

HISTORIC PRESERVATION PLAN
ELEMENT
BOROUGH OF ORADELL
BERGEN COUNTY

January 12, 2010

Resolution approved
By Planning Board

April 6, 2010

Prepared by:

Oradell Borough Planning Board Sub-Committee on
the Town Plan,
Oradell Borough Historical Committee, The Borough
Historian and the Borough Archivist

With assistance from Heritage Consulting, Inc.
Through a grant from the New Jersey Department of Community Affairs
to Preservation New Jersey

Table of Contents

1.	Introduction and Purpose	3
2.	Brief History of Oradell	5
3.	Location and Significance of Historic Sites and Historic Districts in Oradell	8
4.	Standards Used to Assess Worthiness of Listing	9
5.	Oradell Historical Committee	10
6.	Evaluation of Impacts from Other Master Plan Elements on Historic Resources	11
7.	Recommendations	14
8.	Summary	17

Appendix

Table 1	Sites listed on the New Jersey and National Register of Historic Places	19
Table 2	Bergen County Inventory of Historic Resources In Oradell 1980-81	22
Table 3	Proposed Historic Downtown Oradell District, Partial Survey	24

1. INTRODUCTION AND PURPOSE

The Historic Preservation Plan Element for the Borough of Oradell has been prepared pursuant to The Municipal Land Use Law (NJSA 40:55D-1 et. seq.). This enables the Planning Board to adopt a historic preservation plan element as part of the municipal master plan. According to NJSA 40:55D-28b (10), a master plan may contain "a historic preservation plan element: (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; and (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts." The term historic site may include buildings, structures, sites and objects.

The Borough of Oradell has six (6) structures listed on the National Register of Historic Places and six (6) structures listed on the NJ Register of Historic Places. There are two (2) structures where the New Jersey Historic Preservation Office has rendered an opinion about the eligibility of listing the property on the National Register of Historic Places. All of these properties are listed in Table 1 of the appendix.

In 1980-81, Bergen County Office of Cultural and Historic Affairs, under the auspices of the Bergen County Historic Sites Advisory Board, undertook a "windshield" survey of Oradell to prepare an inventory of historic sites and historic districts of historical or architectural interest. According to this survey, the Borough's historic resources include: four historic districts, one streetscape, and 46 individual historic buildings. Of these structures, appearing on Table 2 in the appendix, only five are listed on the National or New Jersey Registers of Historic Places.

According to the Bergen County survey the multi-building historic districts are: The New Milford Plant of the Hackensack Water Co. District consisting of Van Buskirk Island, - which has been listed on the NJ and National Registers for national importance, is a designated project of Save Americas Treasures, and has a National Historic Landmark nomination pending which has been vetted and the site judged eligible to become a National Historic Landmark - two historic bridges leading to this island (the Elm Street Bridge and the Madison Avenue Bridge - the Madison Avenue Bridge has since been demolished and replaced by a new bridge), and the peninsula with six frame houses in the Borough of New Milford near the island (which have been demolished); the Oradell Railroad Station District nine (9) buildings—the train station only has been listed on the National Register); Oradell Ave.-Grove Street District (21 buildings); Genther Avenue Streetscape (between Ridgewood Ave and Center Street) (nine (9) buildings); and Manor District (East of Kinderkamack Road, between Borough of River Edge, Waite Place and Railroad Tracks.)

The Bergen County Historic Sites Survey of the Borough of Oradell was conducted for the Bergen County Board of Chosen Freeholders. The inventory included an introduction; a list of sites considered by the Historic Sites Survey Committee to be of particular historic or architectural interest; a brief history of the Borough; list of properties included in the New Jersey Historic Sites Survey of Bergen County, Borough of Oradell; maps of NJ Historic Sites Survey, Bergen County, Borough of Oradell; explanations of survey forms and significance codes; the survey forms; inventory lists; photographs of properties included on inventory lists; and appendixes. The appendix included information on the New Jersey and National Registers of Historic Places, a selected reading list for historic preservation, a preservation information source

list, criteria for inclusion in the Bergen County Historic Sites Survey, and a summary of Preservation Tax Incentives. By reference the 1980-81 Bergen County Historic Sites Survey is included and made part of this Master Plan Element.

Among the recommendations in the survey report was the adoption of an ordinance to provide a formal process for dealing with historic preservation issues and establish mechanisms to protect historic properties.

As part of the preparation of this Historic Preservation Master Plan Element, the Planning Board Sub-Committee on the Master Plan and the Oradell Historical Committee examined portions of the Town of Oradell, more than 300 properties, including those listed in the 1980-81 Bergen County Historic Sites Inventory. The committee members visited these properties to begin establishing the historic nature of the Town as well as to determine which properties listed in the Inventory were still standing and retained their historic integrity.

Additionally, the Planning Board Sub-Committee on the Master Plan and the Oradell Historical Committee determined that in addition to the four (4) multi-building historic districts mentioned in the Bergen County survey and one streetscape, a proposed fifth multi-building historic district should be added, Historic Kinderkamack Road. This proposed district begins at New Milford Avenue in the South and continues to the boundary of Oradell in the North with nineteen (19) structures and the historic grove of trees standing on the streetscape from Soldier Hill Road to a block North. This district includes the range of architectural periods which tell the story of Oradell's historic development from pre-1791 to mid-twentieth Century. Specifically, the Thunise Cooper House/ Traphagan Financials, 609-610 Brookside Avenue on Kinderkamack Avenue, built pre-1791 with additions, is associated with the early settlement of the area and the agricultural life and is an interesting example of early local vernacular frame architecture; to the 1834 Van Buskirk/Oakley House/ Fenner and Esler Insurance, 467 Kinderkamack Road, a virtually complete transitional Federal/Greek Revival farmhouse; to Queen Anne homes and late 19th Century, including the grandeur of the Blauvelt Mansion and Carriage House, built in 1896-1897, outstanding examples of late 19th century domestic Shingle Style architecture; to early 20th Century construction including the Church of the Annunciation and Oradell School/Borough Hall and the 1926 commercial FENNER BUILDING, 388 Kinderkamack Road. Of these structures, only the Thunise Cooper House/Traphagan Financials and the Van Buskirk/Oakley House/Fenner and Esler Insurance have been listed on the NJ Historical Register.

Inclusion of a site on either the New Jersey or National Registers of Historic Places has little direct effect on actions that are privately conducted by the property owner, but does provide a measure of protection from projects that use public funds and which may adversely impact the site. The owner of a building on either of the Registers can sell, alter or demolish an historic structure. They are under no obligation to allow the public access to their property. These properties are included here as Table 1 in the appendix.

The designation of a property as a local historic landmark in a municipality that enacts an historic preservation ordinance, acknowledges its historical, cultural, or architectural significance as an historic landmark, or a contributing building within an historic district. Inclusion of a property in the municipal historic sites inventory will entail the review of all changes to the exterior of the

building or property by the Borough Historic Preservation Commission, if such a commission is established through a Borough historic preservation ordinance.

The preparation of a Historic Preservation Plan Element for the Oradell Master Plan acknowledges that the Borough wishes to identify and take the necessary actions to preserve the historic and architectural resources of the community by including these identified sites in the Borough Master Plan. The rich history of Oradell, like Bergen County and all of New Jersey, is reflected in the number of documented historic sites, buildings and areas. As Oradell faces the challenges of the 21st century, the Borough's historic resources will likely come under pressure in some areas. While the preservation of historic sites and districts serves to promote the value of surrounding properties, some of these sites have the potential for demolition or redevelopment. When the real estate development opportunity afforded by the Borough zoning is sufficiently attractive, historic buildings will come under threat. If the Borough wishes to curtail the loss of culturally and architecturally significant buildings, it should take the necessary steps to celebrate its heritage.

2. BRIEF HISTORY OF ORADELL

In early history, the area that was to become the Borough of Oradell was formed by water, 20,000 years ago the Wisconsin Glacier pushed through and then Glacial Lake Hackensack covered what would become Oradell by 100 feet of water, 15 miles wide and 50 miles long. By 10,000 years ago early Homo sapiens, ice age hunters, pursuing mastodons and other animals for meat and hides, entered the region and hunted around Glacial Lake Hackensack. 8,000 years ago the terminal moraine "dam" broke, Glacial Lake Hackensack drained into the ocean and the Hackensack River formed with its meandering course. Later, the Lene Lenape, who fished the Hackensack River returning to its banks each spring, occupied the Hackensack River Valley. By the early 1700's, Colonists, mostly Dutch, migrated across the Hudson River into New Jersey and slowly pushed north into Bergen County. In 1795, a letter references "Boskirk's Landing" and describes the early commerce at the site.

The Borough of Oradell is an historic river town with a 2.578 square mile area, located on both sides of the Hackensack River and includes several islands in the river. Located in the Borough where New Milford Avenue crosses the river is Van Buskirk Island, a man-made island created by the dams for the mills in the area and whose existence is first noted in 1802. Van Buskirk's Southern End was known as the old Dock, Upper Landing or Old Landing and was the official Head of Navigation on the Hackensack River (the highest point of navigable water on the river). Schooners plied the river regularly between Old Dock and New York. The land was also an industrial center from Pre-Revolutionary War times with several types of mills: saw mills, bark mills and finally a gristmill. The earliest known structure at the site was the John Demarest Mill, in approximately 1681 to 1689. Schooners and sloops brought goods up from New York and exchanged them with flour, grain and other products of what was then essentially an agrarian economy. The river was the community's main transportation route.

In the Colonial era, Bergen County was made up of townships. By 1894, on the eastern edge of Midland Township, Oradell and New Milford were established communities. (This is not the New Milford of today.) New Milford was bordered on the east by the Hackensack River while

Oradell, abutting New Milford on the north, extended eastward across the river into Harrington and Palisades Townships.

Daniel I. Demarest (Oradell's second mayor) is credited with giving the early community of Oradell its name, sometime prior to 1876. (The name Oradell appears in the 1876 *ATLAS OF BERGEN COUNTY*.) At a family gathering for Daniel's 86th birthday, in 1922, he recalled looking up the word "ora" in a Latin dictionary and found it to mean at the beginning of or at the margin of a "dell." Thus, the combination was an apt description of the locale and adopted as the name for the early community. New Milford most probably was derived from the fact that it was a "river ford at the new mill."

Dissatisfaction grew for many years over the ever-increasing taxes paid to Midland Township with less and less returned in services. The "last straw" came when the township proposed a \$50,000 bond issue to macadamize roads. Oradell and New Milford would have to pay \$2,400 and receive only \$600 in road improvements. While the early colonists were driven to revolution over high taxation, the peaceful farmers of Oradell and New Milford banded together and took advantage of the 1878 State Legislature Act permitting the formation of independent boroughs. On February 2, 1894, the combined communities took the first step by preparing a petition for presentation to the Court of Common Pleas asking permission to form a borough. It was also proposed that the name of the new borough combine parts the two communities; "del" from Oradell and "ford" from New Milford – thus Delford.

The petition was submitted to the court dated February 19, 1894 and a special election was ordered, to be held on March 7, 1894. When the votes were counted, 89 votes were cast in favor of forming the Borough of Delford, while 29 voted against. Validity of the new borough was questioned on the grounds that the Legislative Act permitted formation of a borough from a part of only one township, Delford was formed from three – Midland, Harrington and Palisades. On May 17 the *BERGEN COUNTY DEMOCRAT* reported the Governor had signed a special enabling act created to cover the discrepancy in the borough law in such a case as Delford's.

The railroad extended north through Oradell in 1869 and was serviced by a small station on the east side of the tracks north of Oradell Avenue. The railroad spurred home building in the vicinity of the station along Maple Avenue, Oradell Avenue, and Grove Streets. Delford was in transition from a farm community to a commuter haven for New York City workers. The growth of the borough and increase in land values demanded a new and grander train station. In 1890 the present depot was built. Although Delford was the official incorporated name, the railroad time tables and the station retained the name of Oradell. The station at New Milford Avenue also retained the New Milford name. Delford did not erase the name Oradell. The confusion this created was settled by changing the borough name to Oradell in 1920 by a vote of 350 "for" and 50 "against." The name Delford disappeared as a New Jersey Borough. It now lives on as a street name and as part of the name of a few local businesses.

By petition of the residents of the respective areas, Oradell expanded its northern boundary into Washington Township twice, in 1895 and again in 1897, to the present Emerson line. Also in 1895 a small tract was annexed east of Elm Street and the Delford Land Company Holdings east of the Flatts Road (Grant Avenue), extended Oradell to the present Dumont line. The last changes

occurred in 1913 by State Legislative act when Forest Avenue and Spring Valley Road became the western lines and the southern boundary was moved north making Midland and Gates Avenues part of River Edge.

Education has a long uninterrupted span in Oradell's history. A log schoolhouse was within the present town boundaries in 1772. Three replacement schools served Oradell over the next 155 years when the present elementary school opened in 1929. In 1955 Oradell and River Edge regionalized their Junior High and Senior High Schools. Oradell's 1902 eight-room brick schoolhouse now serves as the Oradell Borough Hall.

Prior to 1890 religious life for Oradell centered at the Old North Church in Schraalenburgh (*Dumont*) and in Oradell's Lecture Hall. In 1890 Oradell founded its own Dutch Reformed Church and erected a building in 1894. This church building held its last service in 1959. The corner stone for the present church was laid that same year. Episcopal services were first held in homes and the Lecture Hall and then in their new sanctuary on Easter Sunday in 1901. St. Joseph's Catholic Church dates from 1904. It is unique because the boundary between Oradell and New Milford bisects the Church. The First Church of Christ Scientists opened its doors in 1922 and closed them in 1992.

Although the Reformed Church School started a library in the 1800s, the present Oradell Public Library dates from 1913. Oradell's volunteer fire department celebrated its 100th anniversary in 1997. The original firehouse is now the Little Firehouse Theater, home for over 75 years of the Bergen County Players.

Oradell can boast many noted people, among them are: Astronaut Wally Schirra, one of the first 7 space pilots; Charles Livingston Bull, noted naturalist illustrator lived and worked here from 1910 until his death in 1932; J. Irving Crump, author of boys books and the radio drama "Jack Armstrong, All American Boy;" and Ellsworth Kelly who grew up in Oradell is represented in museums throughout the word with his "Hard Edge" paintings and sculptures.

The Hackensack Water Company was an important part of Oradell since the first pumping station was built on Van Buskirk Island in 1882 and the completion of the Oradell Reservoir in 1921, which greatly altered the character of the Hackensack River. It was here that modern water filtration and purification was pioneered and developed and water became safe to drink for the first time in history in 1906. The rapid sand filtration perfected here, became the world standard for water treatment and put New Jersey in the forefront of water treatment and supply in the nation. In the 1920's, a method of activated Carbon filtration developed by George Spalding at the site, made the water potable – it now tasted good as well as being safe – and also became a national and international standard..

In 1990, a new filtration plant was put into operation in the adjacent town of Haworth, and the historic Hackensack Water Works site on Van Buskirk Island was turned over to the county. At this writing Bergen County is preparing an historic structures report on the site and planning to create a full preservation plan.

Oradell is now a residential community of some 2400 households. The 1895 State Census

enumerated 594 residents in Delford. Oradell's population today is a little over 9000.

3. LOCATION AND SIGNIFICANCE OF HISTORIC SITES AND HISTORIC DISTRICTS

Six (6) historic structures in Oradell have been listed on the New Jersey and National Register of Historic Places, and these are enumerated in Table 1 of the appendix. The listing is compiled and maintained by the New Jersey Department of Environmental Protection (DEP), Division of Parks and Forestry, Historic Preservation Office and identifies the general location of sites and districts within the Borough.

Listing on the State and/or Federal Register of Historic Places provides protection against destruction of historic resources when state or federal government funding is involved. However, listing on historic registers does not preclude the destruction or substantial alteration of historic resources when no government funds are involved. The DEP provides the following explanation of the historic places, sites and districts that are listed on the Register:

“The listings for the New Jersey and National Registers of Historic Places listings include sites and historic districts in New Jersey for which a formal action was taken by the State Historic Preservation Officer or designee. The listings are current through the end of 2008, and the HPO will update these listings on a periodic basis to reflect ongoing additions and corrections.”

Properties deserving further study

Bergen County conducted a “windshield” historic resources inventory between 1980 and 1981 and identified more than 46 properties, four (4) districts and one (1) Streetscape in Oradell that the survey team believed were eligible for listing on the State and National Registers of Historic Places. These sites and districts called out in the Bergen County survey had historic or architectural interest.

This survey established a systematic approach and developed criteria for analysis of many types of historic sites. Properties in this survey were chosen after reviews of previous historic site inventories, the records of the New Jersey Department of Environmental Protection, local histories, historic maps and atlases, and consultations with knowledgeable people at the local level. T. Robins Brown researched the history of Oradell and compiled an overview of the Borough's pattern of development. Their survey was limited by time and one of the recommendations was to conduct more research to strengthen the understanding of Oradell's cultural history.

The list of identified historic sites produced during the 1980-1981 survey creates a foundation for the continued exploration of Oradell's past. The Master Plan of 1988 reproduced the list of “Sites in Oradell Considered by the Historic Sites Survey Committee of the Bergen County Historic Sites Advisory Board to be of Particular Historic or Architectural Interest” (Bergen County Survey p. 5-6).

Since then, the Master Plan has been re-examined in 1997 and 2005 with no mention of historic

preservation, which is not a required element. This Historic Preservation Master Plan Element seeks to compliment the Master Plan and the inventory of the Borough's already identified historic resources so they can be considered when planning and zoning applications affect them. Further discussion of this matter is contained in the section Evaluation of Impacts from Other Master Plan Elements on Historic Sites below.

Table 2 in the appendix identifies historic sites referenced in the Bergen County Historic Sites Inventory that the Bergen County Historic Sites Survey Committee determined to merit additional study and designation if warranted. Some of the sites referenced in Table 2 have already been identified by the Oradell Planning Board Sub-Committee on the Master Plan and the Oradell Historical Committee for preservation as part of a proposed historic district. (see page 4 above) At present, there is no local historic preservation ordinance of either an advisory or regulatory nature for the Borough of Oradell. If there were a local historic preservation ordinance, the properties listed in Tables 1 and 2 would constitute a preliminary Oradell Historic Resources Inventory.

4. STANDARDS USED TO ASSESS WORTHINESS

The standards used to assess worthiness for historic site or district identification are listed below and may be used to encourage additional listings for an Oradell Historic Resources Inventory. The New Jersey and National Historic Register sites in Oradell and districts were listed on the State's inventory after review and formal action by the State Historic Preservation Office (SHPO) based upon a nomination to the register, or on information provided on a particular site or district. These listings are based upon eligibility criteria that the SHPO uses to evaluate historic resources.

According to the SHPO website, "The listings itemize the buildings, structures, sites, objects and districts listed on the New Jersey Register of Historic Places (SR) and the National Register of Historic Places (NR). They also include resources that have received Certifications of Eligibility (COE), opinions of eligibility from the State Historic Preservation Officer (SHPO Opinion) or determinations of Eligibility (DOE) from the Keeper of the National Register. These properties and historic districts all meet the New Jersey and National Register criteria for significance in American history, archaeology, materials, workmanship, feeling and association. Properties that have been entered on the New Jersey and or National Registers of Historic Places are listed by their historic names, which may be different from their current names. Properties that have SHPO Opinions or DOE's are listed by their historic name, when known."

The criteria for evaluation of a site, building, structure or object as to whether it should be listed is provided by the U.S. Department of the Interior, National Park Service National Register, History and Education. This evaluation criterion is reproduced below.

National Register Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of significant persons in our past; or
- c. That embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner a part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance with the past 50 years if it is of exceptional importance.

The Sub-committee on the Master Plan and the Oradell Historical Committee wishes to adopt the National Register Criteria, as referenced above, as its criteria for listing local properties on the Oradell Historic Resources Inventory.

5. ORADELL HISTORICAL COMMITTEE

The Oradell Historical Committee was established by Mayor Carolyn Hague to provide periodic guidance to the Mayor and Council and encourage an interest in the Borough's history within the town. The first chair was Susan Opsut and the committee consisted of interested residents and the Borough Historian, Frank Vierling. Sometime later, the Borough Archivist, currently George Carter, was added as a standing member. Early activities included collecting and exhibiting old

pictures for the 100th Anniversary celebration in 1994, Mr. Vierling's success in obtaining a state grant to rehabilitate the historic train station, and Mr. Carter's veterans and oral history projects. More recent achievements have been advocating for the preservation of other historically important structures in Oradell, such as the Hackensack Water Works, the Elm Street Bridge, and the Atwood-Blauvelt Mansion, and advising the Zoning and Planning Boards. More recently the Committee has become interested in historic preservation issues primarily because of the rapid rate of teardowns in the community. This project, to create a Historic Preservation Plan Element of the municipal Master Plan is one of the first steps towards a more educational agenda for this committee.

6. EVALUATION OF IMPACT OF OTHER MASTER PLAN ELEMENTS ON HISTORIC SITES

The New Jersey Municipal Land Use Law requires that each element of the Municipal Master Plan be integrated with the other elements of the plan. The historic preservation element would integrate with other elements of the master plan. Historic districts, buildings, structures, and archaeological sites are intimately and irrevocably linked with past, present, and future land use, housing, circulation, community facilities and conservation in municipal planning and history. Historic landmarks and districts link with land use planning in a variety of ways. The land use plan lays out goals and policies that consider alternative residential, commercial, recreational, open space, and other forms of development within and around historic landmarks and districts. Without such goals and policies, subdivision and zoning regulations over time tend to alter the historic pattern of development to a more regularized and uniform model than existed in the past.

The historic preservation element seeks to find a balance between, on the one hand, the preservation, maintenance and interpretation of the Borough's critical historic resources and on the other hand, the community's need for ongoing changes in land use.

The Borough of Oradell Master Plan was completed in 1988 which included Land Use and Housing Elements. The Land Use Plan was subsequently amended with a memorandum in 1990. The Land Use Plan was again amended in 1993. There have been two Reexamination Reports, one in 1997 and again in 2005. The Housing Element and Fair Share Plan have been updated twice in 2005 and 2008.

The 1988 Master Plan noted that a major goal is to preserve and enhance the primary residential character of the Borough and to maintain community character. The 1988 Master Plan further noted that three (3) properties were already listed on the National and State Registers of Historic Places and that Borough Hall had been nominated. (1988 Master Plan, pages 37-38.) The 1988 Master Plan also acknowledged the 16 sites/historic districts that the Bergen County Historic Sites Survey of Oradell considered to be of "Particular Historic or Architectural Interest," which includes the three (3) above reference properties already on the Register. (1980-81 Bergen County Report, p. 5-6). Retention of existing residential patterns and intensities of uses would support historic preservation goals. Historic structures are an integral part of the historic development pattern in the Borough. Historic residential properties reinforce the character and scale of the existing residential neighborhoods, and their preservation would support existing residential development patterns.

All of the referenced structures on the Bergen County Historic Sites Survey are listed on Table 2 in the appendix. Please see the notes below if the property has been subsequently listed on the New Jersey or National Register of Historic Places as noted on Table 1 in the appendix.

The 16 historic sites noted in the 1988 Master Plan, three (3) of which are historic districts are as follows:

1. Van Buskirk Island, Hackensack Water Company Plant District (Note: listed on both New Jersey and National Registers)
2. Oradell Railroad Station District, nine (9) buildings (Note: Only the railroad station building is included in the thematic nomination of Operating Railroad Stations in New Jersey and is listed on the National Register. The other buildings within the identified district are not designated)
3. Atwood-Blauvelt Mansion and carriage house at 699-705 Kinderkamack Road
4. Van Wagoner House at 700 Soldier Hill Road
5. The Oradell-Grove Street District, representing 21 properties on Oradell Avenue and Grove Street
6. Collignon Chair Factory Building (Cooper-Demarest Building) at 447 New Milford Road (Note: demolished in 1984)
7. Jacob Van Buskirk House at 465 New Milford Avenue (Note: now on the National Register)
8. Thunise-Cooper House at 608-610 Brookside Avenue (Note: now on the National Register)
9. W. King House at 437 Grove Street
10. Demarest-Cornwall-Blauvelt House at 355 Grant Avenue (demolished in 2008)
11. Oradell Borough Hall/Public School at 355 Kinderkamack Road (Note: now on the National Register)
12. Livingston Bull House at 455 Seminole Street
13. Voorhis Cemetery behind 272 Genther Avenue (1998 Report p. 38).
14. The Demarest House, 268 Grove Street
15. Oradell Railroad Station, 400 Maple Avenue

16. Van Buskirk/Oakley House, 467 Kinderkamack Road.

The Bergen County Historic Sites Survey identified the sites mentioned above, as well as others, including the Manor District that they believed were eligible for listing on the National Register or the New Jersey Register of Historic Places. All the properties currently listed on the New Jersey or National Registers are listed on Table 1 in the appendix.

The Bergen County Historic Sites Survey report states that their survey is not a comprehensive survey of the community. The report further states that a comprehensive survey is a building by building review of each property in the Borough to identify whether it is worthy of listing. This is an important activity which has not been fully addressed in Oradell, and is included in the recommendations section below.

The 1980-81 Bergen County Historic Sites Survey identified the Oradell Train Station District as being worthy of listing on the National Register. Today only the Oradell Train Station itself is so designated, not the other eight (8) properties in the proposed district. The Oradell Historical Committee believes there are other historic properties in the commercial corridor that have yet to be identified and seeks to survey the commercial corridor to identify such additional resources. This need is included in the recommendations section.

The 1993 Amendment to the Land Use Plan acknowledges three (3) noteworthy aspects of TAMS Consultants, Inc.'s study of the buildings and structures of the Hackensack Water Company (HWC). The 1993 Amendment states on page three (3), in part, as follows:

"1. The TAMS report suggests that some of the buildings on-site have sufficient historic and architectural design elements to warrant the buildings retention."

"2. Their study states that 'a survey by the Bergen County Office of Cultural Affairs identifies the district within which the Pump Station was situated as historically significant, and identified the district as eligible for the New Jersey and National Registers of Historic Places'"

"3. Their report also noted that a number of the rotating machines housed in the Pump Station 'are significant and worth preserving as artifacts of a particular technological era.'"

In May 2001, the entire intact Hackensack Water Company site was listed on the State and National Registers for Historic Sites, for National Importance. The site has also been deemed eligible to be a National Historic Landmark by the National Landmarks Survey, a nomination is pending.

Housing Plan and Fair Share Document

The Council on Affordable Housing Third Round Substantive Rules mentions historic properties in Chapter 5:97. Within the site suitability section of the Substantive Rules, references are made to affordable housing development near historic sites. The Rules say the following:

"Historic and architecturally important sites and districts listed on the State or National Register

of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.” (COAH, Third Round Substantive Rules Chapter 5:97-3.13 p 26).

Historic properties are also mentioned in Chapter 5. Adjustments of the Third Round Substantive Rules, section 5:97-5.1 Vacant land adjustment applicability. Historic and architecturally important sites may apply to exempt a buffer area to protect historic sites. The rules are as follows:

“5. Historic and architecturally important sites as follows:

i. Historic and architecturally important sites listed on the State Register of Historic Places in accordance with N.J.A.C. 7:4 or National Register of Historic Places in accordance with 36 CFR 60 prior to the submission of the petition of substantive certification.

ii. Municipalities may apply to exempt a buffer area to protect sites listed on the State or National Register of Historic Places. The municipality shall include with its petition for substantive certification the review and written recommendation from the New Jersey Historic Preservation Office pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. Upon review of New Jersey Historic Preservation Office’s recommendation, the Council shall determine if any part of a site should be eliminated from the inventory.” (COAH, Third Round Substantive Rules Chapter 5:97-5.1 p 37).

Historic sites in the Borough that are listed on the National or State Registers of Historic Places are noted in Table 1 in the appendix.

7. RECOMMENDATIONS

The most comprehensive means to preserve identified historic structures and historic districts in Oradell is through the creation of a regulatory local historic preservation ordinance and appointment of a Historic Preservation Commission to administer the ordinance. It is through the review of applications pending before the Planning Board and Zoning Board of Adjustment that an Historic Preservation Commission (if formed), has the opportunity to assist in the design review process, and help assure that the character-defining features of historic districts, streetscapes, individual landmark buildings and objects be preserved.

The Planning Board Sub-Committee on the Town Plan, Oradell Historical Committee and the Borough Historian make the following recommendations to the Oradell Planning Board.

A. Enact a local historic preservation ordinance to provide a formal process for dealing with historic preservation issues and establish mechanisms to protect historic properties. Investigate ordinances of this nature and explore other possible measures that can be implemented through

the local planning process.

B. Create a Regulatory Historic Preservation Commission to specifically address Historic Preservation.

- Communities across America have established local Historic Preservation Commissions to regulate and protect historic resources. A Historic Preservation Commission (HPC) can be given the responsibility to identify, document and protect historic resources. As outlined in other places in this Historic Preservation Plan Element, the Borough of Oradell has already identified historic resources including six (6) properties already listed on the New Jersey and National Registers of Historic Places. The 1980-81 Bergen County Historic Sites Survey identified four historic districts, one streetscape, and 46 historic properties that were significant. In 1986, the New Jersey Municipal Land Use Law was amended by the State Legislature to permit municipalities to create local Historic Preservation Commissions. The New Jersey Historic Preservation Office estimates that more than 200 municipalities in the state have established Historic Preservation Commissions.
- A regulatory historic preservation ordinance requires the review of applications for Certificates of Appropriateness by the Commission before a building permit can be issued for the proposed work to take place on the exterior of a locally designated historic property. This would include such work as demolition, relocation, alteration and new construction within an historic district or on an individual landmark. Ideally this ordinance should meet the criteria for Certified Local Government (CLG) status, thus making the Borough eligible to apply for grant funds annually from the New Jersey Historic Preservation Office CLG program.
- Adopt any necessary regulations necessary for the effective performance of the Historic Preservation Commission if one is formed.
- Review applications for Certificates of Appropriateness for the exterior of locally designated historic properties.
- Prepare nominations for the New Jersey and National Registers of Historic Places.
- Review proposed National Register nominations for properties written by other individuals and organizations.
- Review Section 106 application for projects within the Borough or that might affect identified historic resources in the Borough if the Borough passes a Historic Preservation Ordinance that meets Certified Local Government (CLG) standards.
- Review, broaden and refine the list of locally designated historic landmarks, sites and evaluate potential historic districts (Table 2 and Table 3 in the appendix).
- Conduct a comprehensive survey of the Borough's historic resources. A high priority

should be the downtown commercial district, which could qualify as Historic Downtown Oradell, an historic district, due to its large number of historic structures.

- Use the National Register criteria to evaluate the previously identified resources.
- Review and comment on site plans, subdivisions, and variance applications for properties listed on the Borough's inventory of historic sites.
- Provide written reports pursuant to Section 111 of the New Jersey Municipal Land Use Law (NJSA 40:55D-111) on the application of the zoning ordinance provisions concerning historic preservation.
- Make recommendations to the Planning Board on the Historic Preservation Element of the Master Plan, and on the impact of any other master plan element for the preservation of historic buildings, sites, structures and objects in Oradell.
- Advise the Planning Board on a yearly basis on the inclusion of historic preservation concerns in the recommended capital improvement program.
- Advise the Planning Board and the Zoning Board of Adjustment on application for development pursuant to Section 110 of the New Jersey Municipal Land Use Law.
- Encourage the continued use of historic resources and facilitate their appropriate reuse.
- Collect and disseminate information about historic buildings, sites, structures and objects in Oradell. Work closely with the Borough Historian to make this information readily available to the public.
- Stabilize and improve property values and discourage the unnecessary demolition of historic resources.
- Foster and enhance neighborhood pride.
- Promote the application of those individually identified buildings, sites, objects, structures, or historic district and streetscapes for the education, pleasure and general welfare of the citizens of the Borough of Oradell and its visitors.
- Assist in establishing local and statewide economic incentives to encourage the rehabilitation and protection of historic properties in the State, County and Borough's residential and commercial districts.
- Advise and assist property owners and other persons and groups including neighborhood organizations and downtown and commercial district organizations who are interested in historic preservation.
- Undertake educational programs, in collaboration with other Oradell organizations,

including the preparation of way finding signage, brochures, web sites, tours, award programs, books and publications to stimulate interest and sensitively to historic preservation and to place markers on structures.

- Report at least annually to the Borough Council on the state of historic preservation in the Borough and recommend measures to improve same.
- Collect and disseminate materials on the importance of historic preservation and techniques for achieving preservation goals.
- Encourage private reinvestment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style(s) characteristically found in the historic districts and streetscapes in which the structure is located.
- Encourage the adaptive use of historic sites owned by the Borough, School District or other public entities in the Borough.
- Prepare a handbook for property owners seeking to make changes to identified historic buildings in Oradell. The handbook should explain in words, drawings and photographs both recommended and not recommended actions for identified historic buildings. Make this handbook widely available: post to the Borough's web site, place copies in the each of the local libraries and hold neighborhood meetings to discuss its development and content.
- In 1999, New Jersey implemented a new rehabilitation sub code, designed to relax code requirements for historic buildings in an effort to make rehabilitation a more affordable and realistic alternative to demolition and new construction (www.state.nj.us/dca/cpdes/rehab). This program is now nationally recognized as a stimulus for historic preservation, especially in towns and villages. It has the potential in Oradell to strengthen the historic fabric of neighborhoods, the central business district and neighborhood business districts and to slow unnecessary demolition of historic buildings. Where appropriate, property owners in the Borough of Oradell should be made aware of rehabilitation options under the new sub code. Property owners can visit the Dept. of Interior website www.doi.gov or NJ state dept. of environmental protection site <http://www.state.nj.us/dep/hpo/2protection/protect.htm>.
- Actively seek grants, tax incentives or other funding from any source including Federal, State, County and local government, private foundations and individuals to foster greater preservation awareness in the Borough of Oradell.

8. SUMMARY

This Historic Preservation Element has been prepared in accordance with the Municipal Land Use Law statutory criteria authorizing the Planning Board to adopt a Historic Preservation Plan, indicating the location and significance of historic sites and historic districts, the standards used to

assess worthiness for historic site or district identification; and the relationship of components and elements of the master plan on the preservation of historic sites and districts; and specifically recommends the adoption of an historic preservation ordinance and the creation of a regulatory Historical Commission.

The many historic resources within the Borough of Oradell exhibit a cultural richness which contributes to the quality of life and community values within Oradell. Protection of these resources serves to enhance the value of all real estate within their sphere of influence. They also provide a permanent reminder of the scale and character of this place in an earlier time. This historic preservation plan element acknowledges the importance of these resources and concludes that the other plan elements of the Oradell Borough Master Plan, specifically including the Land Use Plan Element, substantially support and advance the objectives of preserving and protecting historic properties and districts in the Borough of Oradell. Further, it is recommended that all future re-examinations of the Master Plan and any revisions of the Master Plan be designed to continue to support and advance the objectives of preserving and protecting the historic properties and districts in the Borough of Oradell.

Appendix

TABLE 1 New Jersey and National Registers of Historic Places In the Borough of Oradell from the New Jersey Department of Environmental Protection Historic Preservation Office

Last Update: 1/8/2009 from NJ HPO web site on historic sites in the Borough of Oradell

Thunise-Richard Cooper House (ID#610)
608-610 Brookside Avenue, now 234 Kinderkamack Road (on corner of Brookside &
Kinderkamack, address was changed to the Kinderkamack Road Address)
NR: 9/12/1985 (NR Reference #: 85002182)
SR: 7/29/1985
SHPO Opinion: 6/29/1982

Demarest House (ID#611)
268 Grove Street
NR: 1/10/1983 (NR Reference #: 83001496)
SR: 10/3/1980
(#119 - Thematic Nomination of Early Stone Houses of Bergen County)

Elm Street Bridge (SI&A #020044B) (ID#4082)
Elm Street over Hackensack River
COE: 9/4/2002

New Milford Plant of the Hackensack Water Company (ID#1922)
Van Buskirk Island
NR: 8/22/2001 (NR Reference #: 01000891)
SR: 6/21/2001
SHPO Opinion: 9/17/1991
COE: 9/16/1996
(SHPO opinion included a portion of New Milford Borough)
Also located in:
Bergen County, New Milford Borough

Oradell Borough Hall (ID#612)
355 Kinderkamack Road
SHPO Opinion: 11/25/1981

Oradell Railroad Station (ID#613)
400 Maple Avenue
NR: 6/22/1984 (NR Reference #: 84002575)
SR: 3/17/1984
(Thematic Nomination of Operating Passenger Railroad Stations)

Edward W. Vaill House (ID#614)
863 Midland Road
NR: 1/18/1990 (NR Reference #: 89001595)
SR: 8/20/1989

Van Buskirk-Oakley House (ID # 615)
467 Kinderkamack Road
NR: 7/3/1979 (NR Reference 79001474)
SR: 3/29/1979

The State Historic Preservation Office provides the following glossary for the abbreviations and terminology used in these listings.

COE: A Certificate of Eligibility is issued by the New Jersey State Historic Preservation Officer. For properties not already listed on the New Jersey Register of Historic Places, a COE satisfies a prerequisite to apply for funds from the New Jersey Historic Trust, as well as several county preservation funding programs.

DOE: A Determination of Eligibility is issued by the Keeper of the National Register. National Park Service, Department of the Interior. It is a formal certification that a property is eligible for registration.

Local Certified Historic District: Although not necessarily listed in the Registers, Local Certified Historic Districts have been recognized by the National Park Service as 1) meeting the criteria for registration and 2) governed by a state or local statute or ordinance that protects the historic resources of the district.

MPDF: A Multiple Property Documentation Form is the core of a Multiple Property Submission, the format currently used to register groups of properties that are related by historical association or theme, but are not contiguous and need not be nominated all at the same time. A Multiple Property Documentation Form contains the historic contexts, and the background historical, geographical, and architectural information about the group of properties being nomination and is accompanied by one or more Registration Forms that describe specific properties. Together, the MPFD and its associated Registration Forms comprise a Multiple Property Submission.

MPS: A Multiple Property Submission is the name given to the current format for nominating groups of properties related by historical association or theme, but which are not contiguous and need not be nominated all at the same time. In 1986 this format replaced the previously used Thematic and Multiple Resource Area (TRA/MRA) formats. A MPS consists of a Multiple Property Documentation Form and its associated Registration Forms. In the following lists, properties registered as part of a Multiple Property Submission indicate the name of the MPS of which it was a part.

MRA: Multiple Resource Area refers to a format used in the 1980s to register groups of properties related by historical association or theme. This format was replaced by the MPS in

1986.

NHL: National Historic Landmark refers to a designation by the National Park Service that a property has national significance. Properties designated NHLs are automatically listed in the National Register.

NR: This abbreviation indicates that a property is listed in the National Register of Historic Places.

NR Reference #: The number is provided for properties which have been included in the National Register Information System (NRIS) database, which is available online from the National Park Service.

See Main Entry/Filed Location: An entry followed by this text indicates a property or district that is in more than one county or municipality and refers to the main entry. The main entry provides a list of the additional counties and municipalities in which the property is located ("Also located in") and indicates the filing location at the HPO.

SHPO Opinion: This is an opinion of eligibility issued by the State Historic Preservation Officer. It is in request to a federally funded activity that will have an effect on historic properties not listed on the National Register.

SI&A#: Bridges with SHPO opinions may also have a Structure Inventory and Appraisal Number which indicates bridges that are part of the Federal Bridge Inspection Program.

SR: This abbreviation indicates that a property is listed in the New Jersey Register of Historic Places (State Register).

Thematic Nomination (TRA): Thematic Nominations were prepared for groups of properties all related under a common theme or single property type. This format was replaced by the MPS in 1986.

TABLE 2
Bergen County Inventory of Historic Resources Survey in Oradell 1980-1981

1. Van Buskirk Island in Hackensack River in Oradell and part of the Borough of New Milford.
2. Hackensack Water Company Plant District.
 - a. Pumping Plant
 - b. Filtration Plant
 - c. Gatehouse for Settling Basin
 - d. Settling Basin
 - e. Intake Canal
 - f. Intake Screens
 - g. Elm Street Bridge
 - h. Madison Avenue Bridge – demolished and replaced.
 - i. Superintendent DW Chase House – demolished
 - j. Employee houses – demolished
 - k. Post WW II structures – demolished.
3. Oradell Railroad Station District, Maple Ave, houses at 355-c.383 Maple Ave, Oradell Mercantile Co. of Van Buskirk and Landmann on Southwest corner of Oradell and Maple Ave. (consisting of nine (9) buildings)
4. Oradell Avenue-Grove Street District, representing 21 properties on Oradell Avenue and Grove Street (515-533 and 516-532 Oradell Ave., 319-361 and 344-380 Grove Street..
5. The Manor District – East of Kinderkamack Road between Borough of River Edge, Waite Place and Railroad tracks.
6. Genther Avenue Streetscape between Ridgewood Ave and Center Street
7. Atwood-Blauvelt Mansion and carriage house at 699-705 Kinderkamack Road
8. Van Wagoner House at 700 Soldier Hill Road
9. Frederick Herle House at 799 Soldier Hill Rd, cottage to its west and house behind it, Frank Price House.
10. Demarest House at 268 Grove Street.
11. Collignon Chair Factory Building (Cooper-Demerest Building) at 447 New Milford Road (Note: demolished in 1984)
12. Van Buskirk House at 465 New Milford Avenue

13. Thunise-Cooper House at 608-610 Brookside Avenue, now listed as 234 Kinderkamack Road (the house is on the corner of Brookside and Kinderkamack, and at some point the address was changed to the Kinderkamack Road address.
14. W. King House at 437 Grove Street
15. 737 Seminole St.
16. Charles Livingston Bull house at 455 Seminole Street.
17. 394 Oradell Ave – Federal Revival/Bergen county Stone House revival
18. 273 Grove St. – Suburban Shingle Style House
19. Jacob Demarest House at 473 Grove Street.
20. Oradell Reservoir Dam – in Hackensack River approximately opposite foot of Mill Lane.
21. 505 Prospect Avenue
22. Edward W. Hail House at 863 Midland Road NR: 1/18/1990; SR: 8/20/1989
23. John B.H. Voorhis Store at 490 New Milford Ave.
24. Demarest-Cornwall-Blauvelt House at 355 Grant Avenue (demolished in 2008)
25. Oradell Borough Hall/Public School at 355 Kinderkamack Road
26. Voorhis Cemetery behind 272 Genther Avenue
27. Ginkgo tree at 555 Kinderkamack Road.

Survey by Planning Board Subcommittee on Town Plan

Spring 2009								
Number	Block & Lot	Building Address	Current Name and Historic Name (Original Owner if possible)	Date Built/ Architect if relevant	Historic Condition (dates of & what Modifications, updates, etc)	ID Historic Importance	other Comments	
1	221 1	234 Kinderkamack Road, formerly listed at 608-610 Brookside Avenue(Borough currently lists it as a 234 Kinderkamack Road Address)	Traphegan Financials/ The Thunis Cooper House, original owner - Thunise Kuyper (Cooper) died 1791)	Pre 1791 with additions	Restored in excellent condition (research modifications/updates)	This house is associated with the early settlement of the area and the agricultural life. In the 18th and 19th centuries, working farmland surrounded it. It is an interesting example of early local vernacular frame architecture. The east wing is believed to have been built in two parts, the earlier part built by Thunise Kuyper (Cooper) who died in 1791. The house was sold about 1870 by John Cooper, grandson of the builder. It has had numerous owners, currently the offices of Traphegan Financials	Listed on the NJ Historic Register	
2	1202 15	282 Kinderkamack Rd	Corner Commercial Building (current owner: Kloeber, Charles & Catherine)	About 1920s, needs to be researched, but construction style fits with 1928 Fenner Building and other brick structures of the 1920s	Upper level detail removed	As the Borough grew, new shops and businesses started in town. In the 1930s, the commercial corner building was occupied by Jack Tobias' store that sold toys, film ice cream, candy and sodas. Next door was a barbershop and other businesses. The same building stands today and holds an insurance company, a jewelry store and other businesses. The tenants may have changed, but the building still stands as a center of commerce in Oradell.	probably eligible as part of downtown historic district	
3	212 11	270 Kinderkamack Rd	Haglers/Felice (Current Owner 281 Kinderkamack Rd, Assoc)	1920s, needs to be researched	Interior renovated in early 2000s, exterior painted, needs to be researched	The diner is one of New Jersey's unique architectural styles and Oradell's own Haglers opened in the 1920s and continued to serve Oradell until new owners renamed it "Felice" in the 1980's. It was originally on the NW corner, but was moved across the street when Mr. Hagler opened a garage and filling station on the NW corner. Haglers was a gathering place of local citizenry and over tasty but inexpensive food, the news of the day was shared. Mr. Hagler cooked good meat, it was famous for its corned beef and cabbage and roast beef. Today this site is endangered. A developer purchased the property and is planning to demolish the historic diner. The proposal is in Court and the Mayor and Council are fighting to save the site.	Probably eligible, but never listed on historic register	
4	1202 17	298 Kinderkamack Rd	Delford Firehouse/Little Firehouse Theater, owned by Bergen County Players	1897	Bergen Players renovated in 1949/50 built a stage on the back, put seats where the old fire trucks used to be and called their new space The Little Firehouse Theatre. The theater built an extension in 1969 for extra rehearsal space and storage; increased its seating capacity to 210; and recently added handicapped accessibility, among other improvements.	Oradell's first firehouse and home to the Delford Fire Department until the new building was built at Center Street in 1949. In 1949, the Bergen County Players, founded 1931 in a backroom in the Hackensack Y, negotiated with the town for the quaint historic firehouse. They named it the Little Firehouse Theatre and have continued to present plays in it until the present.	Never listed on historic register	

Table 3 Preliminary Survey Historic Downtown Oradell

Survey by Planning Board Subcommittee on Town Plan

Number	Block & Lot	Building Address	Current Name and Historic Name (Original Owner if possible)	Date Built/ Architect if relevant	Historic Condition (dates of & what Modifications, updates, etc)	ID Historic Importance	other Comments
5	1202 18	302-308 Kinderkamack Road	Currently owned by Marino Family Lmt. Partnership, tenants Oradell Deli and Cool Beans, leased to Hair salon and dance studio on upper floor.	Research date	Buildings moved together to form one structure. Tin ceilings remain inside upper floor and lower floor. Research other changes/renovations	Three buildings were pushed together to form a commercial building. In the 1930's a delicatessen was where today's Oradell Meat Market exists; Frank Giaglia's tailoring shop, where Cool Beans Coffee House now stands' and an empty store which was once a piano shop and had a bowling alley in the basement now has a hair salon. This ordinary looking building tells a wonderful story of Oradell's growth, its businesses and its many transitions.	never listed on historic register
6	1202 19	310 Kinderkamack Road	Research needed for first owner. Currently owned by Voorhis Investments LLC	C. 1900 (photos in 1906 show all the 7 houses already there)	Built by Winters & Lynch	This house and the following 6 appear to have been all built on the same plan and at the same time, before 1906 and possibly before 1900. It is believed they were built by Winters & Lynch. In old newspaper items, there are several mentions of Winters & Lynch building houses all over town. Floyd Winters lived at 334 Kinderkamack Road and William Henry Lynch and his wife Sarah lived at 115 Kinderkamack Road and then moved to 264 Maple Avenue in a development of similar style homes which he built. Further research is needed to document them, but they form a continuous block of related structures which	None of these 8 houses have been listed on the NJ Historic Register
7	1202 20	314 Kinderkamack Rd	Currently owned by Voorhis Investments, LLC	C. 1900	Built by Winters & Lynch		
8	1202 21	316 Kinderkamack Rd	Currently owned by Arakallen, Charles M and Shakeh H.	C. 1900	Built by Winters & Lynch		
9	1202 22	320 Kinderkamack	Owned by Roland, Jayne S.	C. 1900	Built by Winters & Lynch		
10	1202 23	324 Kinderkamack	Owned by Pec Realty, LLC	C. 1900	Built by Winters & Lynch		
11	1202 24	330 Kinderkamack Rd	Owned by Kessler, Murray & Lillian	C. 1900	Built by Winters & Lynch		
12	1202 1	334 Kinderkamack Rd	Owned by DiMarie, Connie	C. 1900	Built by Winters & Lynch		
13	407 4	343 Kinderkamack Rd	Episcopal Church of the Annunciation, built, originally and currently owned by the church	1902		The Episcopal Church of the Annunciation had its beginning in Edmond Maples' home on Grove Street and later in Oradell Hall in 1901. By Easter 1902, the new church was built in its present location. The bell from Oradell Lecture Hall now hangs in the church belfry.	Never listed on the register
14	407 3	355 Kinderkamack Rd	Oradell School/ Oradell Borough Hall, owned by the Borough and built by the Borough, then known as DELFORD	1902		In 1902, the expansion of the town demanded a large school, and an eight-room brick school was built to accommodate the growth. In 1931, the building became the Oradell Borough Hall, and the Oradell Elementary School took over the education of Oradell's children.	SHPO is of the opinion that Oradell Borough Hall is eligible for inclusion in the National Register of Historic Places under criterion C - "that embody the distinctive characteristics of a type, period, or method of construction." Nov 25, 1981, SHPO opinion
Number	Block & Lot	Building Address	Current Name and Historic Name (Original Owner if possible)	Date Built/ Architect if relevant	Historic Condition (dates of & what Modifications, updates, etc)	ID Historic Importance	other Comments

Table 3 Preliminary Survey Historic Downtown Oradell

Survey by Planning Board Subcommittee on Town Plan

15	406 9	375 Kinderkamack Rd	Oradell Free Public Library/ Demarest House, owned by the Borough of Oradell	1848	1913, given to town and front porch torn off. Through years, library expanded and now the house only exists as support beams within the current library	Built in 1848, this was originally a Dutch Colonial type frame farm homestead with a wing and a front porch, which was torn off when it became the Borough's library. It was backed up by large cornfield extending up the slope of the hill and beyond. Peter Demarest inherited it at the death of his father, David. It was occupied by many locally prominent families including: Adolphus Landmann, D.Z. Westervelt and William Haring. Ultimately, the Bellis-Blauvelt family owned it and shortly after the Oradell Library was organized in 1913, gave it to the Borough to become the home of the library. The Oradell Public Library has been expanded and modified to a Georgian brick style structure; but the original house's support beams still exist within the current structure	It is not clear whether this structure would be eligible as the original structure is completely gone except for some support beams and basement structure. But it tells a wonderful story of Oradell's library and its growth, and perhaps as part of a Downtown district, it would be eligible. This must be researched
16	1201 22	378 Kinderkamack Rd.	A private residence, but once a grocery store and a small shop, currently owned by Patco Associates	1890s -? Must be researched	this is a vivid part of the streetscape and has been standing since at least late 1920s - must be researched	In the 1930's this structure was a grocery store with a small shop next door. Today, it has returned to residential use.	More research necessary on this structure. This structure and its neighbors form a continuous historic streetscape for Oradell from the 1920s to the present
17	1201 23	382-384 Kinderkamack Rd	A Garage and Grand Union/ now a liquor store and dance studio, owned currently by Gary Bell	1910-1920?	Needs to be researched	Another part of Oradell's thriving downtown, this building held a garage and a Grand Union grocery store, established in 1872. Note the automobile in front. Today it houses a liquor store and a dance studio, but you can still see the original structure.	Approximately 100 years of being part of the Oradell historic streetscape... needs to be researched
18	1201 24	386 Kinderkamack Rd	Pizza Parlor & Gift Shop/ originally Westervelt and Ackerman Hardware, Plumbing, Heating and Electrical Business, owned by J & C Associates	1910s???	Needs to be researched. A front was added, but you are still able to see original shape of house	This structure was an early residence converted to the Westervelt and Ackerman hardware, plumbing, heating and electrical business. Since the 30s it has housed various businesses, including a barbershop. Today it holds a pizza restaurant and a gift and boxes store. Comparing photographs from the 30s and now, you can still see the original shape of the house. It tells us of the businesses our town supported and how its commercial life has changed.	Needs to be Researched. Part of the 90-100 year continuous streetscape of downtown Oradell
19	406 12	383 Kinderkamack Rd	Now it is WWVC Museum/once was a bar and shops and a tailor shop, currently owned by Kefezli.	1890s - 1910s??	Needs to be Researched	The history of this structure needs to be researched, there have been many renovations, but the exterior and some of the interior tin ceilings still exist	Needs to be researched. Part of the 90-100 year continuous streetscape of historic downtown Oradell

Table 3 Preliminary Survey Historic Downtown Oradell

Survey by Planning Board Subcommittee on Town Plan

Number	Block & Lot	Building Address	Current Name and Historic Name (Original Owner if possible)	Date Built/ Architect if relevant	Historic Condition (dates of what Modifications, updates, etc)	ID Historic Importance	other Comments
20	406 11	388 Kinderkamack Rd	Fenner Building/ current owners 387-393 Kinderkamack Property	1926	Exterior, especially upper level intact, lower level stores have been modified, dates need to be researched	This commercial building was built in 1926 by Henry Fenner's father and housed the original Fenner & Dederick Real Estate and Insurance Company, Lewis R. Harris, Counselor at Law, Aletha Shop, a woman's clothing store and a Barber Shop. Today, it holds a jewelry store and a bagel store. The times may have changed and automobiles, but business continues in the Fenner Building. Note that Fenner Insurance is still in business in the historic Van Buskirk/Oakley House.	Part of the continuous streetscape of Historic Oradell. Needs to be researched
21	716 13	467 Kinderkamack Road	Esler Insurance/ Van Buskirk Oakley House, currently owned by H. Louis Essler, Jr.	c. 1834	Virtually intact transitional Federal/Greek revival farmhouse, attached to the main unit at the western side is an earlier 1/2 story kitchen, framework indicates late 18th - early 19th century construction. The main house is essentially intact, but the kitchen attached was altered shortly before 1900, removing most visible signs of the 18th-19th C. construction	This is the finest example of its period in Oradell, and represents an architectural heritage of detailed and elegant frame dwellings of the late 18 th -mid-19 th Centuries with fine craftsmanship. A family line of Van Buskirks, Oakleys and Hoyts lived in the house until 1977, when it was purchased by Lou Esler. It currently contains Mr. Esler's Insurance Company. To a great degree, he has maintained the historical integrity of the house both inside and out.	Listed on the NJ Register of Historic Sites
22	806 32.01	Soldier Hill Road & Kinderkamack	Stand of Historic Trees going north one block	Research dates		These trees are important environmental icons to the history of Oradell and should be researched and made an important part of the Historic Oradell Streetscape	
23	805 2	699 Kinderkamack Rd	Atwood-Blauvelt Mansion and Carriage House. Original owner Kimball C. Atwood. Mansion's current owner, Jeffrey and Bonnie Wells. The Carriage House is the Hiram Blauvelt Art Museum and owned by the Blauvelt-Demerest Foundation	1886-97	It has had some modifications and the current exterior is in somewhat declining condition. This would need to be researched. A port couchere was removed at one point, and some interior changes were made, particularly in the music room, altering the ceiling. The research is available and could readily be clarified	Built in 1886-1897, it is associated with the large country estate era of Oradell's development, but it's greatest significance comes from the high quality of the architecture. It is one of Bergen County's outstanding examples of late 19 th century domestic Shingle Style architecture. Characteristic is the multigabled, broad roof unbroken by dormers and securely visually anchored by massive brick chimneys. The architect, F.W. Wentworth of Paterson, built it for Kimball C. Atwood, a New York insurance executive who was an enthusiastic horseman and who developed, in Florida, the "Pink" grapefruit. Elmer Blauvelt, a member of an old Bergen County family, who renamed it "Bluefield", purchased the estate in 1926. He was an outdoorsman who raised game birds on the property. In the 1960's, the Carriage House was bequeathed to the Blauvelt-Demerest Foundation and became a wildlife museum displaying Hiram's hunting trophies and wildlife art. In the 1970's, Raymond Wells purchased the house to preserve it and put his architectural firm in the southern wing of the mansion.	Neither structures have been listed on the NJ Register of Historic Sites, although they would both be eligible. The Carriage House seems secure, but the Blauvelt Mansion is threatened with demolition.