shop	Dutch colonial , wood trim and gable roof	0247-22		1861-1876
23	Johnson House	Dutch colonial cottage features, glazed double entrance door at west with cornices , attic window	0247-26		1861-1876
25	J Beck House	Swiss Chalet and Queen Anne Details, low pitched gable roof	0247-32		1900
41	A.M.E Zion Church	Ecclesiastical building now a residence, low cobblestone wall	0247-40		1890
28	96 Pascack Road	Early 20th century Arts and Crafts/American Four-square-First story Cobblestone/sandstone.	0247-S2-2		1876-1913
28	100 Pascack Road	Queen Anne/early 20th century Colonial Revival, colonial porch with Doric Columns	0247-S2-3	Charles Quackenbush	1876-1913
29	223 Pascack Road	Early 20th century Colonial Revival, cobblestone foundation under glazed porch	0247-38		1876-1913
31	141 Pascack Road	Queen Anne/early 20th century Arts and Crafts cobblestone features	0247-36		1876-1913
40	Mrs. E.C.Welner House & Bromisier Shoe Shop	Includes some late 19th century picturesque details, wood trim	0247-19		1861-1876
44	Pascack Historical Society Museum	Meeting Hall, church and now a museum, vernacular Wren Gibb type architecture , rubble stone foundation, pyramid roof	0247-S3-4	19 Ridge Ave	1873
44	Wampum Factory	brick, gable roof, brick arch chimney			1869-1899



Table 16:
Structures Constructed between the period of 1900 and 1930

Inventory Page #	Address	Architectural Features	Survey#	Date
Cobblestone Dwellings				
53	77 Broadway	Cobblestone details, overhanging roofs, deep front porch		
48	71 Kinderkamack Road	Cobblestone first story walls, wood knee braces, stained glass		
53	32 North Fifth Ave	Cobblestone first story, shingled second story		
36	211 Pascack Road	Cobblestone first story, conservative patterned shingles in attic story		
43	Spring Valley Road / Bear Brook Bridge	Early 20th century Arts & Crafts cobblestone, coursed fieldstones with a lintel of larger fieldstones	0247-42	1905
32	G.C. Bennette House	Early 20th century Arts and Crafts Cobblestone and Stucco/Mediterranean tiled roof	0247-33	1918
25	Dry Bridge	Early 20th century Arts and Crafts cobblestone with central span replaced by later coursed and cut stones and supported on several iron beams cut stones and supported on several iron beams		before 1920
39	Dean Estate	English Country House, multi-level gables/cobblestone chimney at west		
30	Reed House	Early 20th century Colonial Revival/Dutch Colonial/Arts and Crafts, wide single bay veranda with cobblestone base- Sear Roebuck Company House Design, built with materials purchased from a kit	0247-37A	1929
Bungalows				
35	212 Pascack Road	Swiss Style Bungalow, wood details include knee braces in roofs		
54	20 South Fifth Avenue	English Country Cottage Style Bungalow, with cobblestone first story walls		
54	26 South Fifth Avenue	English Country Cottage Style Bungalow, with cobblestone first story walls		
55	172 Spring Valley Road	Hipped Roof Bungalow with cobblestone in foundations-Colonial revival porch balustrade		
31	130 Pascack Road	American Foursquare, Arts and Crafts		1915
16	135 Ridge Ave	American Foursquare, Arts and Crafts		1915
16	144 Ridge Ave	Bungalow Arts and Crafts		1915
39	Marshall House	Bungalow style, impressive landscaping & distinctive wood and stone details-Arts/Crafts movement		1902
Colonial				
55	49 Spring Valley Road	Colonial Revival/Arts and Crafts		1915
38	131-133 Kinderkamack Road	Tudor Revival		1920
31	108 Pascack Road	Colonial Revival gambrel roof and wood details		1915
17	67 Ridge Avenue	Enlarged Bungalow style		
56	66 Linden Avenue	workman's cottage-modest proportions, patterned shingles		
41	Genti Ballard House and Greenhouse	Arts and Crafts Cobblestone/Colonial Revival, stucco wood trims & cobblestone walls and details	0247-18	1902
Artistic Cement Block and Brick				
56	69 Lawn Street	Artistic cement block residences		
56	71 Lawn Street	Artistic cement block residences		
25	Park Ridge Post Office	early 20th century vernacular/utilitarian, with Renaissance Revival features, artistic cement block	0247-30	1876-1913
13	Mill Pond Electric Generating Station	early 20th century brick utilitarian, irregular and altered fenestration, gable roof	0247-23	1904
24	Park Ridge Firehouse Station	painted artistic cement block and brick, significant early 20th century, first fire-house	0247-28	1911
Miscellaneous				
26	First National State Bank	Early 20th century Renaissance Revival, Flemish bond walls with granite trim	0247-31	1922-24
38	Masonic Temple Fulton Friendship	Classic Revival, Temple like appearance of the façade with emphasis on central entrance bay		1925
23	Park Ridge High School	early 20th century Colonial Revival, brick walls with granite design elements, hipped roof	0247-25	1921
40	Vandersluis House	English Country Cottage, patterned stucco, wood shingle roof, local significance medical/political history		1920-1930

D. NATIONAL AND NEW JERSEY STATE REGISTER OF HISTORIC PLACES

The National and New Jersey State Register survey important historic sites all over the nation and the state. The following sites located in the Borough are noted in the Register.

John G. Ackerson House

142 Pascack Road
Park Ridge, NJ

BI-1103 L-19

NR# 83001458 (1/10/1983) SR #624 (10/3/1980)

Description

This is a good looking spacious house which has lost some of its features over the years. The frame kitchen wing, which might predate the main house, has a good fireplace with an early mantle, but the others have been removed. The living room fireplace has been Victorianized with marble mantle. This house was built in 1773 by Garret Ackerson for his son John Ackerson.



This was built on a 348 acres land with the 465 acre Wortendyke farm on its border.

Isaac Debaun House

124 Rivervale Road
Park Ridge, NJ

BI- 2009 L-18

Status

NR# 83001458 (1/10/1983) SR# 625 (10/3/1980)

Description

This is an interesting house with visible construction- open finished beams, plaster stripped from exterior walls etc. Carl Debaun acquired the land in 1735 and devised it to his son Isaac. Isaac built the house about the time of his marriage in 1758. The second floor was added during last quarter of the 19th century.



NATIONAL AND NEW JERSEY STATE REGISTER OF HISTORIC PLACES

Park Ridge Railroad Station

Hawthorne Ave & Park Ave
Park Ridge, NJ

BI- 1519 L-1

NR # 84002577 (6/22/1984) SR # 627 (3/17/1984)

The Park Ridge Station is a typical late 19th century suburban depot on the New Jersey New York Line. A freight house once adjoined the station on the North East. This station was built by the townspeople with the provision that all trains were to stop here. Subsequently the railroad was responsible for the growth and development of the area. The station is typical of the late 1800's and is constructed in a R.R. Gothic Style of architecture.



Peter D. Perry House

107 River vale Road
Park Ridge, NJ

BI-2302 L-11

NR# 83001542 (1/10/1983) SR # 628 (10/3/1980)



This house was built by Peter D. Perry, after he got married, on part of the tract set off to him by his father Daniel Perry. Peter died in 1831 and left the property to his family. It remained in the family till 1888 , after which it was sold to James Duncan of New York City. He built greenhouse and ran a florist business which was assumed by Michael Bauman.

NATIONAL AND NEW JERSEY STATE REGISTER OF HISTORIC PLACES**Wortendyke Barn**

13 Pascack Road BI-1701 L-6
Park Ridge, NJ

NR # 73001081 (5/7/1973) SR # 631 (8/2/1972)

This building is unique as it is a true Dutch Barn, and as far as is know is the last one extant in the State of New Jersey. The Lower Rhenish style barn evolved in Netherlands and was brought over to the Hudson River Valley. This type is the most European of American Barns and may be the earliest example of barn building in the United States.

**Frederick Wortendyke House**

12 Pascack Road
BI-1316 L-26

NR # 83001592 (1/10/1983) SR# 631 (10/3/1980)



This house dated from the mid-18th century, but has undergone various alterations. The original house was built by Frederick Wortendyke in about 1750-55. The original house had two rooms with fireplaces on the end walls. Prior to 1798 the house was enlarged westward beyond the west fireplace. The second story was added in early 19th century.

NATIONAL AND NEW JERSEY STATE REGISTER OF HISTORIC PLACES

Mill Road Electrical Generating Station

46 Mill Road

BL-1506 L-1

The Mill Pond Electrical generating station at 46 Mill Road is significant in the development of industry and utilities in Park Ridge. Erected in 1904, with a dam to its immediate east, the pumping house contained facilities for generating electricity for the Borough. Park Ridge was the first municipality to have electric power station in this section of the county. The dam originally held back a 13-foot head of water and flooded about 12 acres. In 1908 as more property was purchased, the dam was raised to contain in an 18-foot head and to flood 20 acres. Around 1924 the building was converted to a water pumping station. Both the station and dam continue to function at the mouth of the Mill Pond. Locally the pond is still called the "Electric Lake Pond" because of the former facilities.



Theo. Smith House

130 Kinderkamack Road BL-1803 L-1

SHPO Opinion—7/27/1999

The architecturally interesting T. Smith House at 130 Kinderkamack Road is significant in the mid to late 19th century residential growth of the Park Ridge Depot Area. In 1876 it was the only house on the road, directly east of the Wortendyke lumber establishment. Today building materials retailer continues to operate at the lumber yard site. This house appears to have no commercial associations. It retains its mid 19th century appearance of accented cottage like massing and picturesque decorative



HISTORIC SITES SURVEY: BOROUGH OF PARK RIDGE

The Bergen County Office of Cultural and Historic Affairs conducted a historic sites survey and listed numerous important historic sites in the Borough of Park Ridge. In addition, in 1999-2001, the earlier review was updated and reviewed for any addition or alterations to the historic sites survey. The following inventory of historic sites has been based from this source, and now includes numerous other structures based on local knowledge.

RIDGE AVENUE STREETScape

Ridge Ave/4th & 5th Street

Portions of Blocks 809,718 & 1201

Status: 0247-D1

Description

This is termed as the housing district and is located in the west central section of the Borough of Park Ridge. It is primarily an early twentieth century suburban residential community. There are sixteen houses listed in this historic district that are of architectural significance. One of them located at 56 Ridge Avenue is distinguished by its 19th century Queen Ann Style, while the others are of different style that date back to early 20th century. The original neighborhood was much larger however due to various developments and infill housing this neighborhood has reduced.



RIDGE AVENUE STREETSCAPE cont.

Ridge Ave between Pascack Road & 6th Street
Block-1104, L-10,11,12,13,14,15,16,17 & 18
Block-1202, L-28,29,30 & 31

Status: 0247-S3

Description

This streetscape comprises of 13 buildings including the Leach's Chapel/ 1st Congregational Church significant in the late 19th century industrial and ecclesiastical history of Borough. The church has been deemed as an significant historic sites and will be discussed later in this report. In addition, the other 12 residences represent the various vernacular styles of late 19th century architecture.



RIDGE AVENUE STREETSCAPE cont.

135 Ridge Avenue
Park Ridge

BI-805 L-6

Status:0247-12A

Description:

This house is a prime example of early 20th century American Foursquare house type indicative of Arts and Crafts Movement.



144 Ridge Ave
Park Ridge, NJ

BI-708 L-18

0247-12 B

This residence is an example of Arts and Crafts building tradition in that it combines a cobblestone foundation with stucco walls. Interesting architectural elements include low pitched gabled roof, overhanging eaves and porch piers which continue on the ground

RIDGE AVENUE STREETSCAPE cont.

67Ridge Avenue
Park Ridge

BI-1201 L-1

Status:

Description: Enlarged Bungalow style dwelling with intersecting gable roofs, cobblestone foundation and first floor. This style is one of the typical style of dwellings built in Park Ridge in the early 1900's.



COLONY AVENUE STREETScape

Colony Ave between Lafayette Ave & Randolph St.
Block 1001, L 15 & 16
Block 1005, L 2,3 & 4
Block 1105, L 5,6 & 7

Status 0247-S1

This streetscape includes 8 buildings addressed as 46,48,49,52,53,56 60 and 61 Colony Avenue. These houses in this streetscape are significant as they represent the late 19th and early 20th century residential/resort development of the Borough. All the houses offer variety of vernacular styles with popular design features. It is assumed that these bungalows may represent the Borough's popularity as a vacation area.



COLONY AVENUE STREETScape CONT.**Colony Ave between Lawn and Forest St.**

Block 714, L-4

Block 606, L-2

Block 709, L-3

Description: The old firehouse there is a stone in the foundation with date of construction. It is typical of the decorative cement block structures that were built in the borough during the same time period.

Colony Ave between Lawn and Forest St.

Block 714, L-4

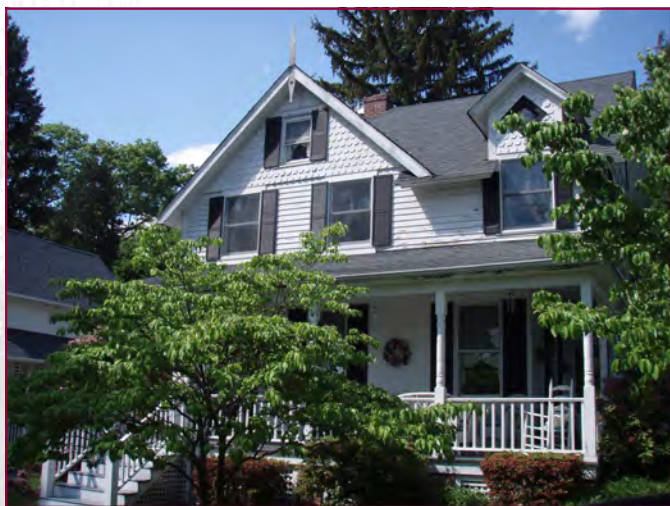
Block 606, L-2

Block 709, L-3

Description: Colonial revival architecture with intersecting gable roofs and a doghouse dormers. Large front porch with decorative columns and balusters.



COLONY AVENUE STREETScape CONT.



56 Colony Avenue
Park Ridge

Block: 1001 Lot 15

Description: Colonial revival architecture with intersecting gable roofs and a doghouse dormers. Large front porch with decorative columns and balusters.

60 Colony Avenue
Park Ridge

Block: 1001 Lot 16

Description: Colonial revival architecture with intersecting gable roofs. Large front porch with decorative columns and balusters.



COLONY AVENUE STREETScape CONT.



37 Colony Avenue
Park Ridge

Block 1106 Lot2

Description: Colonial revival architecture with intersecting gable roofs and a doghouse dormers. Large front porch with decorative columns and wood carved balusters.



66 Colony Avenue
Park Ridge, NJ

Block 1001 lot 18

Description: Colonial revival architecture with intersecting gable roofs.. Large front porch with decorative columns and balusters.



PARK AVENUE STREETScape

Park Avenue Streetscape

Block-1504, L-3,4,10,12,13,14,15,16
Block-1601,L-6 & 7

Status

0247-S1-A

Description

The park avenue streetscape located in central part of Park Ridge consist of nine residences that date back to late nineteenth century. This streetscape represents the suburban growth of Park Ridge as a railroad suburb. The Railroad was extended through Park Ridge in 1870, and this new transportation introduced a period of commercial and residential growth. Many of these houses are examples of vernacular architecture in Bergen County.



PARK AVENUE STREETSCAPE *cont.***Park Ridge High School**

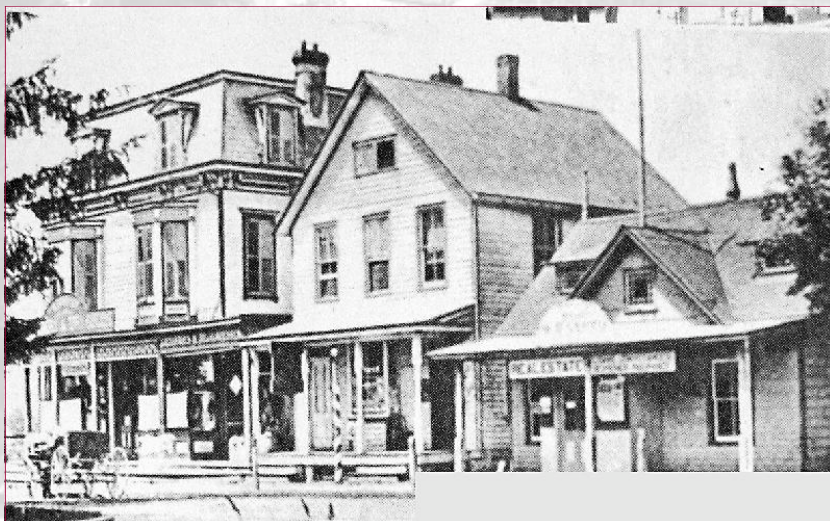
1 Park Avenue
Park Ridge, NJ

BI-1603 L-1,15

Status 0247-25

Description:

A school building for middle and secondary grades, it is a significant 20th century Colonial Revival structure with brick walls and granite design elements. It is the location of Park Ridge school that has historic importance. It exists on site designated for school buildings since the mid 19th century. This school replaces a 1900 brick high school destroyed by fire in 1920. The 1921 high school was first secondary education institution in the County and New York state. The original main block and Little Theater continue in active function in the expanded system if the mid- and recent 20th century additions.

**A. Wortendyke Har. Shop**

81 Market Street
Park Ridge, NJ

BI-1517 L-3

Status: 0247-22

Description

Originally a commercial/residential, this building housed a barber shop in the early 20th century. Once now as Beppler's Barber Shop. Today the building has been located to Linden Avenue.

Photograph courtesy of Ned Barber

PARK AVENUE STREETSCAPE *cont.***Johnson House**

5 Park Avenue
Park Ridge, NJ

BI-1504 L-16

Status

0247-26

**Description:**

The Johnson house is an interesting remnant of Park Ridge residential architecture of the period before or after the coming of the railroad through the Borough. Although some of its features such as the south porch trim has been removed the house still retains most of its original features, including wood screen doors with decorative corner fans. The house is distinguished among the mid to late 19th century houses since it was the Borough's first telephone office.

**Park Ridge Volunteer Fire Co.**

37 Park Avenue
Park Ridge, NJ

BI-1505 L -1 or 4

0247-28

Constructed as one of the first fire stations, it is now used as a mixed use building. It was built in 1911 by George C. Bennett a local stone/cement block contractor responsible for the construction of numerous local buildings and bridges. This structure is an 2 1/2 story vernacular style brick building. This structure was built to house the equipment serving the southwest area of the Borough.

PARK AVENUE STREETSCAPE *cont.***Road Bridge**

55 Park Avenue
Park Ridge, NJ

Status

0247-29

Description

The bridge is a visual reminder of how much man has altered the geography of land; this bridge indicates the former location of a stream. This road bridge is an early 20th century Arts and Crafts cobblestone, with central span replaced by later coursed and cut stones and supported by several iron beams. This bridge may date between 1902 and 1913.

**Park Ridge's Post Office**

70 Park Avenue
Park Ridge, NJ

BI-1604 L-1

Status

0247-30

Description

Originally a post office/drug store building, it is now a commercial store. This former post office building is significant in the early 20th century development of Park Ridge and of its railroad station. It is a 2 1/2 story 20th century vernacular /utilitarian, with Renaissance Revival features.

PARK AVENUE STREETSCAPE *cont.***First National Bank of Park Ridge**100 Park Avenue
Park Ridge, NJ

BI-1901 L-2

Status

0247-31

The First National Bank of Park Ridge at 100 Park Avenue is of traditional size and Classic styling for its visually prominent downtown/commercial location. It is an impressive structure of solid appearance. Visible from the railroad tracks to the west it is the representative of the financial success of the early 20th century industrial Park Ridge. The Classical details are attractively proportioned and rendered in contrasting brick and granite.

**Beck House**276 Park Avenue
Park Ridge, NJ

BI-2102 L-16

Status

0247-32

Description

The Beck house at 276 Park Avenue is significant in the early 20th century architectural history of Park Ridge. The most unique feature of this house is the juxtaposition of its Swiss Chalet style porch against its Tudor Revival walls and the boxy, shallow roofed shape. The two architectural styles do not easily harmonize and they represent a vernacular interpretation of styles. The porch's woodwork is exquisitely detailed, and the owner believes it may have been carved by hand.



PARK AVENUE STREETSCAPE cont.

3 Park Ave. B-1504 L-17
Park Ridge, NJ

Status

Description: Bugnalow style dwelling with low pitched hip roof, and masonry walls.



73A Park Ave.
Park Ridge, NJ

B-1513 L-2

: Built in 1925 , as detailed on the parapet, this building is a typical retail building from the early 1900's with the brick construction, large display windows on the first floor and smaller windows on the upper floor.

PASCACK ROAD STREETScape



Pascack Road Streetscape

Block -1316, L-10,11,12 &13

Block-1701, L-1,2,3, 4 & 6

Block-1702, L-1 & 2

Status: 0247-S2-A

Description

The Pascack Streetscape Avenue includes ten residences on the east and west side of Pascack Road, located between Fremont Ave and Lang Court. Most of the houses are examples of Queen Ann Style and date back to late 19th and early 20th century.



PASCACK ROAD STREETSCAPE cont.

96 and 100 Pascack Road
Block 1203, L-11 & 12

Status: 0247-S2

Description

This streetscape earlier consisted of three houses significant in the early to late 19th century agricultural/industrial history of Pascack and Park Ridge. However, 92 Pascack Road, which belonged to the Campbell family, has been demolished. The other two remaining houses provide a fine example of architectural detail and massing relevant to the period of late 19th and early 20th century.



PASCACK ROAD STREETSCAPE *cont.***Pascack Reformed Church**

65 Pascack Road
Park Ridge, NJ

BI-1602 L-15

Status 0247-10

Description

The church is most unique status in Bergen County. It is one of the 10 early settlement /Federal period churches in Bergen County. The church is prime example of vernacular regional architecture with 3 bay façade with central projecting tower, pointed arch windows in façade and side walls.

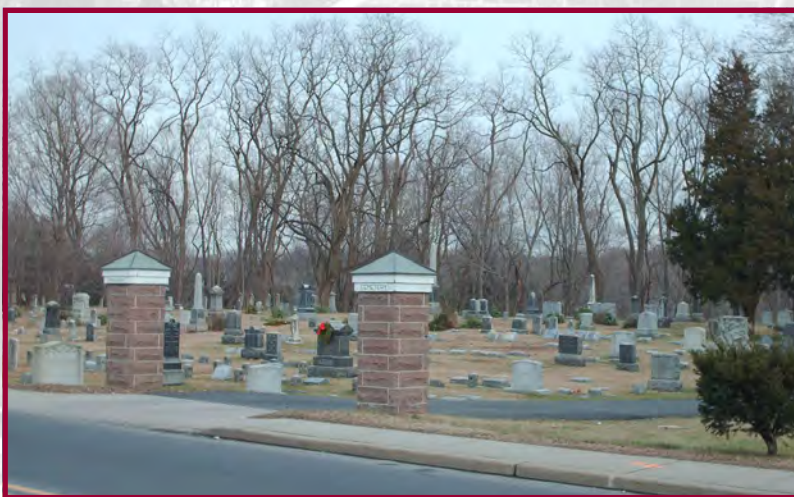
Erected in 1813 on farmland purchased from the Campbell and Wortendyke families, the church has 36 original members. Dedicated in the fall of that year by Dominie Stephen Goltschius, the first pastor, who called it “beautiful and well-proportioned” House of God. Built of local sandstone and timber, the labor was performed by the members from Pascack and Saddle River where a joint pastorate existed until 1854.

**Pascack Reformed Church Cemetery**

Pascack Road BI-1602 L-15
Park Ridge, NJ

Status

0247-10A

**Description**

Cemetery land is approximately 350 feet wide along Pascack Road and 200 feet deep. Enclosed by an iron fence and central gate and pine apple motifs along alternating posts, contains approximately 300 westward facing stones from 18th and 20th century stones. The Pascack Reformed Church Cemetery is a significant remnant of early settlement periods and of continuing history of Park Ridge.

PASCACK ROAD STREETSCAPE cont.

108 Pascack Road BI-1202 L-36
Park Ridge, NJ

Status
0247 – 10B

Description:

This house is an example of the early 20th century Arts and Crafts movement with the use of cobblestone for wall construction, and the Colonial Revival Style, which is seen in the gambrel roof and window treatments.



130 Pascack Road
Park Ridge, NJ

BI-1104L-21

0247-10C

This early 20th century residence combines elements of Arts and Crafts movement and the American Foursquare house type, both popular in Bergen County. Located on busy Pascack road, the brook on north side of the lot provides the picturesque look to the residence.

PASCACK ROAD STREETSCAPE *cont.*

141 Pascack Road
Park Ridge, NJ

BI-1502 L-3

Status
0247-36

Description:

This house at 141 Pascack Road has architectural interest due to its unique design. It is an prime example of early 20th century Arts and Crafts cobblestone basement walls and well and a two-story west porch with conservative attractively carved spandrels. The house has picturesque qualities and a picturesque location, less than 30 degrees north of Mill Brook, which runs under Pascack Road at this point.

**Taylor House**

178 Pascack Road
Park Ridge, NJ

BI-1109 L-3

0247-37

The Taylor House is one of the finest example of detailed Queen Anne style building with a more restrained Greek Revival/Italianate Style Porch. It was probably then a post mid 19th century 1 1/2 story to 2 story farmhouse. After the popularity of the Queen Anne style reached the suburban area this house was enlarged and modified.

PASCACK ROAD STREETSCAPE *cont.***G.C.Bennett House**

50 Pascack Road

Bl- 1315 Lot 1

Status 0247-33

Description: The G.C. Bennett house at 50 Pascack Road is significant in the early 20th century architectural history and residential development of Park Ridge. Its owner / builder George C. Bennett, was responsible for numerous late 19th /early 20th century buildings, foundations and structures in the immediate Pascack valley, but particularly in early 20th century Park Ridge.

**A. Wortendyke House**114 Pascack Road
Park Ridge, NJ**Bl-1202 I-34**

0247-35

This house is an example of mid 19th century and early 20th century residential development of Pascack Road and Park Ridge. Although the house's present condition has been altered, the east and north walls reflect vernacular mid 19th century window placement and massing.

PASCACK ROAD STREETSCAPE *cont.***Reed House**207 Pascack Rd
Park Ridge, NJ

Bl-1019 Lot 17

Status 0247-37A

Description

The Reed House is an early 20th century Sears, Roebuck Company House design built with materials purchased in Kit format from Sears, Roebuck with its original plans and building instructions. Sears Roebuck company took an innovative lead in producing do-it yourself and save-some money kits in the early 20th century. House kits were transported by railroad cars. The marketing of these kits is a significant development in the country's early 20th century residential building history. The Reed House kit was purchased and assembled at the peak of Sears mail order house business just before the depression.



PASCACK ROAD STREETSCAPE *cont.*

212 Pascack Road
Park Ridge, NJ

BI1015- Lot 4

Status: Not on register

Description: Swiss Style Bungalow, wood details include knee braces in roofs with extended overhangs. The front porch includes decorative columns and balusters.



223 Pascack Road
Park Ridge, NJ

BI-1019 L-20

Status 0247-38

Description:

This house is an example of early 20th century residential development of Pascack Road and Park Ridge. It is a large attractive house with spacious porch, built in vernacular early 20th century Colonial Revival Style with details.

PASCACK ROAD STREETSCAPE *cont.*

211 Pascack Road
Park Ridge, NJ

BL1019- Lot 18

Status: Not on register

Description: Cobblestone first story, conservative patterned shingle attic story. It has a gable roof with dormers and an extended porch on the front façade.



104 Pascack Rd.
Park Ridge, NJ

B-1202 L-37

Status

Description: This structure was occupied by Park's Pharmacy in the early 1900's. Brick masonry construction with large display windows with minimal mullions, typical of retail construction.



HIGHVIEW ROAD STREETScape

47 Highview Avenue
Park Ridge, NJ

B-1807 L-2

Status

Description: Expanded bungalow style dwelling with cobblestone foundation and first floor.



67 Highview Ave.
Park Ridge, NJ

B-1806 L-1

Status

Description: Expanded Bungalow style dwelling.



HIGHVIEW ROAD STREETScape CONT.

76 Highview Ave.
Park Ridge, NJ

B-1406 L-17

Status

**United Methodist Church**

58 Highview Ave.
Park Ridge, NJ

B-1808 L-15 & 16

Status

INDIVIDUAL SITES

131-133 Kinderkamack Road BI-1805 L-11
Park Ridge-NJ

Status: 0247-20A

Description:

This commercial strip in Park Ridge is one of the few examples left of the early 20th century Tudor Revival group storefronts in the downtown area.



Masonic Temple, Fulton Friendship no.102

147 Kinderkamack Road BI-1804 L-5
Park Ridge, NJ

0247-21

The Masonic Temple is significant example of early 20th century development of Park Ridge. There was enough local Masonic temple support to build this structure. The solid temple façade makes this structure an imposing landmark on Kinderkamack Road.



INDIVIDUAL SITES

Marshall House

76 West Grand Avenue Block 1006 Lot-6
Park Ridge, NJ

Status: 0247-4



Description:

The Marshall house is a prime example of early 20th century residential growth in the Borough. This house is distinctive in its contemporary style architecture for the building and extensive landscaping on the crest of steep slope . It has various wood and stone details indicative of the art and crafts philosophies. Originally a very large property , which extended south nearly to Colony Ave, today is about one-third the size of the 1913 property.



Wm. Dean Estate House and Mill

120-124 Noyes Drive Block 1401 Lot 1

0247-5

The late 19th and early 20th century buildings of the Dean Estate are significant in various industrial, residential and architectural history of the Borough. However today only the Dean Estate House survives on the property, rest all industrial buildings have been demolished. The Mill Building which is now demolished was started in late 1800's as a

French Briar Pipe Company . Later due to the inadequate water level, the production halted and the plant was bough over by William dean in 1900. He began a textile business in the Mill and built the Dean House and Stable/Carriage house on site. The Dean House, that remains on site, is an outstanding example of an English Country House Style Mansion.

INDIVIDUAL SITES

Vandersluis House

2 Fremont Ave
Park Ridge, NJ

BI-1315 L-3

Status: 0247-15

Description:

The Vandersluis house is the largest and most refined in its architectural detailing. It is an early 20th century English Country Cottage. Its conspicuous location on a major road in the Borough makes it an imposing and interesting landmark. Dr Harold H. Vandersluis began practicing in Park Ridge in 1929, and this dated contributes to the dating of the house. He served as a mayor of the of Borough.



Wortendyke Slave Tenant House/Leach Tenant House

27 Glendale Road
Park Ridge, NJ

BI-1314 L-1

0247-16

This house is an example of early 20th century Colonial Revival and contemporary architectural style. The oldest part of the house dates back to around 1840's. In 1930's various alterations were added to the original building including four rooms on the first story and the three rooms on the second.



INDIVIDUAL SITES

Genti-Ballard House & Greenhouse

116 West Grand Avenue Bl-1001 L-2
Park Ridge, NJ

Status: 0247-18

Description

The Genti- Ballard House is significant in the early 20th century residential/commercial development of Park Ridge. It was built around 1900-1908, with later alterations made in the 1920's. Its current appearance shows two contrasting styles, the main house block is in the Second Empire style and the wide north porch as well as the north property wall gate are in the early 20th century Colonial Revival/ Arts and Crafts cobblestone style.



Mrs. E.C. Welner House & Bromisier Shoe Shop

1-3 Hawthorne Avenue Bl 1513 L-5
Park Ridge, NJ

Status 0247-19

Description

The Welner House is significant in the mid to late 19th century residential/commercial development of the Park-Ridge Rail Road Depot Area. The arrival of railroad was a in 1871 was the catalyst for numerous commercial enterprises in the Depot area, including this shoe store. The house has undergone several structural changes during the early 20th century.

INDIVIDUAL SITES

AME Zion Church of Park Ridge

54 River Vale Road BI-1916 L-6
Park Ridge, NJ

Status 0247-40

Description

Although the building has undergone many alteration from its ecclesiastical appearance, the building remains significant in the late 19th and 20th century history of Black People in Park Ridge. The AME Zion Church congregation met in this small building for 92 years, until the group moved to Westwood to a new building within the past years. The Church was founded in 1890 by George Brown and the other members of an earlier congregation that was located on Kinderkamack Road in Montvale. Many of the earlier congregations members had been called to serve in the Civil War, and the Kinderkamack Road building was abandoned, George Brown reunited the Group.



Dureyea House

106 River Vale Road
Park Ridge, NJ

BI-2008 L-1

Status

Description

As an early 20th century house with related structures, including a handsome gazebo and a large property, the Dureyea House represents a minor trend in Park Ridge and Bergen County early 20th century residential development. Its present appearance is a conservative mixture of Queen Anne/early 20th century Colonial Revival features

and elements. This building may contain parts of an older house. The Park Ridge Brook runs through the southeast corner of the property forms pond to the south of the house along the western edge of River Vale Road.



INVIDIVIDUAL SITES

Spring Valley Road Bridge
Spring Valley Road (Park Ridge)/
Glen Road (Woodcliff Lake)

Status 0247-42

Description

Today only the Northwest wall of the Bridge is seen. It is a cobblestone early 20th century Arts and Crafts bridge with major features such as cobblestone rounded endposts with conical tops. The Bridge is a picturesque and attractive reference to the immediate surroundings, especially to the stones seen lying in the stream and valley below the bridge.



Jacobus Wortendyke/F. Wortendyke House

112 Spring Valley Road BI-901 L-31
Park Ridge, NJ

Status 0247-44

Description

This house was built by Jacobus Wortendyke at the time of his marriage. Although this house has been altered among many things, the odd juxtapositions of a narrow gabled roofed building facing west, next to the shorter gambrel roofed building facing south, the older 1 1/2 story part has historic and agricultural associations with the late 18th century settlement of Park Ridge.

INVIDIVIDUAL SITES

Bear's Nest Complex:

45 West Side of Spring Valley Road, Ashley Place, Bearwoods Road, Camelot Gate, Earlshire Run, For-ester Way, Fox Hollow, Oxford Wells, Sherwood Downs, Whitney Hill, Sherwood Downs, Bear's nest village condominium complex.



Status: 0247-45

Description:

This area of luxury townhouses should be investigated as a historic district when it reaches 50 years of age. It is important work of architect Eleanore K. Pettersen (1916-2003). Pettersen was an apprentice of Frank Lloyd Wright from 1941-43. She was the first women in New Jersey to open her own architectural office and practiced in Saddle River from 1952-2002.



Atkins Glen

Fremont Avenue and Laurel Hill Road
Park Ridge, NJ

BL-1306 L-1
BL-1304 L-1

Status

Description

The glen is a deep ravine cut through sandstone rock by Bear Brook. Glen Road to the south follows an old Indian path up the hill called "Spook Bergh" (Ghost Hill) by the early Dutch. Tradition says that a cave in the sandstone rock, now almost filled, was used as an Indian hiding place and later by outlaws. For many years, former owners James Leach and later, Daniel H. Atkins, preserved the Glen in its natural state against the threatened development. The park was given to the Boroughs of Park Ridge and Woodcliff Lake in 1956 as a memorial to Daniel H. and Virginia L. Atkins.

INDIVIDUAL SITES

Pascack Historical Society Museum

19 Ridge Avenue
Park Ridge, NJ

BI-1202 L-28

Status

Description

This building was dedicated December 8, 1873 by Rev. Henry Ward Beecher. It was built through the efforts of James Leech, James Hall and Jacob, his son, for use as a Sunday school and mission chapel. In 1875 it became a Congressional Church. The first local library was founded here. The building was acquired by the Pascack historical society in 1952 for its headquarters and museum founded by John C. Storms.



Wampum Factory

24 Wampum Road BI-1602 L-5
Park Ridge, NJ

Status

Description

Located on Wampum Avenue close to Park Ridge High School. The site of a factory for making wampum in the years of 1869 to 1899. The Campbell family is said to have made "Indian Money" as early as 1775.

INDIVIDUAL SITES CONT.

24 Fairview Avenue
Park Ridge, NJ

BI-2306 L-3

Status

Description: dwelling constructed with wood construction and a front Gambrel roof.



39 Hawthorne Ave.
Park Ridge, NJ

B-1511 L-3

Status

Description: This structure was the borough's first firehouse. It was constructed with masonry and a front gable roof.



INDIVIDUAL SITES CONT.**The Oak Avenue Motel**

56 Oak Avenue
Park Ridge, NJ

B-2301 L-26

Status

Description: This wood shingle style utilitarian structure was built as the Oak Avenue Motel is now a rooming house.

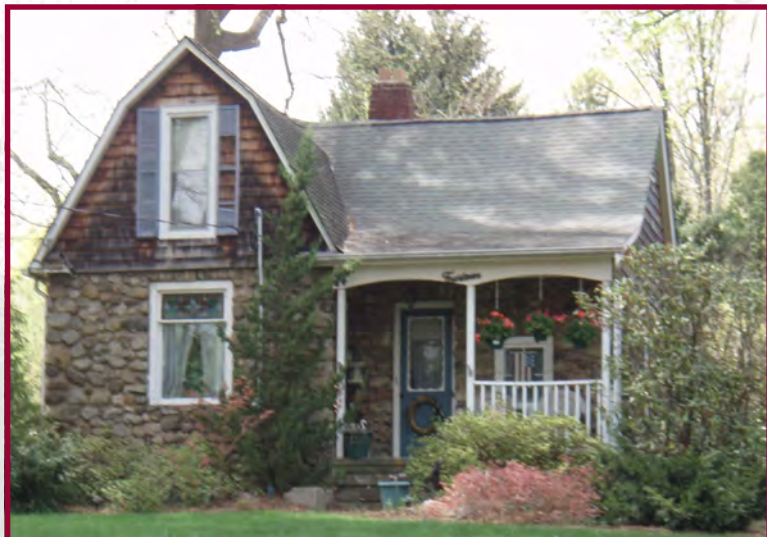


115 Degroff Pl
Park Ridge, NJ

B-2201 L-2

Status

This Tudor revival structure has steep sloping gable roofs and is finished with stucco.

INDIVIDUAL SITES CONT.

14 Third St.
Park Ridge, NJ

B-808 L-7

Status

Description: This shingle style dwelling has a cobblestone foundation and first story. With intersecting gambrel roofs.



71 Kinderkamack Road
Park Ridge, NJ

B-1909 L-17

Status

This bungalow/craftsman style dwelling was constructed in the early 1900's. It is comprised of Cobblestone first story walls, wood knee braces, stained glass, wide eaves, bale roof and porch with square columns.

INDIVIDUAL SITES CONT.

Second Street between Leach Avenue and Oneto Court
Block 807, L-8 & 9

Status

Description: These brick masonry cottage style dwellings have gable roofs with dormers and 6 over 6 double hung windows.



John Thomsen House
156 West Grand Avenue

Block 605 Lot 24

Status

Description: This structures was built in the 1860's with an addition in 1923. It contains a floor joist, on which "Wortendyke & Tice, Park Ridge" is written in old-style script. It has an intersecting gable roof.

INDIVIDUAL SITES CONT.

69 Riverdale Rd.
Park Ridge, NJ

B-2302 L-20

Status



2 Webb Ct..
Park Ridge, NJ

B-2103 L-11

Within the trend of Bergen County construction at this time period, this structure is a mixture of colonial revival and Queen Anne architecture.

INDIVIDUAL SITES CONT.

77 Broadway
Park Ridge, NJ

BI-1903 L-7

Status

Description: Cobblestone details, overhanging roofs with deep front porch. It includes side gable roof with dormer and is a craftsman style bungalow.



32 North Fifth Ave
Park Ridge, NJ

B-1103 L-4

Status:

Description: This bungalow is constructed with a cobblestone first story, shingled second story, front gable roof with dormer.

INDIVIDUAL SITES CONT.

20 South Fifth Avenue
Park Ridge, NJ

BI-1201 lot5

Status

Description: English Country Cottage Style Bungalow, with cobblestone first story walls. It includes a gable roof with dormers and large front porch.



26 South Fifth Avenue
Park Ridge, NJ

B-1201 L-6

Status

Description: English Country Cottage Style Bungalow, with cobblestone first story walls. It includes an intersecting gable roof.

INDIVIDUAL SITES CONT.

172 Spring Valley Road
Park Ridge, NJ

BI1109 lot4

Status

Description: This structure has a cobblestone foundation and uneven massing that is typical of a shingle style dwelling.



49 Spring Valley Road
Park Ridge, NJ

B-502 L-5

Status

Description: Colonial Revival /Arts and Crafts structure with gambrel roof with dormers, a cobblestone first storey with shingle style second story and large front porch.

INDIVIDUAL SITES CONT.

66 Linden Avenue
Park Ridge, NJ

Bl 1507 Lot 3

Status

Description: Workman's cottage patterned shingles with a front gable roof, bay windows and a small covered front porch. It is designed in the shotgun style with rooms that are front to back.



69 & 71 Lawn Street
Park Ridge, NJ

B-1012 L-3 & 2

Status

Description: Artistic cement block residence with gable roof that intersects.



D. National Register of Historic Places

The National Register of Historic Places is the official list of all historical building or places that are to be preserved all over the nation. It was formed under the National Historic Preservation Act of 1966 as a partnership program between the national, state and local governments as well as public and private organizations. The main goal of this organization is to identify, register and in turn protect the historic structures and sites of significant importance all throughout the country. The site also encourages local and state municipalities to nominate the significant properties located within their locality or state to register with the National Register of Historic Places.

To qualify a property must meet one of the following criteria:

- (a) Association with events that have made significant contribution to the broad patterns of our history
- (b) Association with the lives of a significant person of our past
- (c) Embodiment of the distinctive characteristics of a type, period or method of construction, or representative of the work of a master, or in possession of high artistic value, or representative of a significant and distinguishable entity whose components may lack individual distinction
- (d) Having yielded or may be likely to yield information important to history or prehistory

It also states that buildings have to be usually 50 years or older to be registered under the national register. If in case the building is less than 50 years older, it has to be of significant importance to be registered under the national register. The inclusion of site in the register not only provides recognition of an historic place but also enables the owner of the property to take advantage of several financial benefits. The Tax Reform Act of 1986 permits owners and some lessees of historic buildings to take twenty percent income tax credit on the cost of rehabilitation of such buildings for industrial, commercial, or rental purposes. The rehabilitated buildings must be a certified historic structure that is subject to depreciation, and the rehabilitation must be certified as meeting standards established by National Park Service.

E. New Jersey Register of Historic Places

The New Jersey Register of Historic Places is the official list of New Jersey's historic resources of local, state and national interest. It was created by New Jersey Register of Historic Places Act and is closely modeled after the National Register Program. Both registers have the same criteria for eligibility, nomination form and review process. Similar to National Register, there are financial benefits associated with properties that are listed on the state register. Historic Preservation Bond Fund matching grants and low interest loans for rehabilitation and restoration are available to state, county and municipal agencies and non-profit organizations with properties listed on New Jersey Register.

As per National Register Information System (NRIS), there are six sites identified in national register from the Borough of Park Ridge. These are also listed in the New Jersey State Register. In addition, there are two more sites identified by the New Jersey Register as eligible for listing, as indexed by the New Jersey Department of Environmental Protection's Historic Preservation Office. These are shown in the table below. Out of the two sites listed in the state register one has received a COE (Certificate of Eligibility) and the other is subject of Opinions of Eligibility issued by the State Historic Preservation Officer (SHPO). For the sites not listed on the registers, COEs satisfy a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several County preservation funding programs. SHPO Opinions, on the other hand, are issued in response to federally funded activity that would have an effect on historic properties not listed on National Register. Both designations provide essentially the same protections as an official listing on National Register, and facilitate an official listing once a nomination is made.

*Table 17:
New Jersey Register of Historic Places*

ID	Name	Location	Status
624	John G. Ackerson House	42 Pascack Road	NR:1/10/1983 SR: 10/3/1980
625	Issac Debaun House	124 Rivervale Road	NR:1/10/1983 SR:10/3/1980
626	Mill Road Electrical Generating Station	46 Mill Road	COE :5/14/1990
627	Park Ridge Railroad Station	Hawthorne and Park Avenues	NR:6/22/1984 SR:3/17/1984
628	Peter D.Perry House	107 Rivervale Road	NR: 1/10/1983 SR:3/17/1984
303	Theo Smith House	130 Kinderkamack Road	SHPO Option:7/27/1999
630	Wortendyke Barn	13 Pascack Road	NR:5/17/1973 SR:8/2/1972
631	Frederick Wortendyke House	12 Pascack Road	NR:1/10/1983 SR:8/2/1972

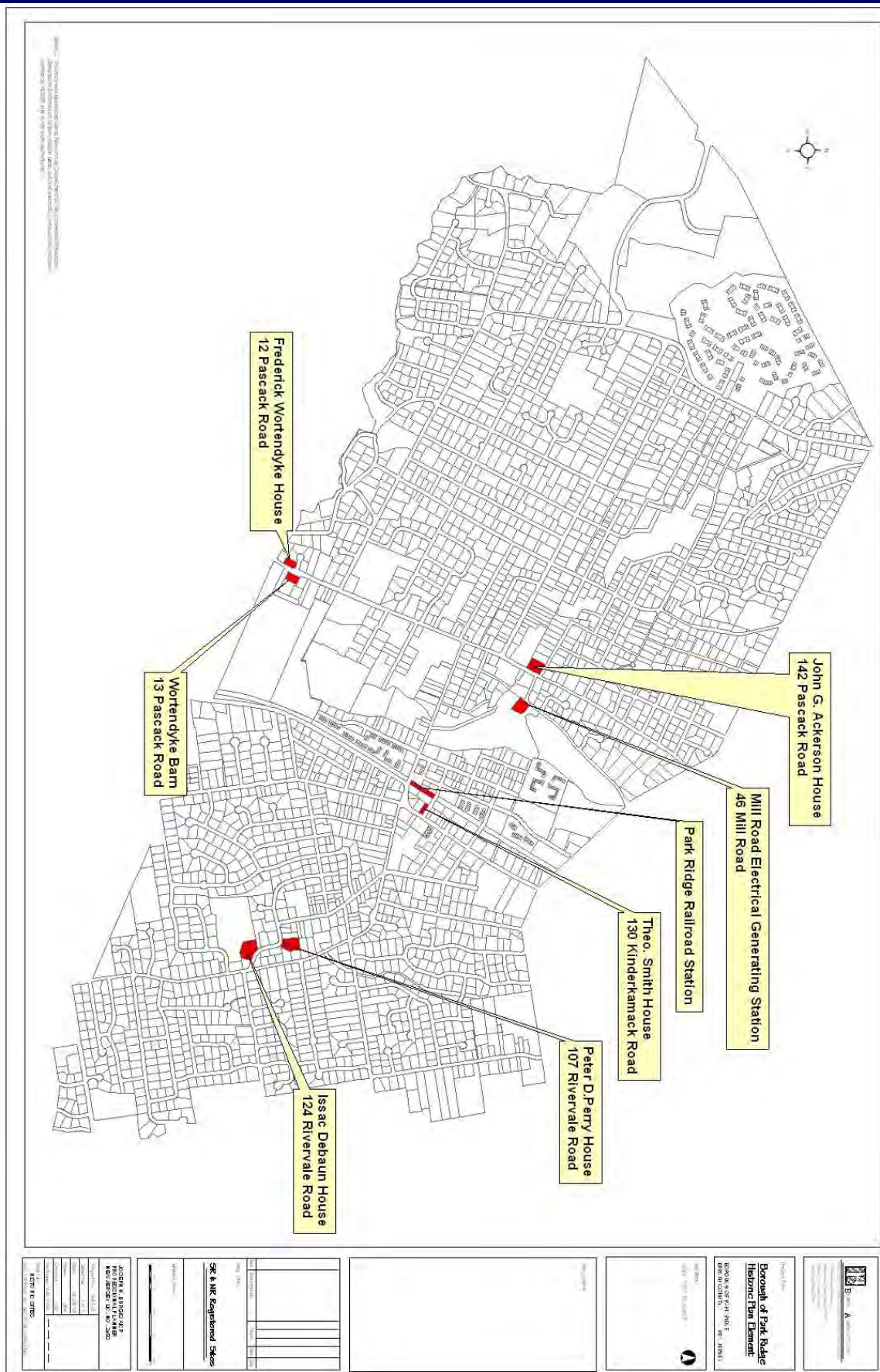
source: NJDEP-Historic Preservation Office & National Register Informational Systems websites, August

F. HABS-Historic American Buildings Survey

In 1933, the National Park Service established Historic American Building Survey department comprising of various architects, engineers and drafts to record and document various buildings of America's architectural heritage. Later National Park Service went into agreement with Library of Congress and American Institute of Architects to be cosponsors of the survey. Under the agreement, the historic American building survey continues to record and prepare the documentation of various building, with professional help from the American Institute of Architects (AIA) and the library of congress preserves these records, makes them available to public and supplies reproduction to public upon request. In 1969, National Park Service, Library of Congress and American Society of Civil Engineers formed the HAER (Historic American Engineering Record) to list all structure unique with American Industrial and Engineering Heritage.

The survey, published in 1933 lists two historic sites in Park Ridge. These are

- Ackerson—Demerest Trading Post, Main Street and Mill Road, Park Ridge, NJ
This was demolished in approximately 1940
- Wortendyke Barn, 12 Pascack Road, Park Ridge, NJ
This has been listed in National and State Register for historic places and is described earlier in the report.



G. Municipal Historic Preservation

A listing on the State and National Register provides recognition to the site of historic value to the community. However, it does not limit, the private property owner's ability to alter their property, even if such action negatively impacts the historic resource. Therefore, while the National and State register are good tools to assist in preservation of historic resources, designation and regulation at local level is often the most effective means to preserve the historical assets of a community.

Municipal governments are enabled by the New Jersey Municipal Land Use Law (MLUL) to actively participate in the preservation of historic resources in their communities. As per section 40:55D-28(b)(10) of MLUL recommends a historic plan to be an added element to the master plan. And as indicated earlier in this document, it further provides the components of the historic plan element. These are provided below:

- (a) indicating the location and significance of historic sites and historic districts
- (b) Identifying the standards used to assess worthiness for historic site or district identification
- (c) Analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts.

The historic preservation plan element in the municipal master plan is an important step in preservation planning. Many municipalities often adopt ordinances which outline procedures and criteria for the designation of a landmark or historic district, procedures and criteria for review of land use applications affecting a designated landmark or historic district, as well as procedures for the enforcement of the ordinance provisions.

A local ordinance can also establish a Historic Preservation Commission (HPC). Under the MLUL, the HPC is required to consist of between five and nine members, plus alternates, who have a variety of backgrounds ranging from preservation professionals to citizen advocates. The MLUL gives Historic Preservation Commission the power to make surveys of historic sites, make recommendations to the planning board on the historic preservation element of the master plan, advise the planning board on the inclusion of historic sites in the capital improvement program, advise the planning board and board of adjustment on applications for development, provide written reports on the application of any zoning ordinance provisions concerning historic preservation, as well as carry out other advisory, educational and informational functions that will promote historic preservation in the municipality.

Lastly, communities often seek to gain Certified Local Government (CLG) status- a designation that links a local government's preservation efforts more closely with the State Historic Preservation Office. Specifically participation in the CLG program allows municipalities to review and comment on federal or federally supported projects that have the potential to affect historic properties in the community (known as Section 106 review process, in reference to the National Historic Preservation Act of 1966). Also, CLG status gives a municipality priority eligibility for variety of State and National preservation grants, including the surveying of historic sites, the preparation of National Register nominations, the preparation of preservation plans, and even restoration or renovation work.

6.4 Rationale of Historic Plan Element

A. Identification of Standards to Assess Worthiness

Identification is a fundamental part of any comprehensive plan or program designed to protect historic resources. Identification is undertaken for the purpose of locating historic properties and integrating them into the overall planning process. Field surveys, research and historic analysis are all part of the process of identification. The Municipal Land Use Law requires a Historic Preservation Element to include standards that were used to assess the worthiness of the historic sites included in the inventory. The inventory detailed on the previous pages of this document identify and detail all the historic buildings, structures and sites in the municipality. This inventory includes the construction dates as well as historic elements pertaining to each structure. It was compiled in order to identify all possible historic structures located in the borough to be analyzed.

B. Analysis of Historic Structures

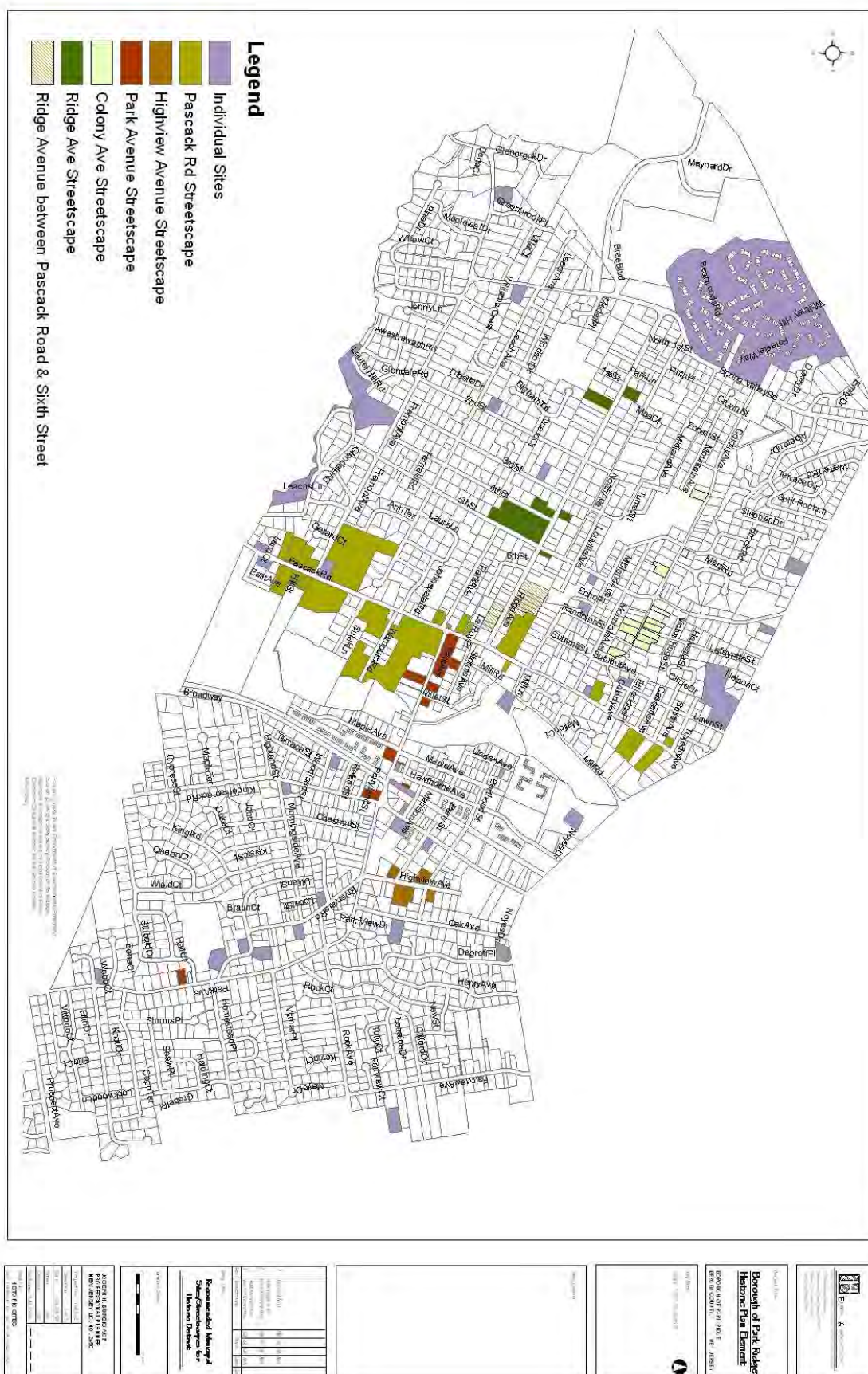
After the inventory was compiled, the construction dates, architectural styles and material utilized were all analyzed and divided into three categories based on construction date and then architectural features. The construction date categories include structures constructed between Early Settlement and 1870, between 1870 and 1900, and the third category includes structures constructed between 1900 and 1930. Currently there are 27 structures located in the borough that were constructed prior to 1900 and an additional 32 structures that were constructed between 1900 and 1930.

In general, the sites included in the inventory and recommended for historic status at the local level are structures that were constructed prior to 1930, exemplify typical construction methods, architectural styles and details that were utilized during their perspective time frames, and were occupied by local families that contributed to the growth of the Borough of Park Ridge.

Majority of the historic structures are located within "historic streetscapes. There are five historic streetscapes in the borough recommended for inclusion in a historic district. Four out of the five streetscapes include structures that were constructed during the same time frame and with the same architectural style. The fifth streetscape is Pascack Road. This road, with the exception of the southern most parcels, includes historic structures from each of the three time periods identified. Further, the remaining historic structures are scattered throughout the borough making it difficult to create a specific historic district for them. Therefore it is recommended that a historic preservation overlay zone district or districts be created that include historic preservation guidelines that reflect individual standards for each of these three time frames and the individual architectural styles. This overlay district or districts should apply to the five streetscapes as well as the individual parcels that are scattered throughout the borough. The preparation of this inventory required several years worth of research and committee meetings. While the inventory detailed in this plan is quite comprehensive, the Historic Preservation Committee, recognizes there is additional research to be completed which may result in additional structures being added to the inventory.

It is recommended that the Historic Preservation Commission review this inventory to establish the appropriate guidelines and standards, incorporate only the sites that meet the standards that are identified, and then create the historic preservation ordinance and overlay zone or zones as detailed above.





C.. Consistency with NJ State Plan

The New Jersey Municipal Land Use Law requires that all Historic Preservation Plan elements for local municipalities be consistent with the State Development and Redevelopment Plan. Historic preservation is one of the goals of the State Plan, as provided below:

Goal # 7- Preserve and enhance areas with historic, cultural , scenic, open space and recreational value.

Policy 1- Identification of historic areas, historic sites, landscapes and archeological site and scenic corridors for inclusion in state and national registers and in county and municipal planning documents.

Policy-2- Include historic surveys and scenic corridors in local master plans.

Policy 3- Ensure uniformity in guidelines used by all levels of government for the preservation and rehabilitation of historic buildings.

Policy 4- Protect the character of historic sites, landscapes, structures and areas through comprehensive planning, flexible application of zoning ordinances, construction codes and other development regulations.

Further, the State Plan supports local preservation efforts by including a policy on municipal programs that recommends the inclusion of historic surveys and scenic corridors in local master plans. Another policy seeks to coordinate the identification of historic areas, historic sites, landscapes, archeological sites and scenic corridors for inclusion in registers and planning documents. These places maybe designated as "Critical Environmental/historic Sites" (CEHS) on local plans and the Resource Planning Management Map of the State Plan. Currently there are no CEHS sites identified for the borough of Park Ridge. This Plan recommends that at a minimum the Atkins Glen be considered for such a designation.

Lastly, the State Development and Redevelopment Plan-Vision 2020 – states the following:

In 2020, historic sites and districts area given special recognition in their communities and are integrated into local zoning and development strategies. Seeking to maximize the unique character of their communities, nearly all municipalities have enacted ordinances recognizing the value of local history and providing limited protection of historic resources. In addition, these communities have conducted surveys to identify and map the location of sites, landmarks and districts as part of the master plan process. Utilizing the state's building code that enables economically viable rehabilitation of historic properties, builders and developers embrace the ideals of conserving resources by revitalizing existing neighborhoods. Creative use of building codes now encourages the retention of historic fabric of our communities.

It is recommended that the borough of Park Ridge, review existing building codes to further encourage the retention of these historic structures as indicated in the State Plan. Further the new zoning regulations and design standards should be prepared in conjunction with any revision made to the building codes.

D. Analysis of Each Component of the Local Master Plan

The New Jersey Municipal Land Use Law requires that each element of the municipal master plan be integrated with other elements of that plan. The local historic districts, streetscapes, historic transportation corridors, buildings, structures and sites are integrally lined with future land use, housing, circulation, recreation and open space in the municipal planning process. In this case, the Historic Preservation Plan Element seeks to find a balance between preservation of the Borough's critical resources with the municipality's future development and redevelopment plans. Detailed below is an analysis of the impact the Historic Preservation Element on each of the elements of the borough's comprehensive master plan.

1. **Land Use Element:** The Borough of Park Ridge's historic dwellings and structures are mainly concentrated in the center of the municipality, particularly along Pascack Road. Additionally there are a concentrated number of historic structures along Ridge Avenue, Colony and Park Avenue. This concentration can be better understood by viewing the recommended sites and streetscapes map for Historic districts detailed on the previous page. Despite the fact that a majority of the historic structures are concentrated along particularly streetscapes, there are located in numerous zoning districts. Detailed on the following page is a review of the sites and streetscapes recommended for inclusion in a Historic district overlaid onto the borough's current zoning map. The zoning map depicts districts that are consistent with the borough land use recommendations.

Given the fact that numerous zoning districts and land use designations would be affected by the proposed historic district, this plan recommends a Historic Preservation Overlay zone that would include all the streetscapes and sites identified on the map located on the previous page. The overlay zone would allow for a property to be utilized in accordance with the land uses and area and bulk regulations identified for the underlying district, while at the same time establishing parameters for the historic structure / or sites preservation. The exact interaction between the underlying zone district and the preservation overlay will be determined once a zoning ordinance is drafted.

2. **Housing Plan Element.** The 2006 Housing plan which addresses the Council on Affordable Housing's Third Round regulations identifies that the borough has an estimated obligation of 8 affordable dwelling units. The Housing Plan Element proposes to address this obligation in two ways.

First the plan calls for the Regional Contribution Agreement of 4 units to be established. Secondly, the plan calls for the rezoning of property along the railroad tracks in the center of the municipality for the creation of affordable housing. The borough has subsequently adopted the overlay zone district for this for the creation of affordable housing, and it is established in a AH-3 zone district, identified on the following zoning map. The district encompasses Block 1802 Lots 6 & 7 and Block 1801 Lot 5. These Lot and Blocks do not include structures that are identified as historic structures sites of streetscapes in this document. And given its location, the AH-3 district will have no effect on the proposed district overlay district.

3. **Open Space and Recreation Element**

In recent times the interest in historic presentation has grown, the concept of what should be evaluated and preserved has broadened. This evolution of historic preservation planning has linked the preservation of historic sites to the protection of scenic, rural and cultural landscapes, scenic and historic corridors and "greenways".

This evolving practice is recognized and supported by the policies of the State Plan, as detailed above, in establishing regional greenways both to preserve historic corridors and to provide passive and active recreational and cultural opportunities. The borough's Open Space Plan calls for the creation of "Green Streets" throughout the municipality to connect recreation facilities, with the borough's historic sites as well as the borough's central business district. Therefore it is recommended that when the historic preservation guidelines are created, the concept of the green streets and trailways be taken into consideration.

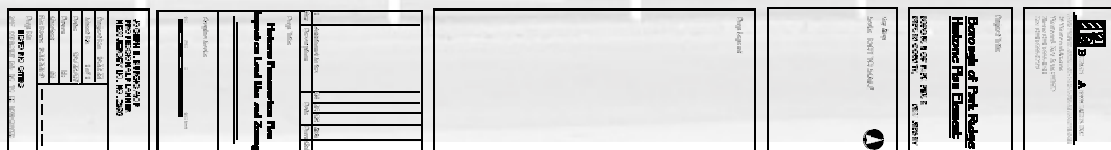
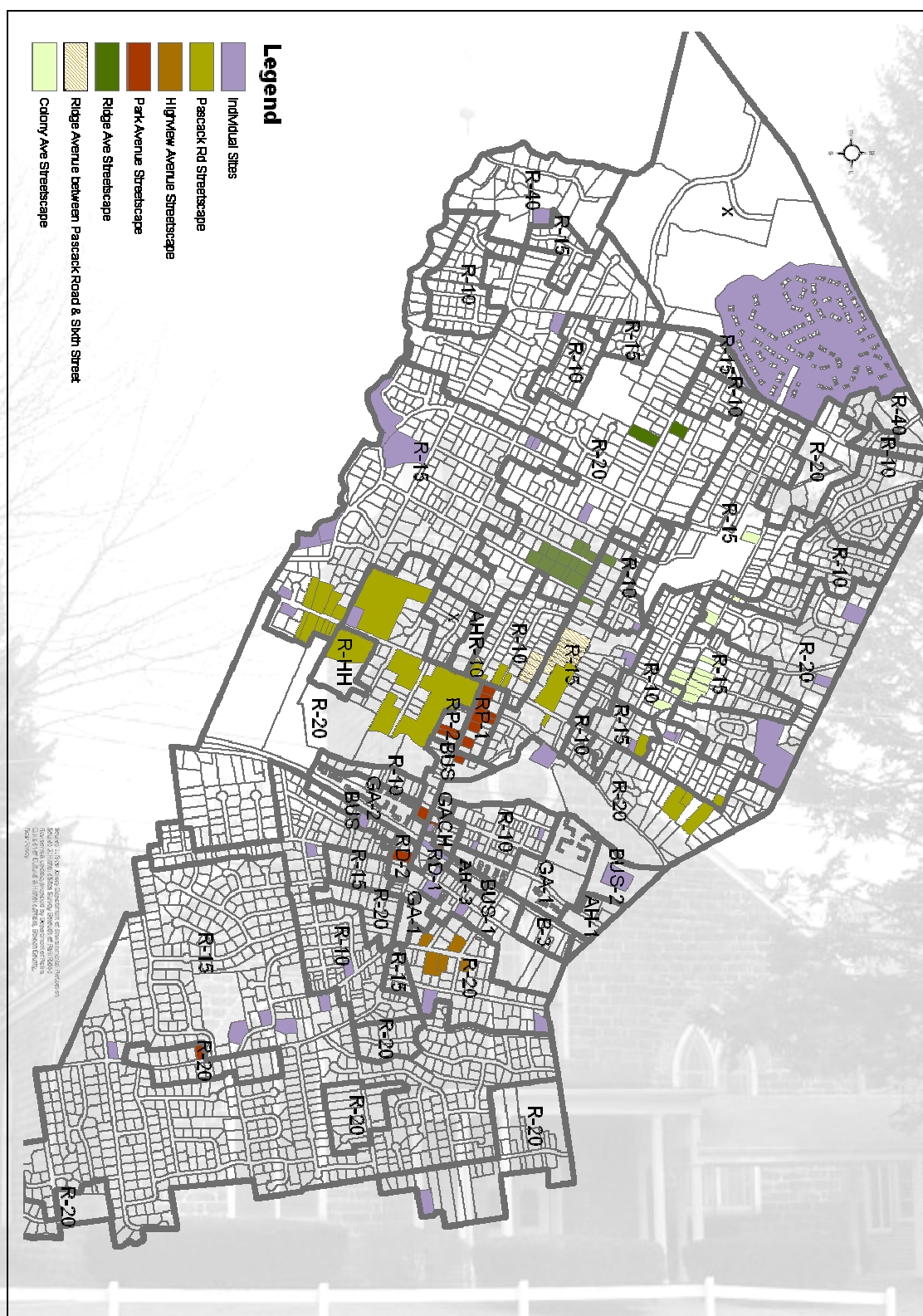
6.5 Planning Conclusions and Final Recommendations

As a result of compiling the photographic inventory, conducting site inspections, having discussions with property owners, meetings with the Historic Preservation Advisory Committee and Public Hearings with the Planning Board the following facts and observations have been made:

1. The historic structures and landmarks located in the borough add to the character and overall visual environment of the municipality. The preservation or upkeep of these elements would add to the future character of the community. The borough has determined that it is important that its historical legacy be acknowledged and maintained for future generations — not only to provide a link to the past, but also to protect local culture and quality of life.
2. A Historic Preservation Committee which would have the responsibilities of acting in an advisory, educational and informational role for promoting historic preservation in the community, should be created to help provide that link to the past.
3. An effective historic preservation plan can not solely rely on state or national programs. Instead, efforts should originate at the local level, where residents can yield greater control over what is preserved or enhanced and how it is regulated. As such, the Planning Board should consider the adoption of this document as an element of the Borough's Master Plan. The Board should further consider recommending to the Mayor and Council the creation of a Historic Preservation Ordinance.
4. As a result of the high costs and extensive work associated with rehabilitating historic structures, many municipalities lose their historic environment, the visual imprints from the past, in order to make way for newer more cost effective development. Therefore the municipality looks to create more economically viable means to preserve the historic character of the community.
5. The maintenance of historic structures in their original form is not always appropriate for current living conditions therefore the renovations of these structures may call for additions and/or architectural elements that are not always in keeping with the true historic nature of the structure. Therefore modifications to existing zoning regulations that would allow for modern conveniences, while at the same time encouraging the preservation of historic details, is encouraged.

If the Mayor and Council and/or Planning Board decide to prepare zoning regulations consistent with this document, it is recommended that any planning and/or zoning products that result from this Master Plan document be established based upon the above noted observations and findings of fact. The Planning Board in cooperation with the Historic Preservation Committee, could prepare and adopt an ordinance which outlines the procedures and criteria for designating a landmark or historic site, creating an historic overlay district, establishing procedures and criteria for review of land use applications affecting a designated landmark or historic district, as well as procedures for the enforcement of the ordinance provisions. An ordinance that is created based upon this document, should assist in preserving the character of the community while at the same time ensuring equal development rights to property owners identified in the historic inventory. It is further recommended that any future planning documents be consistent with the following:

- The ordinance should consider the inclusion of incentives to home owners, that are willing to undertake renovation and rehabilitation projects that are consistent and complimentary to the character of the original structure.
- The ordinances should include design guidelines for use by property owners in designing addition and alternation to their structures and/or the Planning Board and Zoning Board of Adjustment in reviewing development applications affecting historic landmarks or districts.
- The ordinance should not prohibit property owners from removing or demolishing structures but rather encourage their rehabilitation.
- The ordinance should not create restrictions that might impair the ability to sell the historic structure.
- The ordinance should not include restrictions that would in any way reduce the market value of any historic structure.
- The ordinance should not include provisions that would limit the ability to expand or enlarge the historic structure beyond what is restricted by the borough's area and bulk regulations set forth in the zoning code.



6.6 Available Funding Sources

Bergen County Open Space, Recreation and Historic Preservation Fund

<http://www.co.bergen.nj.us/planning>

1.-The County Program

This program is targeted to projects which qualify for green acre funding or federal aid programs. It can be utilized for the Acquisition or redevelopment of land for conservation and recreation purposes.

2. The Municipal Program

This program targets the acquisition of land for conservation and preservation purposes. Municipalities are encouraged to develop multi-source projects that contain matching funds, such as NJDEP green acres, municipal matching funds, and other appropriate sources.

New Jersey Historical Commission Grant

<http://www.state.nj.us/state/divisions/historical/>

General Operating Support - provides general assistance to historical organizations, museums, historic sites, archives, libraries, and similar organizations with collections or programming relating to the history of New Jersey.

Projects - provides funding for expenses of specific projects relating to New Jersey history. Eligible categories include conservation of historical materials (manuscripts, books, costumes, historical visuals); editorial and publication projects; educational initiatives; exhibitions; media (film, radio, videotape, digital media); public programs; and research (including archaeological projects, fellowships, oral history, and national and New Jersey registers of historic places nominations).

Garden State Historic Preservation Trust Fund

<http://www.njht.org/dca/njht/programs/gshptf/>

1. Historic Site Management Grants - for planning exercises that promote effective management at historic sites. Grants are eligible for a 3:1 funding match, with the grantee providing at least \$1.00 in funds for every \$3.00 of grant money awarded.

2. Capital Preservation Grants - for construction expenses related to the preservation, restoration, and rehabilitation of historic properties and associated architectural and engineering expenses. For grant request of \$100,000 or less matching fund ratio is 3:2, that is for every \$3 spent of the grant money \$2 shall be spent by the grantee. For grant request more than \$100,000 a matching funding ratio of 1:1 is required.

National Park Service-Preserve America Grant

<http://www.nps.gov/history/hps/hpg/PreserveAmerica/index.htm>

Preserve America grants support planning, development, and implementation of innovative activities and programs in heritage tourism such as surveying and documenting historic resources, interpreting historic sites, planning, marketing, and training. It provides matching funding that is for each grant will require a dollar-for-dollar, non-Federal match, which can be in the form of cash or in-kind donated services for grant-assisted work.