

BERGEN COUNTY

HISTORIC SITES SURVEY

BOROUGH OF HILLSDALE

BERGEN COUNTY BOARD OF CHOSEN FREEHOLDERS

BERGEN COUNTY OFFICE OF CULTURAL AND HISTORIC AFFAIRS

BERGEN COUNTY HISTORIC SITES ADVISORY BOARD

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November 16, 1983

HILLSDALE FREE
PUBLIC LIBRARY

The Honorable Alfred J. Murphy, Jr.
Mayor of Hillsdale
Hillsdale Borough Hall
380 Hillsdale Avenue
Hillsdale, N.J. 07642

Dear Mayor Murphy:


It gives us great pleasure to present to you and members of the Council, a copy of the Bergen County Historic Sites Survey for Hillsdale.

This survey provides an inventory of significant properties that will be of historic interest to local residents and assist the municipality in the planning of effective preservation and rehabilitation of Hillsdale's historic sites and structures.

We would like to take this opportunity to thank the residents of the community for their interest, cooperation and assistance to members of both the Historic Sites Advisory Board and the Office of Cultural and Historic Affairs in the compilation of information for this study.

Sincerely yours,

BOARD OF CHOSEN FREEHOLDERS


Robert P. Pallotta
Freeholder Liaison
Office of Cultural & Historic Affairs



Historic Sites Advisory Board County of Bergen

355 Main Street
Room 101
Hackensack, NJ 07601
(201) 646-2882

November, 1983

Dear Reader:

You are about to take a tour of your architectural heritage. The survey that follows is a summary of Hillsdale's existing architecture. It is a two-dimensional tour, however, and as such can convey only a part of the historical character of the borough. The real three-dimensional heritage exists along the roads, streets and lanes, and in the wood, brick and stone of the buildings of your hometown.

As you read about the buildings of this survey, take the opportunity to go and see first-hand the skill of earlier builders. We have included a list of buildings which we feel merit particular note for their importance in local history or their architectural interest. We ask that you, the residents of Hillsdale, reflect upon the values and labor that created the borough in which you live. We then ask that you include the buildings that most represent that quality which is "home" to you in the Master Plan. In making new plans for future growth and development, we would like you to consider the conditions that created this borough, these buildings, this heritage. Then use this work as a guide to passing a part of your heritage to the future residents of Hillsdale.

If we can be of further assistance in discussing the means of conserving the architectural heritage of your community, please contact us.

BERGEN COUNTY

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This historic sites survey was made possible by a grant-in-aid from the U.S. Department of the Interior, administered by the New Jersey Department of Environmental Protection, Office of New Jersey Heritage, and matched by funds from the Bergen County Board of Chosen Freeholders.

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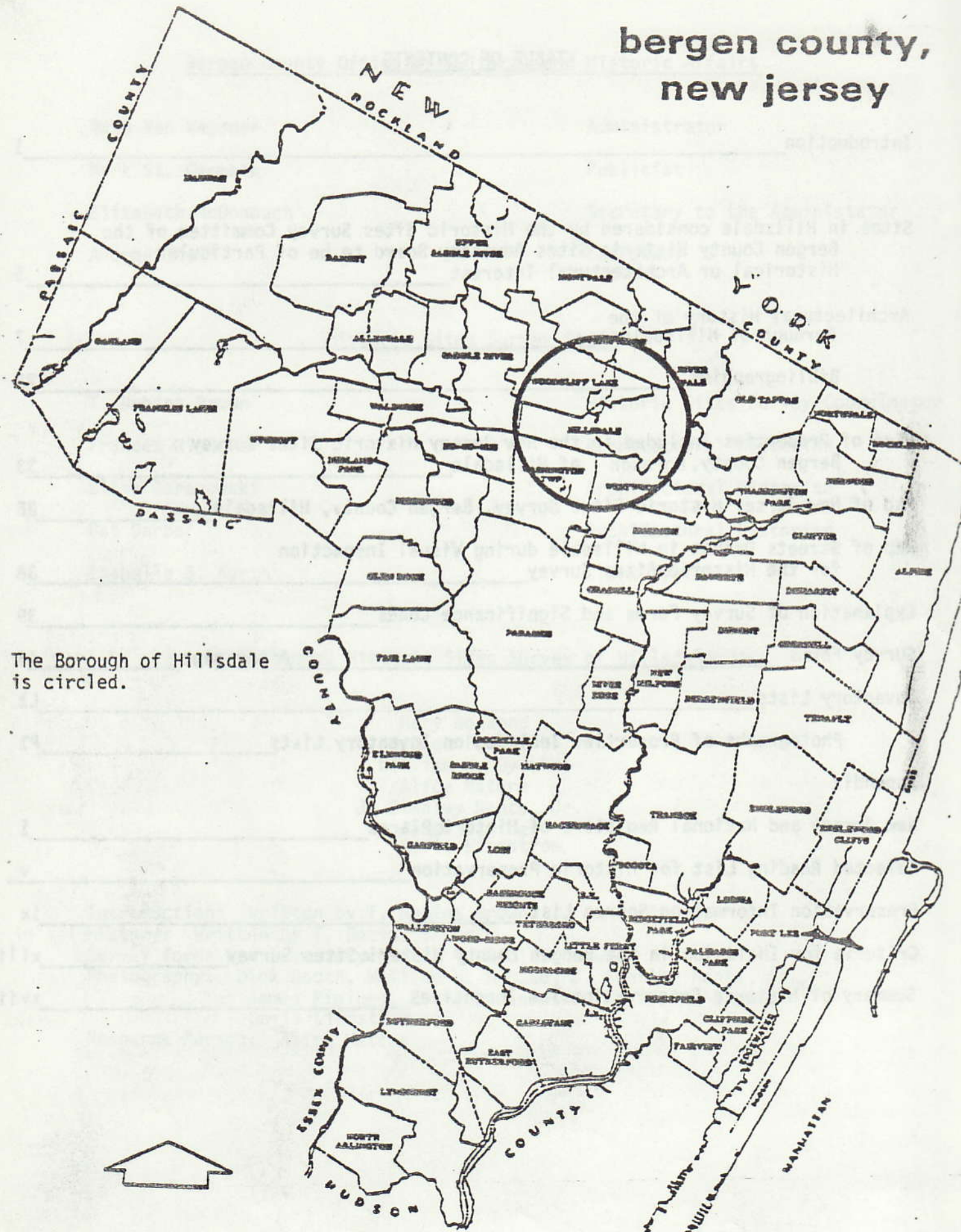
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bergen county,
new jersey

The Borough of Hillsdale
is circled.

bergen county,
new jersey

The Borough of Hillsdale
is circled.



INTRODUCTION

This report on historic sites in the Borough of Hillsdale is part of the Bergen County Historic Sites Survey, an attempt to identify buildings, streetscapes and sites of historical and architectural interest in the County. Properties are included which are readily recognized as being valuable for their historical associations or aesthetic design. Other properties are included which illustrate the architectural diversity of their communities and are remnants of the area's history of development. Many of these buildings are modest designs which are examples of vernacular architecture. They represent the conventional approach to architecture and construction in the locality. While the survey aims to be as comprehensive as possible, because of time limitations, not every building of interest has been included when there are other examples equally worthy of record. However, often the chosen building retains its original appearance to a greater degree than other similar designs.

Many older buildings have been omitted from the survey due to extensive recent modifications which diminish the buildings' architectural significances and sometimes make their ages unrecognizable. Such severely altered structures are included only when they are the only extant example of their type in the community or have special historical significance due to age or association with important persons or events.

There is no age requirement for properties included in this survey and it contains properties which are remnants of the area's history of development in the late nineteenth and early twentieth century as well as those associated with the earliest settlement periods. Occasionally recent buildings which have recognized architectural or historical significance are included. However, greater emphasis is placed on resources over fifty years of age. Additional information on the "Criteria for inclusion in the Bergen County Historic Sites Survey" is in the appendix.

Since time-limits restricted research, much additional research can be done to strengthen our understanding of Hillsdale's architectural history. One hopes that this report will both stimulate interest in Hillsdale's architecture and serve as a basis for further research, particularly on those properties identified as being of particular

historical or architectural importance. Please send any additional documentation to be added to the survey to the Bergen County Office of Cultural Affairs, 355 Main Street, Hackensack, New Jersey 07601.

Properties included in this survey were chosen after review of previous historic sites inventories, the records of the New Jersey Department of Environmental Protection, local histories, historic maps, and consultation with the local resource persons, J. Stanley Nants and Alice Matera.

A visual inspection of the Borough made by driving all roads in existence prior to 1876 and investigating all neighborhoods shown on early 20th century maps enabled the Historic Sites Survey staff to verify the locations, existence, and architectural integrity of previously identified properties and led to the identification of others of visual interest. Included with this report is a map showing all streets driven as part of the "windshield survey." Hillsdale is shown on the Hackensack and Park Ridge quadrangles of the U.S Geological Survey.

The "history" included in this report emphasizes the development of the area as represented by extant historic properties. It does not attempt to be a comprehensive history of the municipality, but rather provides a brief architectural history to be used in evaluating the significance of the properties included in the survey.

Properties judged by the survey staff to have greatest historical and architectural interest were recorded on New Jersey Office of Historic Preservation (now, Office of New Jersey Heritage) survey forms. Other properties of interest were recorded more briefly on inventory lists. The survey forms for properties included in the Bergen County Stone House Survey, a county-wide inventory of the early domestic architecture constructed of stone, are included, as is the survey form for the Hillsdale Station which was included in NJ Transit's Survey of Operating Railroad Stations (0227-D1#8).

Historic Sites Survey volunteers assisted with the survey by photographing sites and reviewing the draft report. Their work was coordinated by and supplemented by the survey staff.

The Bergen County Historic Sites Advisory Board advised on the conduct of the survey and provided invaluable assistance. The members of the Historic Sites Survey

Committee evaluated the survey to determine which sites are of greatest interest. The results of this evaluation are included in this report. They also made corrections and suggestions which are incorporated into the final report.

Copies of this report with original photographs are on file in the Bergen County Office of Cultural and Historic Affairs and in the Office of New Jersey Heritage, New Jersey State Department of Environmental Protection, CN.402, Trenton, N. J., 08625. The Hillsdale Mayor and Council and Planning Board are provided with copies to encourage and facilitate the use of this report in local planning. In order to make the survey available to the general public, copies of it will be deposited in the local public library and in libraries in Bergen County with major local history collections.

Presented to the municipal officials along with this report is a copy of "Model Ordinances for Historic Preservation" issued by the New Jersey County and Municipal Government Study Commission. This publication contains model ordinances which if enacted would allow a local board to protect historic properties. Such an ordinance would provide a formal process for dealing with historic preservation issues in the community by locally designating as landmarks those districts and properties judged to be of greatest importance in the municipality. It is hoped that the inventory contained in this report will aid in determining what should be preserved and that the "Model Ordinances" publication will supply the means to insure that irreplaceable historic properties continue to be a viable part of Hillsdale's future.

Sites in Hillsdale considered by the Historic Sites Survey
Committee of the Bergen County Historic Sites Advisory Board
to be of Particular Historical or Architectural Interest

<u>Survey #</u>	<u>Address, Name</u>
0227-D1	84-128 Broadway, Memorial Park, Hillsdale Railroad Station; Hillsdale Station District. District probably eligible for SR and NR. The Hillsdale Railroad Station at SW corner of Broadway and Hillsdale Avenue; included in NJ Transit's Survey of Operating Railroad Stations, is listed on SR.
0227-D2	17, 22, 30, 31 Crest Road, 27 Summit Street; Crest Road District.
0227-S3	355, 357, 375 Hillsdale Avenue; Hillsdale Avenue Streetscape.
0227-S4	299, 305, 307, 321, 333 Washington Avenue; Washington Avenue Streetscape.
0227-5	230 Broadway; Blauvelt-Demarest House. BCSHS #71; SR 10/03/80; NR 01/09/83.
0227-6	141 Demarest Avenue, NE corner Westdale Avenue; Samuel G. Demarest House. Probably eligible for SR and NR.
0227-7	156 Ell Road; Garret Durie House. BCSHS #69; SR 10/03/80; NR 01/09/83.
0227-8	211 Pascack Road; John Banta House. BCSHS #70; SR 10/03/80; NR 01/09/83.
0227-10	233 Wierimus Lane, SE corner Plymouth Road; Henry Storms House.
0227-11	126 Wierimus Road; Vanderbeck House. BCSHS #214; SR 10/03/80.
0227-12	215 Wierimus Road; Vanderbeck-Van Riper-Demarest Farm.
0227-13	231 Wierimus Road; Bogert House. Probably eligible for SR and NR.
0227-16	330 Broadway.
0227-19	47 Central Avenue, SW corner Cross Street; Dr. Lewis Sosnow Medical Office Building.
0227-20	SW side of Crosley Terrace at bend in road about $\frac{1}{2}$ block south of Washington Avenue; shade or awning factory building.
0227-22	91 Demarest Avenue, NW corner Gramercy Lane; F. Hall House.

BCSHS = included in Bergen County Stone Survey, followed by number of survey form.
SR = listed on New Jersey State Register of Historic Places, followed by date listed.
NR = listed on National Register of Historic Places, followed by date listed.

<u>Survey #</u>	<u>Address; Name</u>
0227-25	605 Hillsdale Avenue; Dr. Dinshah P. Ghadiali House.
0227-27	75 Lawrence Street and 22 Magnolia Avenue; Pair of Queen Anne style houses.
0227-28	150 Magnolia Avenue; C. S. Van Winkle House.
0227-31	100 Piermont Avenue; Edward Grosbeck House.
0227-32	185 Piermont Avenue; Samuel Moore House.
0227-34	415 Piermont Avenue; A. A. Hopper House.
0227-36	27 Vincent Street; Blauvelt-Hering House.
0227-37	50 Wierimus Lane; Allen (?) House.
0227-38	300 Wierimus Road; A. Van Riper House.

Geography

The Borough of Hillsdale occupies an 2.9 square mile area in the Pascack Valley in the north central section of Bergen County. The Borough, shaped like an irregular wedge, is bound by six municipalities. The Township of River Vale is the eastern neighbor. Here the northern part of the boundary is a natural one, Holdrum Brook. Cedar Lane and Demarest Ave. separate the two municipalities at the southern part of this boundary. The southeastern corner of Hillsdale is defined naturally by the winding contour of the Pascack Brook. The Borough of Westwood and the Township of Washington border Hillsdale at the south where the dividing lines, straight for the most part, cut through blocks and streets. The Borough of Saddle River has a straight/line boundary with Hillsdale at the west. The north boundary line with the Borough of Woodcliff Lake is a staggered, angular one. A small section of Hillsdale juts northward at the northeast touching the Borough of Park Ridge.

As the name suggests, Hillsdale's terrain is predominately hills. Its elevations range from 375' at the northwest to about 40' at the southeast along Pascack Brook. The rolling hills at the east and west are separated by a central plateau, through which the Pascack Brook runs. Part of the area along the Pascack Brook is a flood plain. The brook flows out of the Woodcliff Lake reservoir. Part of this reservoir is in north central Hillsdale. Marshlands are found in Hillsdale near the reservoir around the Pascack Brook and in the northeast section of the Borough around Hillsdale Brook and around Holdrum Brook. The Musquapsink Brook crosses Hillsdale in a north-south direction in its western section.

Extension

The Hackensack and New York/Railroad (now Pascack Valley line of NJ Transit) tracks cross the center part of Hillsdale in a curving north-south

direction. The tracks are in the valley of the Pascack Brook, east of the brook itself. The Borough has a number of features which divide it into sections. The various brooks are natural dividers. The railroad tracks are another as is the Garden State Parkway in the western section. Hillsdale Ave. is the only east-west thoroughfare extending through the entire Borough and it merges into meandering Wiernus Road in the section of Hillsdale west of the Garden State Parkway. Wiernus Lane joins parts of the western section of the Borough, while Piermont Ave. and Washington Ave. are links in the eastern section. Important roads linking Hillsdale Ave. to the north and south are Kinderkamack Road, Broadway, and Pascack Road. The Garden State Parkway crosses the western section of Hillsdale but it has no entrances here. Access to this major highway is nearby in Washington Township.

Hillsdale is almost wholly a residential community in which over 90% of the homes are single family houses. Commercial areas exist along parts of Broadway. In 1972 Hillsdale had 64 retail businesses. In the same year less than 1% of the area was industrial. Hillsdale has several large parks insuring that some land remains undeveloped. A single farm, the Vanderbeck-Van Riper-Demarest Farm (see 0227-12), remains in the northwestern section. A glance at the map of the Borough reveals the denseness of the residential streets and lots in much of the Borough (p. 36-37). Older residential areas are identified by grid plans, while the post-World War II developments have winding roads and cul-de-sacs.

Political Genealogy

Before the last quarter of the 18th century, Hillsdale was in New Barbadoes Township. In 1775 Harrington Township was formed from the north half of the older township. This new township contained the entire Pascack Valley area of northcentral Bergen County. Its boundaries were New York State at the north, Hackensack Township at the south, the Saddle River at the west, and the Hudson River at the east. Harrington Township was divided by

nearly half its size in 1840, when Washington Township was formed from its western half. Future Hillsdale was located in Washington Township which had the same north, south, and west boundaries as those of the old Harrington Township. Hackensack River was its natural eastern boundary. Washington Township has a confusing political genealogy, beginning with its brief return to Harrington Township in 1844-5 and continuing through a steady loss of acreage to newly formed Boroughs in the late 19th and early 20th centuries. Hillsdale Township was formed in 1898. In 1923 it was reincorporated as the Borough of Hillsdale.

Architectural History of Hillsdale to 1860

The first settlers of the area which is now Hillsdale were farmers who were members of some of Bergen County's early families including the Blauvelt, Demarest, Durie, Banta, Forshee, and Vanderbeck. They located their farmsteads along the oldest roads in the Borough. These roads in existence before 1840, as seen on the U. S. Coast Survey map of the area, are Demarest Avenue, Ruckman Avenue, Piermont Avenue, Cedar Lane, Broadway north of Piermont Avenue, Hillsdale Avenue between Broadway and Pascack Road, Yesler Way, Ell Road, Pascack Road with the section between Ell Road and Hillsdale Ave. omitted, Wierimus Lane, and Wierimus Road. The 1840 map shows about thirty farmsteads along these roads in present-day Hillsdale. Neither this map nor the 1861 Hopkins Map of Bergen and Passaic Counties (map #1) designate the area that is now Hillsdale with a name. The area was then rural and had no hamlets.

Hillsdale retains four early sandstone houses which are significant remnants of the area's early settlement history and are examples of an important early American building type, the Bergen County stone house built before 1840. The four Hillsdale examples are erected of local sandstone and their architecture is associated with the Dutch cultural group. They illustrate some of the variations which exist within the stone

Map 1. Hillsdale area in 1861. From G. M. Hopkins, Map of the Counties of Bergen and Passaic, New Jersey (Philadelphia: G. H. Corey, 1861), Road names added.



house type.

The gabled-roofed Blauvelt-Demarest House at 230 Broadway (0227-5), built about 1740, was originally a small 26' by 20' one-room stone structure only two bays wide. In the 18th century it was the homestead for Arie Blauvelt's 152 acre farm. The Garret Durie House at 156 Ell Road (0227-7) is also a gable-roofed structure, but it is larger as its main block measures 33½' by 32' and is four bays wide. It originally had twin doors in its front (east) facade of evenly cut sandstone. This house has local historical significance due to its association with Garret Durie, a farmer-blacksmith, who was a Bergen County Freeholder, Justice, and Judge.

The other two stone houses extant in Hillsdale have the graceful gambrel roof which in the popular mind is associated with the domestic architecture of the Dutch cultural group. (In actuality the gable roof was as frequently employed.) The John Banta House at 211 Pascack Road (0227-8) is a large house with a five-bay-wide main block which is 44' by 33'. This handsome house, formerly the farmhouse for an over 400 acre farm, has squared random sandstone walls with trapezoidal lintels over openings on both the main (east) and south facades. The Vanderbeck House at 126 Wierimus Road (0227-11), like the Banta House, appears on the Revolutionary War period Erskine map. This house has more modifications than Hillsdale's other extant stone houses. All of the Hillsdale stone houses have been modified and enlarged during their long histories of use and so are part of the continuing history of Hillsdale, in addition to being significant remnants of its early settlement period and its early architecture.

Hillsdale's early settlement period architecture is also illustrated by several frame houses. The unpretentious Forshee-Blauvelt-Peterson House at 116 Piermont Avenue (0227-9) shows the evolution of a small circa 1748 farmhouse through various enlargements. The center section with high sandstone foundation is believed to be the oldest part

of this building. It has been added to on both sides. The Vanderbeck-Van Riper-Demarest Farmhouse at 215 Wierimus Road (0227-12) is another example of a farmhouse that was enlarged and modified over time. Only a small wing dates to the late 18th century with other larger sections built in the 19th and 20th centuries. This building is significant as part of a farm with barns and other accessory buildings and orchards and fields which is Hillsdale's sole remaining working farm. This farm is a link between the present and Hillsdale's early history when agricultural pursuits dominated the landscape.

The Federal Period Samuel G. Demarest House at 141 Demarest Avenue (0227-6) is a simple but pleasing example of a house type popular in Bergen County (and elsewhere) at the turn of the nineteenth century: the 1½ story, frame house with eyebrow windows in the upper walls of main facade. (These windows in more elaborate examples are in^a broad frieze below the cornice). On the Demarest House both the three-bay-wide main block and the three-bay-wide side wing have eyebrow windows. Eyebrow windows are also found on the rear of the Forshee-Blauvelt-Peterson House (0227-9), on the north section of the David Campbell House at 333 Piermont Avenue (0227-33), and on the east wing of the A. A. Hopper House at 415 Piermont Avenue (0227-34).

Other early frame houses in Hillsdale include the Banta House at 290 Pascack^{Road} (0227-29), a small two-story building enlarged and picturesquely embellished about 1900. Part of the extensively altered Vanderbeck-Demarest-Quackenbush House at 32 Piermont Avenue (0227-30) probably dates to the 18th century. The five-bay, 1½ story Edward Grosbeck House at 100 Piermont Avenue (0227-31) is probably an early 19th century house hidden behind an early 20th century porch. The Blauvelt-Hering House, a two story, five-bay-wide house with a main section which probably dates to the early 19th century, was moved in the 20th century to its current site at 27 Vincent Street (0227-36). The A. Van Riper House at 300 Wierimus Road (0227-38), a 2½ story, five-bay wide house which was probably built in the early 19th

19th century. It has attractive 20th century alterations which give it a Colonial Revival style appearance.

(0227-22)

The F. Hall House at 91 Demarest Avenue is a well-preserved example of a mid-19th century farmhouse. The five-bay-wide, two-story house has a central entrance with typically mid-19th century double entrance doors. The house also has a five-bay-wide, one-story veranda, or porch, across its front. The veranda is another architectural feature favored in the mid-19th century.

The Samuel Moore House erected in 1853 at 185 Piermont Avenue (0227-32) is another mid-19th century building of interest in Hillsdale. This house has a place in the history of blacks in Bergen County since it was erected for Samuel Moore, a black man who received the property through a bequest of his employer Garret F. Haring.

Architectural History of Hillsdale, 1860-1930

In 1860 Daniel P. Patterson, a New York City businessman, purchased a Demarest farm and 56 acres of land in the future Borough of Hillsdale. This purchase and Patterson's subsequent activities initiated a change in the developmental pattern of part of the area from rural farmland to a residential railroad suburb. However there was a ten-year lag between Patterson's purchase and the filing of the "Lots and Villa Plots" map which was Hillsdale's first real estate sub-division.

During the transitional period of the 1860's a number of important extant buildings were erected in Hillsdale. These buildings have a picturesque country house character not found in the earlier farm houses of the area. In styling they show the influence of mid-19th century romantic architectural ideas which stressed the relationship of the house and its site and called for the employment of a number of picturesque architectural styles with verandas, dormers, and other architectural elements which visually break up the building's mass and its wall surfaces. Favored

styles include the Second Empire employing the mansard roof, the Italianate with a low pitched roof with overhanging eaves, and the Gothic Revival with steeply pitched roofs with Medieval Revival elements such as verge-boards. Frequently buildings were not examples of a specific revival style but rather "Downingesque". They had some of the architectural features popularized by Alexander Jackson Downing, the most influential of the mid-19th century architectural writers.

Daniel Patterson's own house, erected at 462 Hillsdale Avenue (0227-23) about 1860, was Hillsdale's finest example of mid-19th century architecture. This 1½ story Second Empire style frame house was the focal point of a country estate with spacious landscaped grounds. As late as 1899 the house, then called "Brook Side Pines" and owned by John H. Riley, was the showplace of Hillsdale ("Picturesque Hillsdale"). It still exists on the grounds of St. John the Baptist School, but its former architectural distinction is gone as the building has been stripped of most ornamentation and dominated by an unsympathetic addition to the front. Its mansard and hip roofline does suggest its earlier character.

Hillsdale contains two handsome Italianate style frame houses erected in the 1860's which are relatively little altered, the Henry Storms House at 233 Wierimus Lane (0227-10) and the Bogert House at 231 Wierimus Road (0227-13). While both houses were probably homesteads of farms, they have architectural embellishments which suggest an intentional striving for a stylish building of the sort associated with country estates. Both houses have 2½ story, gable-roofed main blocks with very elaborate arched three-bay entrance porches flanked by bay windows. Both have central gablets, over-hanging eaves, and interior end chimneys. The similarities between the houses suggest that they were erected by the same builder. According to tradition, the Storms House was built by its first owner, Henry Storms,

an owner of the nearby sawmill. It is possible the Bogert House was owned by S. B. Bogert, a Hillsdale carpenter-builder included in the 1876-7 New Jersey State Directory of Merchants (quoted in Relics Nov. 1960, p. 2). Further research is needed on both buildings. It would be very interesting if research reveals an association between Henry Storrs and S. B. Bogert.^{TP} Several other houses in Hillsdale have Italianate style features. The Demarest-Livengood House at 737 Hillsdale Avenue (0227-26) retains its bracketed overhanging cornice, low pitched gable roof, and round-headed attic window-all characteristic of the Italianate style. This house has extensive turn-of-the-century Arts and Crafts style modifications including shingle sheathing, cobblestone chimney, and porte cochère. The C. S. Van Winkle House at 150 Magnolia Avenue (0227-28) is a better preserved Italianate design/round-arched entrance retaining original veranda and in addition to massing and cornice.

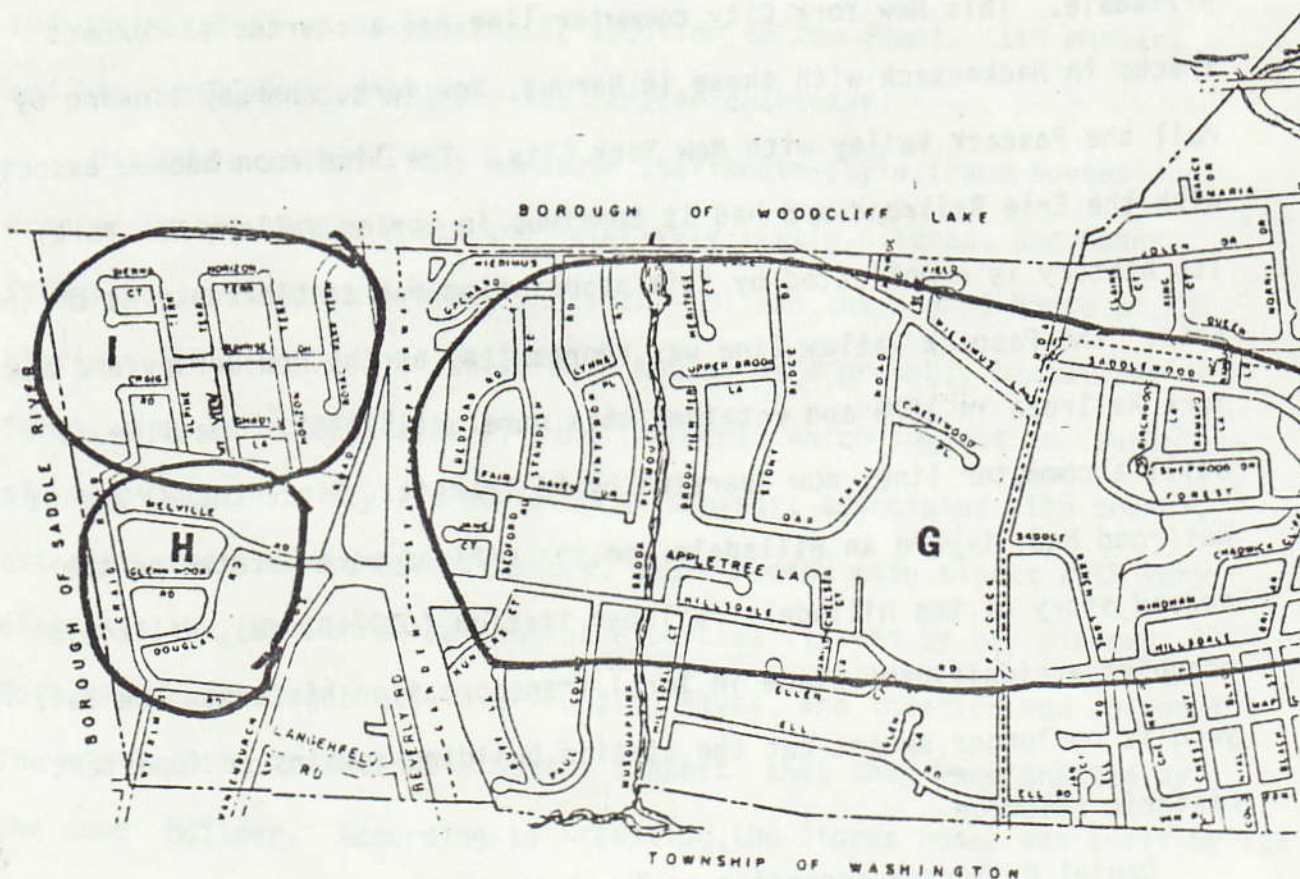
In December 1869 the Hackensack and New York Extension Railroad reached Hillsdale. This New York City commuter line had a charter to connect tracks in Hackensack with those in Nanuet, New York, thereby linking by rail the Pascack Valley with New York City. The line soon became associated with the Erie Railroad and had its terminus in Spring Valley, New York. Its history is complicated by this association due to bankruptcies of the Erie. The Pascack Valley line was reorganized as the New Jersey and New York Railroad in 1873 and retained this name until 1961. The line is still a commuter line; now operated by NJ Transit. Since the NJ and NY Railroad had its yard in Hillsdale and its offices were located on the second story of the Hillsdale railroad station (0227-D1 #8), Hillsdale occupies a significant place in local transportation history. The rail yard is no longer extant but the station building remains an important historic resource.

Daniel Patterson, according to local tradition, was responsible for

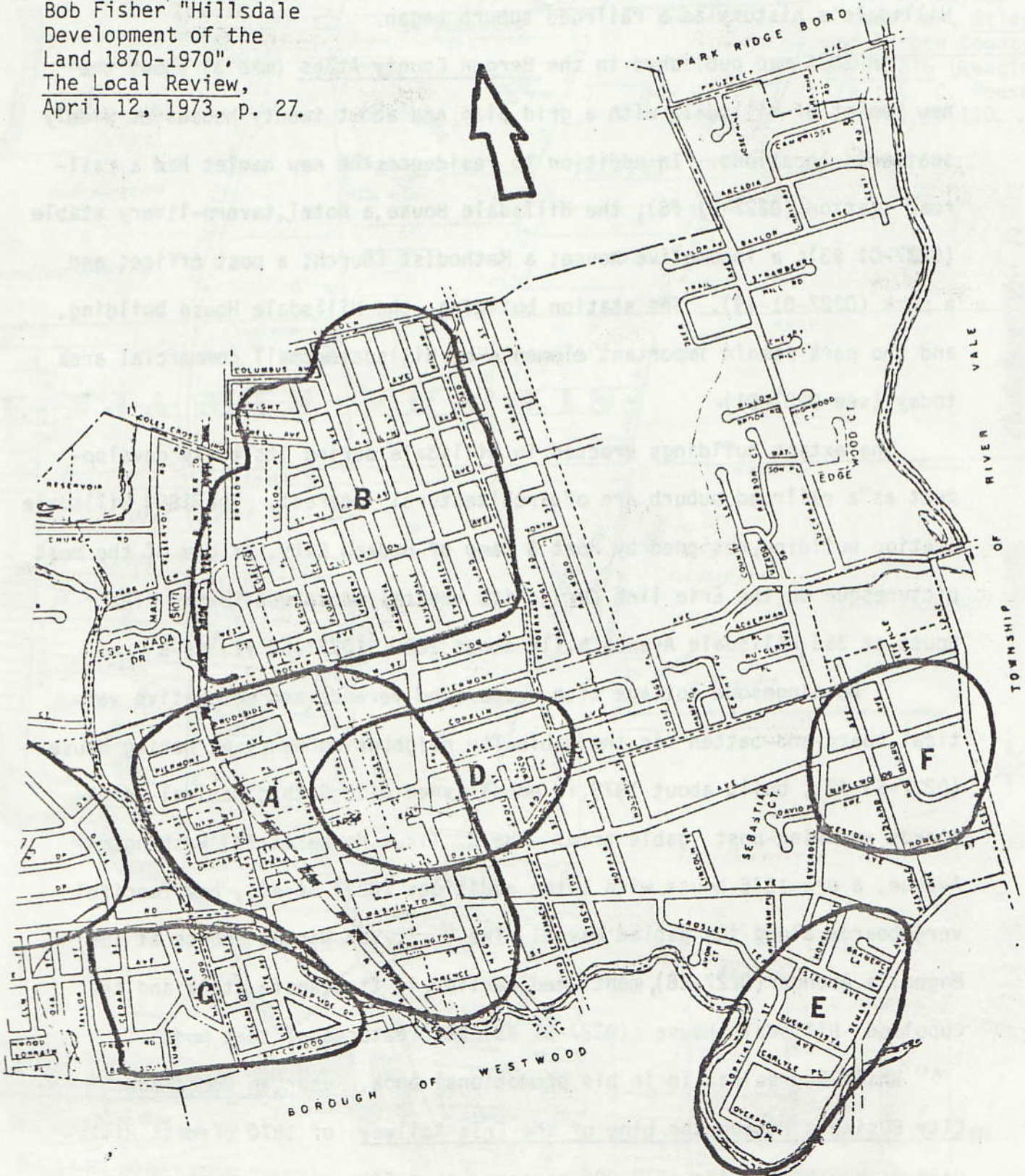
Map 2

Map showing approximate locations of Selected Real Estate Developments in Hillsdale.

- A. "Lots and Villa Plots", D. P. Patterson
442 lots, 1870.
- B. Hillsdale Manor, Hillsdale Manor Improvement Co.,
c. 2257 lots, 1892-94.
- C. Glenbrook Park Area, (The Crest), Crest Development
Co., 325 lots, 1900-10.
- D. N. J. Rich Development Co., 325 lots, 1911-14.
- E. Overbrook Manor, Overbrook Manor Development Corp.,
149 lots, 1920's.
- F. Washington Park, Washington Park Development Co.,
326 lots, late 1920's.
- G. Brookdale and Saddlewood Hills, Tandy & Allen
Development Co., 1948 on.
- H. Chestnut Hills, Tandy & Allen Development Co.,
1958 on.
- I. Royal Hills Development Co., Tandy & Allen
Development Co., 1968 on.



Information from
 Bob Fisher "Hillsdale
 Development of the
 Land 1870-1970",
 The Local Review,
 April 12, 1973, p. 27.



bringing the railroad through today's Hillsdale. The tracks pass through his property. Patterson subsequently served as president of the rail company. In May 1870 Patterson and his associates filed the map for the first subdivision of lands in Hillsdale (see map 2, section A). The area adjacent to the railroad station was divided into 50' and 100' wide lots. Hillsdale's history as a railroad suburb began.

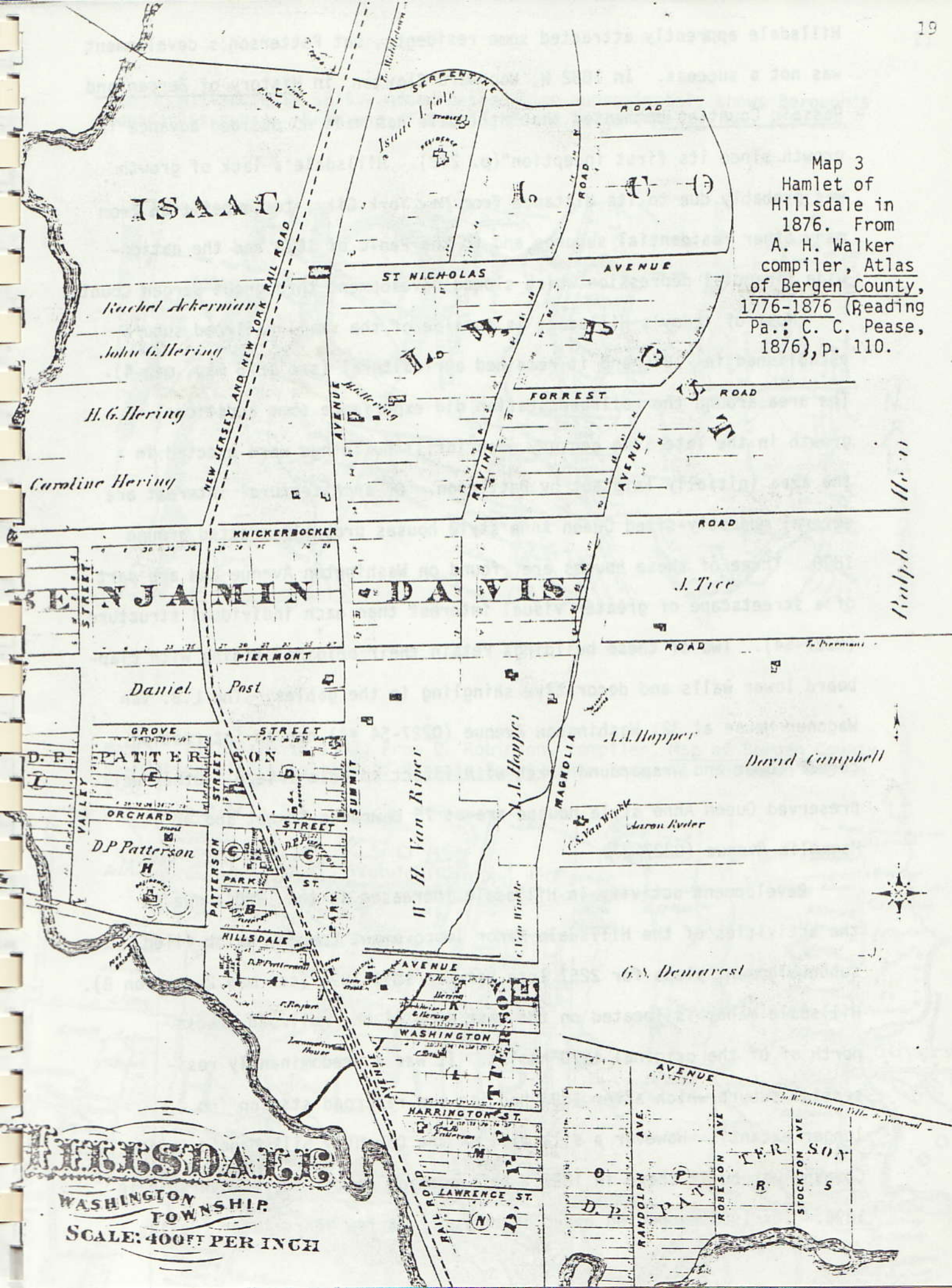
An 1876 map published in the Bergen County Atlas (map 3) shows the new hamlet of Hillsdale with a grid plan and about twenty houses at widely scattered locations. In addition to residences the new hamlet had a railroad station (0227-D1 #8); the Hillsdale House, a hotel, tavern-livery stable (0227-D1 #3); a locomotive house; a Methodist Church; a post office; and a park (0227-D1-#9). The station building, the Hillsdale House building, and the park remain important elements of Hillsdale's small commercial area today (see 0227-D1).

The extant buildings erected in Hillsdale during its early development as a railroad suburb are of architectural interest. The 1869 Hillsdale Station building, designed by Post & Camp of Hudson City, is one of the most picturesque on the Erie line due to its central mansard tower. The house at 355 Hillsdale Avenue built about 1880, (0227-S3 #1) is a

Downingesque cottage with wraparound veranda and decorative vertical board-and-batten in the gable. The neighboring Henry G. Hering House (0227-S3 #2), built about 1875, is embellished with Gothic Revival vergeboards and king-post gable trim. The C. Titus House at 333 Washington Avenue, a pre-1876 house with later additions (0227-S4 #5), has fanciful vergeboards along its gabled eaves. The C. S. Van Winkle House at 150 Magnolia Avenue (0227-28), mentioned earlier, is Italianate style and the cupolaed Hillsdale House (0227-D1 #3) has features of that mode.

While George Catlin in his promotional book, Suburban Homes for City Business Men on the Line of the Erie Railway of 1870 credits Hillsdale with a population of 2,000 persons, that figure was greatly exaggerated.

Map 3
Hamlet of
Hillsdale in
1876. From
A. H. Walker
compiler, Atlas
of Bergen County,
1776-1876 (Reading
Pa.; C. C. Pease,
1876), p. 110.

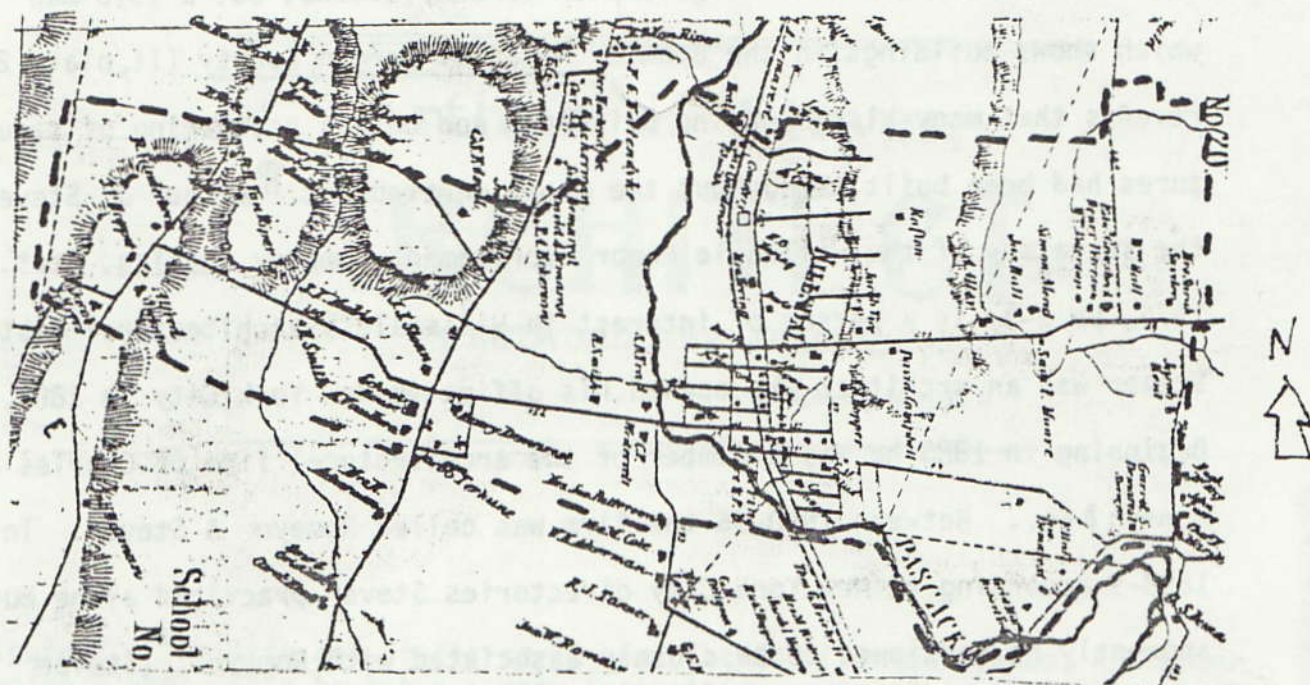


Hillsdale apparently attracted some residents, but Patterson's development was not a success. In 1882 W. Woodward Clayton in History of Bergen and Passaic Counties commented that "Hillsdale has made no decided advance in growth since its first inception" (p. 242). Hillsdale's lack of growth was probably due to its distance from New York City, to competition from many other residential suburbs, and to the Panic of 1873 and the nationwide financial depression which slowed development throughout Bergen County.

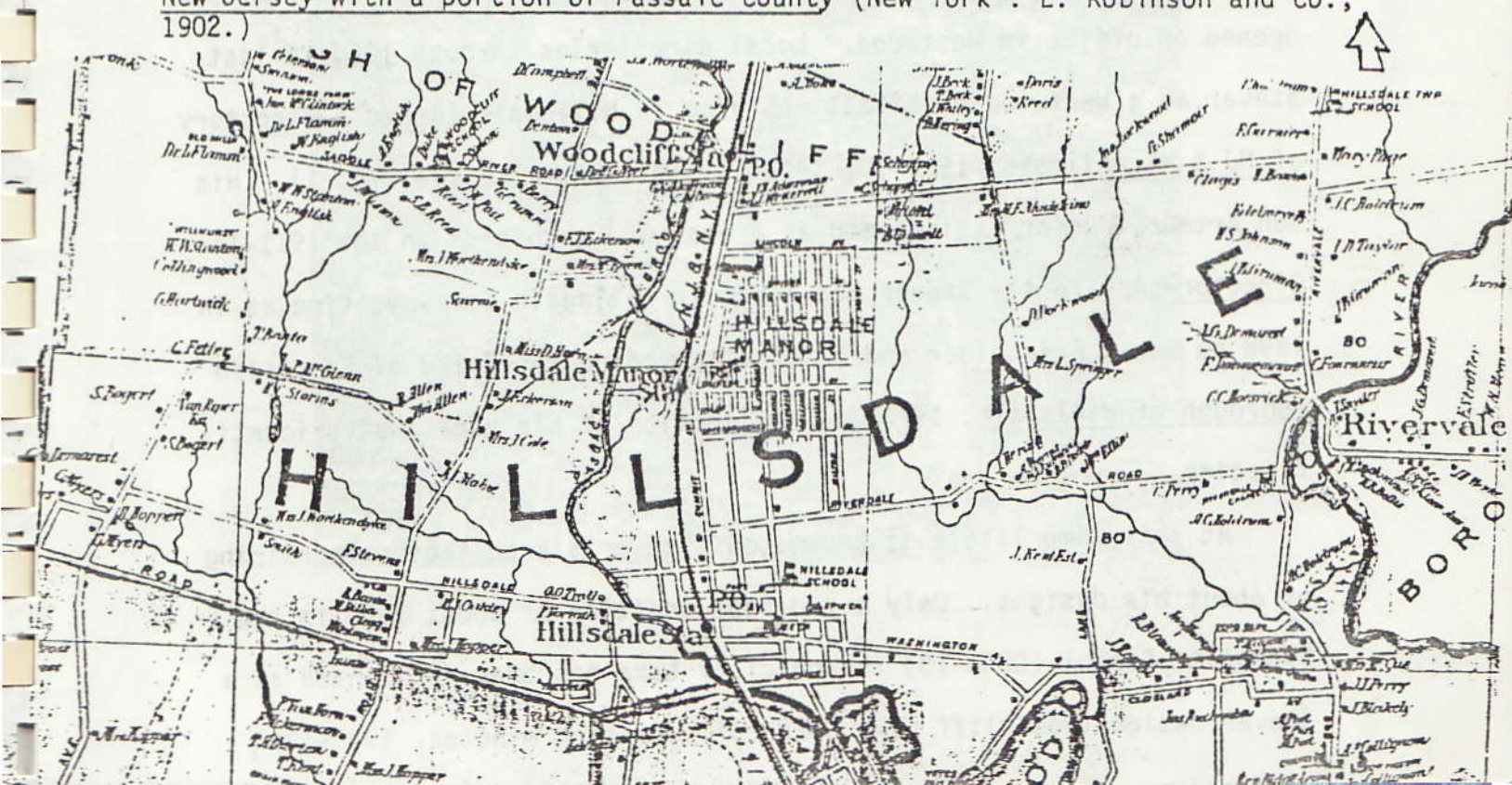
Most of today's Hillsdale is outside of the small railroad suburb established in 1870 and it remained agricultural (see 1876 map, map 4). The area around the railroad station did experience some additional growth in the late 19th century when infill buildings were erected in the area initially laid out by Patterson. Of architectural interest are several modestly-sized Queen Anne style houses probably erected around 1890. Three of these houses are found on Washington Avenue and are part of a streetscape of greater visual interest than each individual structure (0227-S4). Two of these buildings retain their original siding with clapboard lower walls and decorative shingling in the gables. The L.B. Van Wagoner House at 321 Washington Avenue (0227-S4 #4) has an interesting corner tower and wraparound porch with intact spindle frieze. Other well preserved Queen Anne style houses are at 75 Lawrence Street and 22 Magnolia Avenue (0227-27).

Development activity in Hillsdale increased in the 1890's due to the activities of the Hillsdale Manor Improvement Company which filed subdevelopment plans for 2257 lots between 1890-1894 (see map 2, section B). Hillsdale Manor is located on the east side of the railroad tracks north of the original 1870 hamlet. It was a predominantly residential suburb which after 1893 had its own railroad station (no longer extant). However a silk mill of the Coventry Silk Manufacturing Company was built there in 1893. This company went into receivership in 1896. Its 1900 reopening ended in bankruptcy a few years later (Relics,

Map 4. Hillsdale in 1876. Added dashed line approximately shows Borough's boundaries today. From map of Washington in Walker, Atlas, pp. 112-113.



Map 5. Hillsdale in 1902. From D. Robinson, compiler, Map of Bergen County New Jersey with a portion of Passaic County (New York : E. Robinson and Co., 1902.)



Nov. 1959, p2). The mill's economic difficulties were also reflected to a lesser extent in the entire Hillsdale Manor development. It was not terribly successful. The 1902 Robinson Map of Bergen County (map 5) shows Hillsdale Manor with a grid plan of many blocks, but a 1913 map which shows buildings (in the Bromley Atlas of Bergen County (II, plate 25)) reveals that many blocks had no buildings and only a scattering of structures had been built throughout the whole development. ^P Arthur J. Stever, the secretary of the Hillsdale Manor Improvement Company (Relics, Sept. 1975, pp. 2-3) is a person of interest in Hillsdale's architectural history. Stever was an architect who opened his office in New York City in 1882. Beginning in 1883 he was a member of the architectural firm of Charles W. Romeyn & Co.. Between 1890-96 the firm was called Romeyn & Stever. In 1898-9 according to New York City directories Stever practiced alone but apparently he continued to be closely associated with Romeyn. (Stever was Romeyn's head draftsman and Romeyn in turn was Stever's head draftsman.) (Dennis S. Francis, Architects in Practice in New York City 1840-1900, COPAR:1979, pp. 66, 72). Stever had offices in New York City as late as 1906 (Breed's Directory of NJ & NY Railroad, 1906-7] but by 1909 he had opened an office in Westwood. Local directories through 1915-16 list Stever as a Westwood architect residing in Hillsdale (Breed's Directory of NJ & NY Railroad, 1909-10, 1913-14, 1917-18, also see fig. 1). His son Arthur, Junior, is included as a Westwood architect in the 1911-14 Directorie. Apparently Stever had lived in Hillsdale for some time as in 1898 he was a Freeholder and he also served on the Board of Education (Borough of Hillsdale, 1973). The location of his home awaits identification.

At this time little is known about Stever's architectural training or about his designs. Only a two-room addition of about 1918 to the Woodcliff School (0208-10) in Woodcliff Lake has been documented as a Stever design (Woodcliff Lake Board of Education minutes, 1909-1917,

Figure 1. Ad for Arthur J. Stever from Breed's Directory of Hackensack and New York Railroad, 1909, p. 191.

Arthur J. Stever,
ARCHITECT
WESTWOOD, NEW JERSEY.

Registered.

Telephone 16-F-25.

Figure 2. The Arts and Crafts style house at 146 Clinton Avenue, NE corner Legion Place. This house has a very interesting, rather Chinese looking gate in its stone wall. At this time it is speculative to suggest that Arthur Stever designed this building. Neg. file # 198238-30



Dorchester School, Woodcliff Avenue). His partner Romeyn trained with Calvert Vaux and William Olmstead, important figures in late 19th century design (Vaux and Olmstead designed Central Park in New York City). Romeyn was the architect for the Grolier Club House, apartment houses, and houses (Francis, p. 66, and Henry F. and Elsie R. Withey, Biographical Dictionary of Architects (Deceased) 1956, reprint 1970, pp. 524-5). It is hoped that further research will uncover information on Stever's career. Hillsdale Manor had a very attractive railroad station and has a number of interesting houses such as the pre-1913 Arts and Crafts style residence at 146 Clinton Avenue (figure 2). At this time one can only speculate that these buildings might be Stever's work.

While Hillsdale Manor was not an immediate success as a real estate venture, a number of factors at the turn-of-the-century prepared Hillsdale for early 20th century growth. The New York City metropolitan area was experiencing rapid population growth during a period of economic optimism. Per capita income was increasing and suburban living was attracting the upward mobile populace. Hillsdale after 1898 when it became a separate municipality was better able to chart its own future. In the early years of the new century electricity and gas became available in parts of the new municipality and in 1903 the Hackensack Water Company received a water franchise. The convenience of Hillsdale's Railroad stations for commuters and its scenic landscape contributed to its attractiveness as a place to live.

In the early 1900's the Crest Development Company subdivided the Glenbrook Area on the west side of the Pascack Brook in south central Hilldsale into residential lots (see map 2, section C). While most development here was delayed by lack of water mains (Fisher "Hillsdale Development," 1973), several attractive bungalows were erected atop a hill in an area known as "The Crest". The Crest Road district (0277-D2) remains today a very attractive neighborhood with a well-

preserved early 20th century character. Eugene Rich's New Jersey Rich Development Company was active in the 1911-14 period. Rich erected numerous houses near the original Hillsdale hamlet (map 2, section D). Hillsdale's population of 891 in 1900 rose to 1,072 according to the 1910 census and continued its steady growth to 1,720 persons in 1920. The residential growth was accompanied by an expansion of the commercial area around the railroad station (0227-D1). The John H. Riley Building erected in 1906 on Broadway (0227-D1-34) is one of Bergen County's outstanding remaining examples of early 20th century commercial architecture. This vernacular Renaissance Revival style concrete block and frame building is notable because of its length-over 23 bays long-and its relatively little-altered appearance. While its upper walls have replacement sheathing, the building could feasibly be restored to approximately its original appearance.

Most houses erected in Hillsdale in the early 20th century are unpretentious homes of persons of middle class or more modest means. A favored local house-type, particularly of Eugene Rich (Kobrin, "Environmental History", 1976, p. 21) was the bungalow. The bungalow typically is a modest-sized, 1½ story house with broad roof extending over a full-length front porch. In Hillsdale many bungalows have Arts and Crafts features such as shingle sheathing and local cobblestone or boulder foundations, chimneys, and porch columns or piers (see 0227-D2).

Boulders and cobblestones were a favored early 20th century building material in the Pascack Valley and Hillsdale, like its neighbors, has many interesting examples of this masonry construction. Notable examples of cobblestone/boulder construction are found in the buildings at 330 Broadway (0277-16), which has walls entirely of stone, and in the house at 14 Cross Street (0227-16), which has first-story stone walls

and columnar wraparound porch employed in an American Foursquare design with tile roofs of Mediterranean styling.

By 1914 Henry Ford was producing inexpensive automobiles and the availability of cars permitted the residential development of areas not within walking distance of the railroad stations. Two automobile suburbs in Hillsdale date to the 1920's. They are Overbrook Manor (Map 2, section E) and Washington Park (Map 2, section F) both in the southeastern section. By 1930 Hillsdale's population was 2,959.

While Arthur Stever was no longer a registered architect in 1927, Hillsdale had attracted another architect. Robert Jahelka is listed as a Hillsdale architect in a 1927 list of architects licensed in New Jersey. Not a great deal is known at this time about Jahelka's career. He designed the Westwood Borough Hall at 93 Center Street, Westwood (0267-13), and the Furman House on the NW corner Pascack Road and Hillsdale Avenue in Hillsdale. He had his office in his home and practiced in Hillsdale for many years.

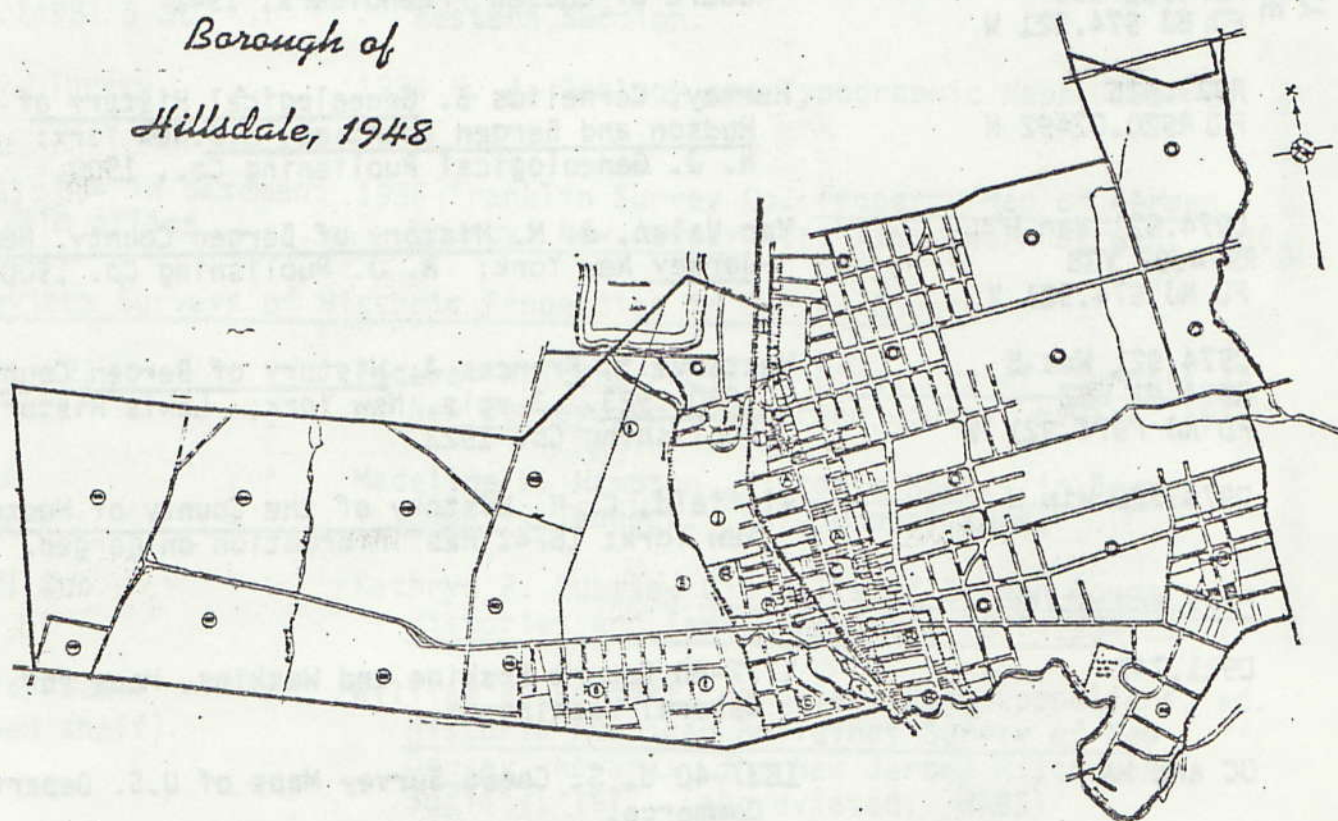
Hillsdale's Developmental History, 1930 to the present

The Great Depression and World War II slowed growth in Hillsdale and most buildings erected in Hillsdale between 1930-45 were infill structures on lots in earlier sub-divisions. A map of 1948 (map 6) shows a road system in existence by 1930. This map reveals that rural farmland as late as the mid-20th century accounted for about one half of Hillsdale's acreage.

Beginning in 1948 Tandy & Allen divided the central part of Hillsdale into residential lots and developed Brookdale and Saddlewood Hills (map 2, section G) into upper middle class residential suburbs with curving roads, large lots, and large houses. Ten years later Tandy & Allen developed Chestnut Hills (map 2, section H) followed in ten years

by Royal Hills (map 2, section 1). These housing developments are in the western section of Hillsdale, which gain^{ed} transportation advantages on the opening of the Garden State Parkway.

Hillsdale's population of 3, 438 in 1940 and 4, 127 in 1950 spurted to 8, 734 in 1960 and grew to a high of 11,768 in 1970. Smaller family size has resulted in some recent decline in population. According to the 1980 census Hillsdale has 10,495 residents.



Map 6, Map showing Hillsdale street pattern in 1948. From "50 Years of Progress-Hillsdale-1898-1948"

Library Call numbers beginning with "R" and "D" refer to the collections in the Johnson Public Library, 274 Main Street, Hackensack, New Jersey. The Bergen County Historical Society's collection (all numbers begin with "D") is located in the Johnson Library, but has a separate card catalogue. "FD" is in front of the call numbers of resources in the New Jersey Room, Fairleigh Dickinson University Library, Rutherford, New Jersey. "OC and HA" refers to resources in the Bergen County Office of Cultural and Historic Affairs, 355 Main Street, Hackensack.

Books on Bergen County History

- HILLSDALE FREE
PUBLIC LIBRARY
- | | |
|--|--|
| Library Call # | Clayton W. Woodward, compiler. <u>History of Bergen and Passaic Counties</u> , Philadelphia: Everts and Peck, 1882. |
| D974.921 C1a P | |
| R 974.92 C57 | |
| FD NJ 974.92 | |
| D974.921 Ber Wr | Federal Writers Project. <u>Bergen County Panorama</u> . |
| R974.92 W93 | Board of Chosen Freeholders, 1941 |
| FD NJ 974.921 W | |
| R929.H25 | |
| FD R920.07492 H | Harvey, Cornelius B. <u>Genealogical History of Hudson and Bergen Counties</u> , N.J. New York: N. J. Genealogical Publishing Co., 1900. |
| D974.921 Van H | |
| R974.92 V38 | Van Valen, J. M. <u>History of Bergen County</u> . New Jersey New York: N. J. Publishing Co. 1900. |
| FD NJ 974.921 V | |
| D974.921 Wes B | |
| R974.92 W52 | Westervelt, Frances A. <u>History of Bergen County N.J. 1630-1923</u> . 3 vols. New York; Lewis Historical Publishing Co. 1923. |
| FD NJ F974.921 W | |
| D974.926 Win H | Winfield, C. H. <u>History of the County of Hudson N.J.</u> New York: 1874. has information on Bergen. |
| <u>Maps and Atlas</u> | |
| D911.747 | 1777-80 Robert Erskine and Watkins, Maps for General Washington. |
| OC and HA | 1837-40 U. S. Coast Survey Maps of U.S. Department of Commerce. |
| Johnson Library
Map 142 | 1849 <u>Sidney's Map of Twelve Miles Around New York</u> Philadelphia: N. Friend, 1851 |
| Published in <u>Bergen County History</u> :
<u>1970 Annual</u> , p.54 | 1851 <u>Sidney's Map of Twelve Miles Around New York</u> Philadelphia: N. Friend, 1851 |
| OC and HA | 1861 G. M. Hopkins, <u>Map of the Counties of Bergen and Passaic, New Jersey</u> . Philadelphia: G. H. Corey, 1861 |
| OC and HA | 1867 M. and T. Hughes, <u>Map from Palisades to Paterson New Jersey</u> . Philadelphia: N. Friend, 1867 |

- R911 W15
D911 WA1
FD NJ F 912.74921 W SC
- 1876 A. H. Walker, compiler. Atlas of Bergen County..1776-1876. Reading, Pa: C. C. Pease, 1876
- D911 Ber office
FD NJ R912.7473 B SC
- c. 1891 Frederick W. Beers. Atlas of Hudson River Valley from New York City to Troy, New York; Watson and Co., c. 1891. (also called "Bergen County, N. J., farm lines")
- Johnson Library
Map 53
- 1899 N.J. Geology and Typographic Maps. 1899 ed.
- D911 Rob
FD NJ R911 R56
- 1902 D. Robinson, compiler. Map of Bergen County, New Jersey with a portion of Passaic County New York; E. Robinson and Co. 1902.
- R912 B78
FD NJ E1258
B4 B7 1912 SC
FD 912.74921 B SC
- 1912 1913 George W. and Walter S. Bromley. Atlas of Bergen Co., N. J. Philadelphia: G. W. Bromley and Co. Vol 1:1912, Eastern Section. Vol 2:1913, Western Section.
- Johnson Library
Map 47
- 1934 N. J. Geology and Typographic Maps, 1934 ed.
- R 333.33 P94 in basement
in old film office
- 1936 Franklin Survey Co. Property Map of Bergen County, New Jersey, Vol 1:Northern Bergen, 1936.

Previous Surveys of Historic Properties in Bergen County

- R974.921 W93
- Federal Writers Project. Directory of Churches in New Jersey. Vol. 2:Bergen County, Newark: 1941
- D728 Ham
- Madeline W. Hampton, Historic Houses in Bergen County, Teaneck: 1967, unpublished.
- D974.921 Dub
- Kathryn P. Dubois, Old Mills of Bergen County: Histories and Family Records, 1677-1954:1977?
- R720.9749 B29
(open shelf)
- William B. Bassett, compiler, John Poppeliers, ed. Historic American Buildings Survey of New Jersey. Newark: The New Jersey Historical Society, 1977. (abbreviated: HABS)
- OC and HA
- The Junior League of Bergen County, Inc. A Landmark Inventory of Structures in Bergen County Built prior to 1850 Englewood: June 1978, 5x7 metal Research file in B.C.H.S. collection in Johnson Library, uncataloged. (abbreviated: Junior League Inventory)
- OC and HA
- Dave Wyka. Historic Sites of South Bergen. Rutherford: South Bergen Center for Cultural History, (Abbreviated: Wyka, HSSB) c.1978
- OC and HA
- State of New Jersey, Department of Environmental Protection, Office of Historic Preservation. State and National Register of Historic Places: State of New Jersey to June 1, 1979; continued

Supplement for June 1, 1980 through November 1, 1980; Supplement for November 1 1980 to August 31, 1981. (Abbreviated SR,NR)

- OC and HA Claire K. Tholl and office of Albin W. Rothe for the County of Bergen, State of New Jersey, Board of Chosen Freeholders, Historic Sites Advisory Board, Office of Cultural and Historic Affairs. The Early Stone Houses of Bergen County, New Jersey: A Survey. August, 1979. (Abbreviated BCSHS)
- OC and HA Bergen County Historical Society, Historic Site Markers, 1960 -on going. Research Reports filed in Johnson Library (0728 Mac) (Abbreviated: BCHS Marker).
- NJ Department of Environmental Protection
Office of Cultural and Environmental Services New Jersey Historic Sites Inventory, 1960's -ongoing (Abbreviated: NJHSI).
- OC and HA Claire K. Tholl, compiler. "Bergen County Early Structures Still Extant or (believed to be) without regard to condition or importance compiled from all known lists." March 1978, updated May, 1979 (Abbreviated: CKT List)
- OC and HA Tholl, C. "Bergen County Houses in Jeopardy", May 1979.
- OC and HA Tholl, C. "Bergen County High Priority List of Old Houses." No date.
- OC and HA Historical Site Advisory Board County of Bergen, N.J., Historical Site. Inventory forms.
- OC and HA "Bergen County Historic Site Advisory Board Register of Important Structures and Sites" Survey Forms (Abbreviated: BCHAB Register form).
- OC and HA "Bergen County Historic Sites Built before or During the 1880's" Inventory forms. (Abbreviated: Sites before 1880's Inventory).

Prepared by T. Robins Brown
Historic Sites Survey Coordinator
Bergen County Office of
Cultural and Historic Affairs
355 Main Street
Hackensack, New Jersey 07601
1-9-80 revised 11-2-81

HILLSDALE SUPPLEMENTAL BIBLIOGRAPHY

Hi. Lib: Hillsdale Public Library

Hillsdale Histories

- | | | |
|--|------|--|
| | 1870 | George L. Catlin, <u>Suburban Homes for City Business Men on the Line of the Erie Railway</u> , 1870 |
| DBCHS Misc. files | 1899 | "Picturesque Hillsdale", C. H. Dunn, 1899. |
| D-BCHS Misc. files, R-vertical files
"Bergen Co: Cities & Towns: Hillsdale" | 1948 | " 50 Years of Progress - Hillsdale-1898-1948"; also typed report by Bernard M. Coffrey, Borough Clerk, about 50th Anniversary. |
| R929.1 D93
D929.1 Dur | 1970 | Howard I Durie,, <u>The Kakiat Patent in Bergen County New Jersey</u> , Pearl River, N. Y.:Star Press, 1970 |
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Hi. Lib.
R- Vertical file
"Bergen Co. Cities & Towns: Hillsdale" | 1973 | Hillsdale, N. J., 75th Anniversary Committee, <u>Borough of Hillsdale N. J. 1898-1973: 75th Anniversary.</u> The Borough of Hillsdale, 1973 |
| Hi. Lib. | 1977 | Borough of Hillsdale, "Our Town" 1977 |
| Hi. Lib. | 1977 | Murphy & Kren, Planning Associates, "Master Plan for the Borough of Hillsdale", Dec. 1977. |
| OC&HA | 1976 | Steve Kobrin, "The Environmental History of Hillsdale N. J. ", typewritten, paper written for the New Jersey School of Architecture, April, 1976. |
| OC&HA | 1977 | Steve Kobrin, "Hillsdale as a Hometown", typewritten, college paper, written Fall, 1977. |
| <u>MAPS</u> | | |
| OC&HA | 1976 | Howard I. Durie, J. S. Nants, Jr., J. S. Nants III,. "The Bicentennial Map of the Pascack Valley and Northern Hackensack and Saddle River Valleys," redrawn from 1876, Walker <u>Atlas</u> , 1976. |

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R917.492 741	1902-3	1906-7,	<u>Breed's Directory of New Jersey and</u>
D974.9211 Hac DB	1909-10, 1911-12,		<u>New York Railroad</u>
	1915-16, 1917-18		

OTHER SOURCES

D 974.921		<u>Relics</u> , newsletter of the Pascack Historical Society
P. H. S.		
Hi. Lib	1965	Tercentenary Scrapbooks prepared by Mrs. John J. Brogeler, Tercentenary Committee Historian, presented to the Hillsdale Library, Oct. 13, 1965.
Hi. Lib	1973-4	75th Anniversary Committee Scrapbooks of Hillsdale, newspaper clipping file.
Hi. Lib	1973	Bob Fisher, "Hillsdale Development of the Land, 1870-1970", Hillsdale <u>The Local Review</u> , April 12, 1973, p. 27.
D-BHCS		
misc. files		"Hillsdale", "Hillsdale Churches",
Hi. Lib.		Hillsdale Environmental Commission, "A Tour of Historic Houses of Hillsdale", pamphlet for house tour Sept. 15, 1973, copies in 75th Anniversary Com. scrapbook, author is probably Howard Durie.

0227
HILLSDALE HISTORIC SITES SURVEY

<u>Survey Form #</u> <u>District</u>	<u>Address; Name</u>
0227-D1	84-128 Broadway, Memorial Park, Hillsdale Railroad Station; Hillsdale Station District. The Hillsdale Railroad Station, SW corner Broadway and Hillsdale Ave., was included in NJ
0227-D2	Transit's Survey of Operating Railroad Stations. S.R. 17, 22, 30, 31 Crest Road, 27 Summit Street; Crest Road District.

Streetscapes

0227-S3	355, 357, 375 Hillsdale Avenue; Hillsdale Avenue Streetscape.
0227-S4	299, 305, 307, 321, 333 Washington Avenue; Washington Avenue Streetscape.

Individual Buildings

0227-5	230 Broadway; Blauvelt-Demarest House; BCSHS #71; SR 10/03/80; NR 01/09/83.
0227-6	141 Demarest Avenue, NE corner Westdale Avenue; Samuel G. Demarest House.
0227-7	156 Ell Road; Garret Durie House; BCSHS #69; SR 10/03/80; NR 01/09/83.
0227-8	211 Pascack Road; John Banta House; BCSHS #70; SR 10/03/80; NR 01/09/83.
0227-9	116 Piermont Avenue, NW corner Meadow Drive; Forshee-Blauvelt-Peterson House.
0227-10	233 Wierimus Lane, SE corner Plymouth Road; Henry Storms House
0227-11	126 Wierimus Road; Vanderbeck House; BCSHS #214; SR 10/03/80.
0227-12	215 Wierimus Road; Vanderbeck-Van Riper-Demarest Farm.
0227-13	231 Wierimus Road; Bogert House.

BCSHS = included in Bergen County Stone House Survey, followed by number of survey form.

SR = Listed on New Jersey State Register of Historic Places, followed by date listed.

NR = Listed on the National Register of Historic Places, followed by date listed.

Inventory Listings

0227-14	Broadway over Pascack Brook between Hillsdale and Westwood; Broadway Bridge.
0227-15	201 Broadway; Daniel Post House.
0227-16	330 Broadway
0227-17	1 Carlyle Place; Harry Randall House, "Overbrook".
0227-18	20 Central Avenue, SE corner Park Avenue; House.
0227-19	47 Central Avenue, SW corner Cross St.; Dr. Lewis Sosnow Medical Office Building.
0227-20	SW side of Crosley Terrace at bend in road about ½ block south of Washington Avenue; shade or awning factory building.
0227-21	14 Cross Street, NE corner Bergen Street; House.
0227-22	91 Demarest Avenue, NW corner Gramercy Lane; F. Hall house
0227-23	462 Hilldale Avenue; D. P. Patterson House, "Brookside Pines".
0227-24	520 Hilldale Avenue; Van Riper-Thall House.
0227-25	605 Hilldale Avenue; Dr. Dinshah P. Ghadiali House.
0227-26	737 Hilldale Avenue; Demarest-Livengood House.
0227-27	75 Lawrence St. and 22 Magnolia Avenue; Pair of Queen Anne style houses.
0227-28	150 Magnolia Avenue; C. S. Van Winkle House.
0227-29	290 Pascack Road, SE corner Jolen Drive; Jacob Banta House.
0227-30	32 Piermont Avenue; Vanderbeck-Demarest-Quakenbush House.
0227-31	100 Piermont Avenue; Edward Grosbeck House.
0227-32	185 Piermont Avenue; Samuel Moore House.
0227-33	333 Piermont Avenue; David Campbell House.
0227-34	415 Piermont Avenue; A. A. Hopper House.
0227-35	70 (80) and 90 Stockton Street; NE corner Hillsdale Avenue; Wrightian style Dorothy C. Baker House and International Style House.
0227-36	27 Vincent Street; Blauvelt-Hering House.
0227-37	50 Wierimus Lane; Allen (?) House.
0227-38	300 Wierimus Road; A. Van Riper House.

0227
Map of New Jersey Historic
Sites Survey, Bergen County,
Borough of Hillsdale

36 ACKERMAN PLACE N6	DAVID PLACE N4	JAN COURT F2	PALM STREET K5	VALLEY ST
ALLWOOD PLACE L4	DEER TRAIL M8	JANE COURT C4	PARK AVENUE J4	VAN PLACE
ARCADIA WAY N9	DEMAREST AVENUE P3	JOLEN DRIVE F5	PARK VIEW ROAD H6	VAN EMBUR
ARDEN PLACE E2	DOUGLAS DRIVE A3	JOSEPHINE COURT M9	PASCACK ROAD F3	VINCENT ST
ARTHUR STREET K7	DRIVE J6		PATTERSON STREET J4	VORRATH
AVON COURT M3	DWIGHT AVENUE J7		PAUL COURT C3	
ALPINE TERRACE A5		KENT ROAD N10	PETELLE AVENUE N5	WATSON PL
APPLETREE LANE D4	EAST LIBERTY AVE N5	KINDERKAMACK ROAD L4, K7	PIERMONT AVENUE K5	WASHINGTON
BAYLOR AVENUE M9	ELAINE COURT F3	KING COURT G5	PLYMOUTH ROAD D4	WEST STRE
BEACH STREET G2	ELL ROAD D3, F2	KNICKERBOCKER AVE K5	PROSPECT AVENUE M10	WEST RAIL
BEDFORD ROAD C4	ELLEN COURT E3	KENWOOD ROAD E5	PROSPECT PLACE J4	WESTDALE
BEECHNUT STREET E3	ELM STREET G2		QUEEN COURT G5	WHITMAN
BEECHWOOD DRIVE J2	ESPLANADE H5	LAFAYETTE AVENUE J3	RALPH AVENUE K7	WIERIMUS
BERGEN AVENUE K4	EVERDELL AVENUE N4		RAMAPO LANE G4	WIERIMUS
BERKSHIRE ROAD N10	EVERGREEN STREET K6	LARGE AVENUE L5	RAYMOND STREET L6	WILLIAM S
BIRCHWOOD LANE G4	ELF HILL COURT F2	LAWRENCE STREET L3	RAWSON COURT M7, N7	WILTS AVE
BOULEVARD SOUTH H2	EDGEWOOD COURT N7	LEGION PLACE J6	RESERVOIR ROAD H6	WINDHAM R
BRIARCLIFF ROAD G3	FAIRHAVEN DRIVE C4	LIBERTY AVENUE K4	RIVERSIDE DRIVE J3	WINTHROP
BROADWAY J4	FAIRVIEW AVENUE L3	LINCOLN AVENUE J8	RIVERDALE STREET K6	WILLOW BR
BROOKSIDE PLACE J5	FERNWOOD AVENUE G2	LINCOLN TERRACE M4	RUCKMAN AVENUE N7	
BROOKVIEW TERRACE D4	FLORENCE STREET J6	LORETTO STREET J6	RUTGERS PLACE N6	YESLER W
BUENA VISTA AVENUE N3	FOREST DRIVE G4	LYNNE PLACE C4	ROYAL PARK TERR. B5	
BUFF LANE C2		LANGERFELD ROAD B3	RAYMOND COURT L7	SIERRA COUR
BLUEFIELD COURT E5	GARDEN STATE PKWY B4	MAGNOLIA AVENUE K5	SADDLE RANCH LANE F3	SHADY SID
BEVERLY ROAD B3	GLEN LANE E2	MANSION PLACE H6	SADDLEWOOD DRIVE	SUNRISE D
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CARLYLE PLACE N2	GLENN HOOK ROAD A3	MAPLEWOOD AVENUE N5	ST NICHOLAS AVE J6	
CATHY ROAD M5	GRAMERCY LANE N3	MARIA DRIVE B5	SHUMACHER AVENUE N5	RIDGE CO
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CENTER DRIVE J3	HARRINGTON STREET K3	MELVILLE ROAD A4	STEVEY AVENUE N3	
CENTRAL AVENUE K4	HAZELWOOD AVENUE J3	MIDLAND AVENUE P4	STOCKTON STREET L4	
CHADWICK ROAD G3	HERITAGE COURT D5	MILLARD PLACE J6	STONY RIDGE DRIVE D4	
CHELSEA COURT E4	HIGHLAND AVENUE P5	MORRIS DRIVE G5	STRAWBERRY HILL RD. M8	
CHEERY PLACE F3	HIGHWOOD COURT N4	MOUNTAIN VIEW TERR. A5	SUMMIT STREET H2	
CHEERY HILL COURT M8	HILLSDALE AVENUE D3, K4	NANCY DRIVE G6	SYCAMORE AVENUE J3	
CHESTNUT STREET G2	HILLSDALE COURT D3	NEW STREET J4		
CHRIS AVENUE N9	HOLDRUM STREET M4	NORTH COURT L6	TAYLOR STREET H3	
CHURCH ROAD G6	HOMESTEAD STREET P4	NORTH RAMAPO LANE G5	TRINITY PLACE L3	
CLAYTON STREET K5	HOPKINS STREET N3	OAK STREET H3		
CLINTON AVENUE J6	HOPPER STREET M4	OAKLAND STREET K6	UPPER BROOK LANE D4	
COLES CROSSING RD M7	HOPPER AVENUE L5	OAKRIDGE ROAD L6		
COLONIAL BOULEVARD G2	HOWELL AVENUE J7	OAK TRAIL ROAD E4		
COLUMBUS AVENUE J7	HUNTERS COURT C3	ORCHARD STREET J4		
CONKLIN AVENUE L5	HORIZON TERRACE B4	ORCHARD LANE C5		
COTTAGE PLACE M5		OVERBROOK PLACE N2		
COUNTY LANE M7				
CRAIG ROAD A3				
CREST ROAD H2				
CRESTWOOD PLACE E4				
CROSLY TERRACE M3				
CROSS STREET K4				

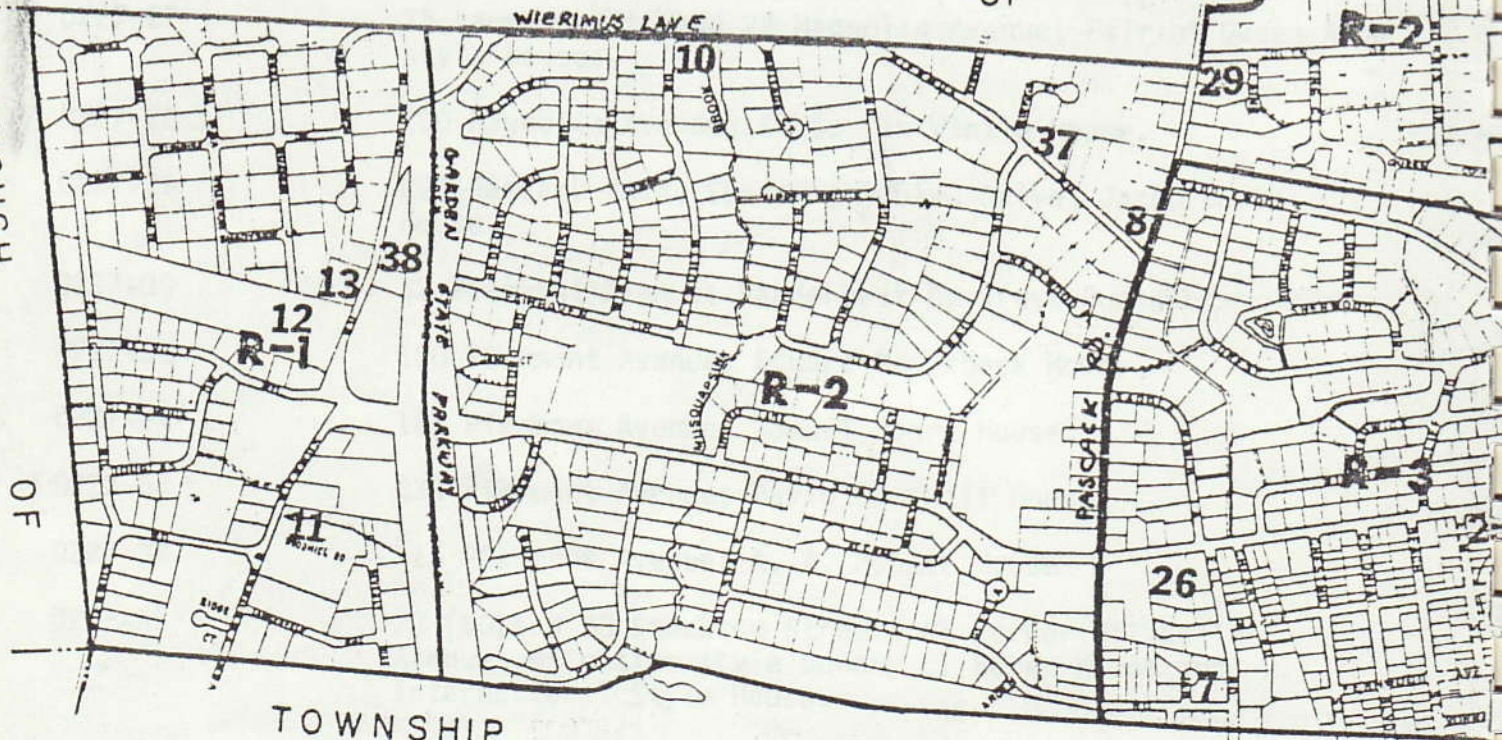
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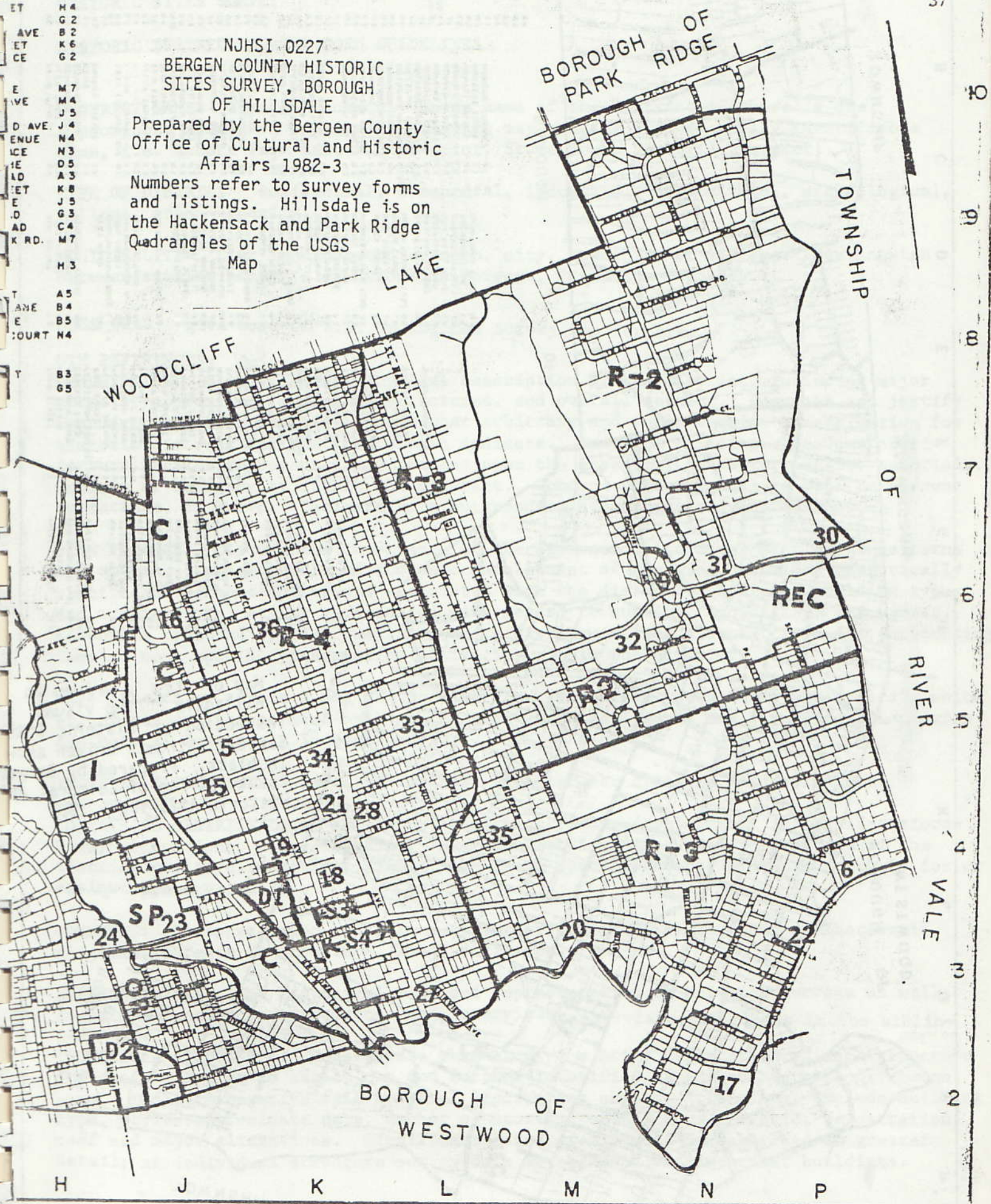
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NJHSI 0227
BERGEN COUNTY HISTORIC
SITES SURVEY, BOROUGH
OF HILLSDALE
Prepared by the Bergen County
Office of Cultural and Historic
Affairs 1982-3
Numbers refer to survey forms
and listings. Hillsdale is on
the Hackensack and Park Ridge
Quadrangles of the USGS
Map



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Map of streets driven in Hillsdale during visual inspection for Historic Site Survey. Streets driven shown in black. Prepared by Bergen County Office of Cultural and Historic Affairs 1982

HISTORIC SITES SURVEY

HISTORIC DISTRICT SURVEY FORM GUIDELINES

DISTRICT NAME: Give the commonly known name of the district if there is one. A prominent structure within the district may provide a good, easily identifiable name, i.e. Abbott Farm Historic District, State House Historic District.

TYPE OF DISTRICT: Residential, commercial, industrial, agricultural, archeological, village, other—specify.

MUNICIPALITY: List incorporated borough, city, township, or village. Distinguish between similar names, i.e. Princeton Borough, Princeton Township.

USGS QUAD: give name of U.S. Geological Survey map for area.

UTM REFERENCES: Omit

DESCRIPTION: Give a general physical description of the district, including major streets, approximate number of structures, and overall setting. Describe and justify boundaries. If boundaries are somewhat arbitrary and would require re-evaluation for historic district designation, please indicate. Describe building types and architectural styles represented and comment upon the essential character, scale, materials, variety or homogeneity within the district. Comment upon original as well as present appearance, if known. Indicate both outstanding structures and intrusions.

SIGNIFICANCE: Discuss the importance of the district in terms of settlement patterns and social, architectural and economic development of the area. Include historically significant persons and events associated with the district. Evaluate building types and architectural styles represented with regard to quality, typicality, uniqueness. Elaborate upon the special qualities which distinguish the district from its surrounding. Comment upon special preservation activities within the district.

MAP: Sketch or attach a map of the district. Number all structures and indicate which structures are represented by 3"x5" photos. Label all roads and significant landmarks and natural features. Indicate north.

REGISTER ELIGIBILITY: Refer to National Register for criteria for evaluation, See Appendix.

THREATS TO DISTRICT/LOCAL ATTITUDES: Indicate roads, development, zoning, deterioration, alterations, other—specify. Are local attitudes toward preservation of the district positive, negative, mixed? Are there special groups/interests actively for or against preservation?

COMMENTS: Elaborate upon conditions, priority for National Register nomination if eligible, threats to structure, local attitudes.

REFERENCES: Include historical maps and representation in existing surveys as well as primary and secondary sources and interviews. Abbreviate references in the bibliographies.

INDIVIDUAL STRUCTURES: On separate sheets, give a brief description of each structure numbered according to sketch map and further identified by either historic or common name. Indicate negative file number. Description should, at minimum, include building type, style, approximate date, number of stories, exterior wall fabric, fenestration, roof and major alterations. Significant structures should be described in greater detail; an individual structure survey form may be used for important buildings.

HISTORIC SITES SURVEY

STREETSCAPE SURVEY FORM GUIDELINES

NJHSI#: Refer to inventory number code for counties and municipalities.

DESCRIPTION/SIGNIFICANCE: Give a brief physical description of the street as a whole. Discuss overall character of building types, styles, scale, materials, useage. Comment on sidewalk, foliage, utility poles, street furniture, signage, etc. Indicate major changes that have occurred to the street over the years and the extent and types of alterations on the buildings. Discuss the significance of the street to the neighborhood or city. If the two sides of the street differ in character, discuss each separately. Description of every individual building or site is optional. List those buildings or sites on which individual survey forms have been completed.

PHYSICAL CONDITION: This refers to physical condition of structures, not integrity or extent of alteration. Indicate as percentage of total structures on street.

REGISTER ELIGIBILITY: This refers to the whole street or street as part of a larger district. Complete an individual structure survey form for those buildings eligible for individual Register listing. See Appendix for Register criteria.

THREATS TO STREET: Indicate roads, development, zoning, deterioration, alteration, other - - specify.

COMMENTS: Elaborate upon condition, priority for National Register nomination if eligible, threats to street, local attitudes. Discuss physical condition of street if it differs from physical condition of buildings.

MAP: Include a city map which delineates areas of the municipality as part of the survey report and larger scale maps of each of those areas. Indicate north. The area maps should, at minimum indicate street names and sites (identified by survey number) on which individual structure survey forms have been completed. Area maps which indentify buildings by address, block and lot numbers, style, type, period or condition are optional. Label maps and indicate map name on which street is located on survey form.

PHOTOS: Photograph representative buildings, selecting views that show as many buildings as possible. Attach contact prints and/or 3" x 5" prints on back of streetscape form and identify buildings by address. Complete contact sheet file form for each contact sheet.

SLIDES: Indicate, by street address, buildings of which slides were taken.

REFERENCES: Include historical maps and photographs, representation in existing surveys, primary and secondary sources, and interview. If the sources are rare or not easily accessible, indicate where they can be found. If the same sources are used for several streets, you may include a bibliography for the area or city as a whole and abbreviate sources included in bibliographies.

EXPLANATION FOR LISTS OF BUILDINGS ACCOMPANYING SOME DISTRICT AND STREETSCAPE SURVEY FORMS

Map # are keyed to district or streetscape maps.

Names and dates for historic owners are from city directories, dates of directories consulted are in parentheses.

Date erected: In most cases, construction took place between the two dates shown (i.e. a building with "1896-1908" given as its "date erected" was erected between 1896 and 1908). Dates were determined by consultation of historic maps, atlas, city directories, and for post-World War II structures, memories of residents. Visual dating preceded by "c." for "circa".

Sig. to District/Streetscape:

This is an evaluation of the relative importance of the building to the district or streetscape.

The codes are:

P for Pivotal: A little altered building which has special visual merit or historical importance; probably qualifies for individual survey form.

M for Matrix: A vernacular building which represents typical area architecture and has good exterior integrity.

F for Filler: An old building which has had its significance diminished by unsuitable alterations or sidings added, or one of lesser architectural interest. Age of structure is recognizable.

C for Compatible:

A building constructed since World War II so it has no historic value. It is compatible in scale and materials with the historic environment. May be distinctive or significant in its own right.

IC for Incompatible:

A modern structure which detracts from or is disruptive to the historic character or design of the streetscape. May be distinctive or significant in its own right. Could also be a severely altered old structure.

Description: See "Individual Structure Survey Form Guidelines" for definitions.

Neg. file #: Filing code for photographic negatives of property at Office of Historic Preservation, NJDEP.

HISTORIC SITES SURVEY

INDIVIDUAL STRUCTURE SURVEY FORM GUIDELINES

NJHSI #: Refer to inventory number code for counties and municipalities.

NAME: Sites inventoried should be listed by both historic and common names, if possible. If neither is known, a descriptive name or the name of the current owner may be listed under common name. Some sites are known by compound names and should be indicated as such.

LOCATION: Give the number and name of street. If there is no street number, or if it will aid in identification, include nearest roads or landmarks. Include local place name, (i.e. Ocean Grove, which is in Neptune Township).

ITEM REFERENCES: Omit

MUNICIPALITY: List incorporated borough, city, township, or village. Distinguish between similar names, (i.e. Princeton Borough, Princeton Township).

USGS QUAD: Give name of U.S. Geological Survey map showing location of structure.

PRESENT USE: Indicate multiple use or vacancy as well as type of use, (i.e. residential, commercial, religious, industrial).

STYLE: Blumenson's Identifying American Architecture is recommended as a guide to stylistic nomenclature. Vernacular adaption with stylistic detailing should be labeled accordingly, (i.e. vernacular Italianate).

FORM/PLAN TYPE: Indicate configuration of main block (i.e. square, rectangular, T-shaped, L-shaped, irregular) and appendages (i.e. ells, wings). Include interior plan (i.e. central hall plan, side hall plan) if known. Sketch floor plan, if known.

FOUNDATION: Indicate material (brick, rubble stone, coursed stone, concrete, concrete over stone, other - specify) and height of foundation.

EXTERIOR WALL FABRIC: Clapboard, stone (indicate type of stone and coursing), board and batten, wood shingle, stucco, brick (indicate bonding), sheet metal, aluminum siding, asphalt shingle, other - specify.

PENESTRATION: Indicate number of bays and window sash on principal elevations. Window pattern, shape, surrounds, lintels, shutters and dormers may be included here or under additional architectural description.

ROOF/CHIMNEYS: Indicate roof type [i.e. gable, hip, gambrel, shed, flat, mansard, monitor and decorative trim (with cresting, with bellicast, with parapet)]. Indicate roofing material, if significant (i.e. patterned slate, wood shingles). Indicate number of chimneys and placement (4 interior end chimneys), and whether chimneys are original or replacements, if known.

ADDITIONAL ARCHITECTURAL DESCRIPTION: Indicate significant interior features. Elaborate upon exterior features and include major alterations and dates, if known. Evaluate impact of alterations on integrity of structure. On-site inspection and/or comparison with other buildings may lead to theories on construction, style, dates, alterations, etc. Discuss the basis for any theories set forth. Distinguish between fact and theory.

PHOTO: Attach a 35mm 3"x5" black and white photo that gives the most informative view of the structure. Generally, with a free-standing structure, a three-quarter view filling 75% of the print is recommended. A farm or other complex with significant related structures should include an overall photo of the complex and a photo of the main structure.

MAP: Sketch or attach a map labeling structures, nearby roads, significant landmarks, and neighboring structures. Indicate north.

SITING AND RELATED STRUCTURES: Indicate approximate size of site and location of main structure. Explain the relation among main structure, road, outbuildings, and surrounding landscape features. Describe significant outbuildings.

SURROUNDING ENVIRONMENT: Check as many as applicable. Elaborate upon neighborhood character, land use, density.

SIGNIFICANCE: Identify the historical, architectural, archeological, or environmental reasons for including structure in the inventory. Historical significance should relate directly to the building. Do not include elaborate history of the property before the main structure was built or detailed genealogy. Indicate whether the structure is rare or representative of the area, and whether the property has been maintained or changed by alterations.

PHYSICAL CONDITION: Based on inspection of the exterior, this refers solely to physical condition of structure, not integrity or extent of alterations.

Excellent:	No visible repair work needed.
Good:	Need for general maintenance.
Fair:	In need of more than routine maintenance.
Poor:	In need of major repairs.

REGISTER ELIGIBILITY: Refer to National Register criteria for evaluation, in Appendix.

COMMENTS: Elaborate upon physical condition, reason for National Register nomination and priority of National Register eligibility for the structure, and local attitudes.

REFERENCES: Include historical maps and representation including surveys as well as primary and secondary sources and interviews. Abbreviations and numbers refer to references cited in the bibliography.

NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION
HISTORIC DISTRICT SURVEY FORM

HISTORIC SITES INVENTORY NO. 0227-D1

DISTRICT NAME: Hillsdale Station District

UTM REFERENCES:

Zone/Northing/Easting

MUNICIPALITY: Hillsdale

COUNTY: Bergen

TYPE OF DISTRICT: Commercial, Transportation, Residential

USGS QUAD: Park Ridge

A

B

C

D

DESCRIPTION: (General description of district as a whole and boundaries)

The Hillsdale Station District contains nine buildings, including the Hillsdale Railroad Station (map #8), and Memorial Park, an open space of approximately one block on the east side of the NJ & NY Railroad (Pascack Valley line, NJ Transit) tracks between Park Avenue and Hillsdale Avenue. Also in the district is a small triangular-in-plan park south of Hillsdale Avenue between the station (map #8) and Broadway.

The district's boundaries are well-defined visually since it includes all extant pre-1931 buildings which visually enclose the park and are part of the environment around the railroad station building. The railroad tracks form the western boundary. Excluded from the district are the new shopping center and other recent buildings on the west side of the tracks. Park Avenue forms the district's north boundary except the district does include the building on the NE corner of Park Avenue and Broadway (map #7) since this structure helps define the eastern enclosure of Memorial Park. The post-World War II Colonial Revival bank building on the north side of the park is omitted from the district. The eastern border of the district is the rear (east) property line of the buildings along the east side of Broadway between Park and Washington Avenues. The district's area is roughly triangular in shape due to the railroad tracks which are at an angle to Broadway, the district's major north-south road.

The parks (map #10) have grassy lawns, trees, hedges, walks, benches, a flagpole, and several 20th century monuments. The Hillsdale Station building, located near the southern end of the district (map #8), is a pivotal structure. It is a picturesque, frame, 2-story structure with gabled roof with jerkin head ends and a mansard-roofed central, 2½-story pavilion. The eight buildings in the district along the east side of Broadway (map #s 1-7) are one to three-story structures of commercial or mixed commercial-residential uses. These buildings are attached, semi-attached or very closely-spaced structures whose front building lines begin at the sidewalk. Six were erected between c. 1900 and 1931 and are examples of early 20th century "Main Street" architecture. One structure, Hillsdale House (map # 3), was built in 1870 and was originally freestanding on spacious grounds. Between 1913-1931 first-story additions were made to this building which today maintain the building line along Broadway's sidewalk. The one-story building at 98 Broadway is the only building erected after 1931 within the district. Most of the buildings within the district have flat roofs, although the Hillsdale House (map #3) has a low pitched hip roof with cupola and the Hemme Building (map #1) has elaborate false roofs on its principal facades. Buildings in the district are constructed of a variety of materials including more than one major material in the same building. The Hemme Building (map #1) exhibits the greatest variety of wall surface materials in a single building in the district. The Riley building is interesting

APPROXIMATE NUMBER OF BUILDINGS: 9

PHYSICAL CONDITION OF STRUCTURES: Excellent 50 % Good 40 % Fair 10 % Poor %

REGISTER ELIGIBILITY: ☐ Yes ☒ Possible ☐ No

THREATS TO DISTRICT/LOCAL ATTITUDES: Stonefronts are constantly being modified. Immediately west of the district is a modern shopping area.

COMMENTS:

The Hillsdale Railroad Station building was listed on the State Register of Historic Places as part of the thematic nomination of Operating Railroad Stations in New Jersey.

0227-D1
SIGNIFICANCE:

The Hillsdale Station District has historical and architectural significance as the transportation and commercial center of Hillsdale from 1869 to the present. The district retains three important properties, the railroad station building (map #8), the Hillsdale House (map #3), and Memorial Park (map #10) associated with the initial development in 1869-71 of the previously agricultural area into a residential suburb following the arrival of the railroad in 1869. The presence in the district of Memorial Park and an adjacent smaller triangular-in-plan park provides a village green character. The district also contains a two-block-long row of early 20th century commercial buildings which are important to the understanding of the commercial growth Hillsdale experienced during its early 20th century period of population growth. Particularly noteworthy is the John H. Riley Building (map #4), an unusually large commercial structure for a small town such as Hillsdale and a building of architectural interest due to its lower walls of artistic concrete blocks, the oriel accenting its corner, and the ornate sheet metal cornice.

The railroad station building is included in the N. J. Transit Survey of Operating Railroad Stations and is listed on the New Jersey State Register of Historic Places for its importance in transportation history. This Stick Style building with Second Empire style central mansarded pavilion was built in 1869 as a depot along the newly constructed Hackensack and New York Extension Railroad, a line which linked the Pascack Valley to Hackensack and rail lines to Jersey City and Hoboken. The building was designed by Post & Camp of Hudson City.

The Hackensack and New York Railroad was chartered by the State legislature in 1856. A 1861 map reveals that there was an absence of development around the future Hillsdale stop. In 1860 Daniel P. Patterson purchased lands in Hillsdale and was instrumental in obtaining a rail stop for his property. (Patterson was later president of the rail line). Patterson had roads laid out leading to the site of the future station. He also built himself a handsome home near the future depot (227-23).

The depot constructed in 1869 also housed (until 1895) on its second floor the corporate offices of the rail line and for a few years Hillsdale was the terminus of the line. (This line subsequently extended into New York State). Hillsdale was the location of the rail line's freight yard, engine house, and turn table. (These facilities were located south of the depot, outside of the district. They are not extant.) The railroad was later named the N.J. and N.Y. Railroad. (continued)

REFERENCES: (Include representation in existing surveys)

Sanborn Ins. Maps, 1923, 1931

Bromley 1913

Walker 1876

Robinson 1902

1973 Scrapbook

1899 "Picturesque Hillsdale"

1902 Directory

50 years of Progress, 1948

Relics (Nov, 1966) pp. 3-4 (May 1970) p. 2

Catlin Suburban Homes 1870

ATTACHMENTS: (Indicate number)

MAPS: 2

PHOTOS: 9

SLIDES: 6

OTHER: (Specify) Appendix A: Descriptions of Buildings in the
Hillsdale Station District.
Railroad Station Survey form for Hillsdale Station

RECORDED BY: TRB

ORGANIZATION: BCOC & HA

DATE: 1983

Description (continued)

in its use of artistic concrete blocks in combination with a frame upper story and sheet metal cornice. The 1906 vernacular Renaissance Revival Riley Building (map #4) and the circa 1930 Hemme Building, with Medieval Revival styling are notable in the district both for their architectural quality and their large size; both are over 20 bays in length. The Riley Building is a rare survivor since it is unusual to have in Bergen County such a large commercial building which could probably be feasibly restored to close to its original early 20th century appearance.

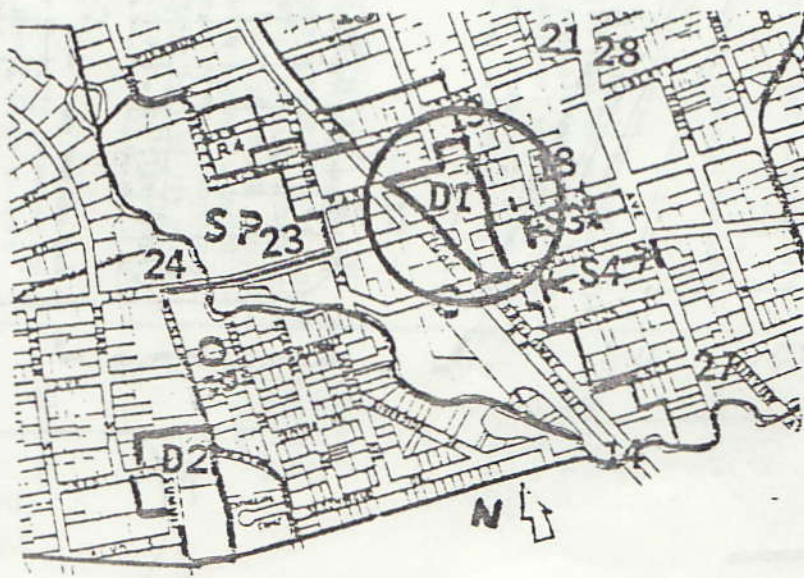
See "Appendix A: Description of Buildings in the Hillsdale Station District" for additional descriptions of individual properties.

Significance (continued)

In May 1870 Patterson filed the map of "Lots and Villa Plots" the first development plan for Hillsdale. These lots were located around the station. In 1871 Patterson gave Memorial Park to the public. At the time it was marsh land, but filling turned it into a gracious landscape feature. By 1876 a map published in the Bergen County Atlas (p. 110) shows the district as containing only the park (map #10), the station (map #8), and Hillsdale House (map #4) and its related stable. Hillsdale House was an Italianate style hotel-tavern structure built in 1870 opposite the depot. The park had (at least on paper) an elaborate system of walks with oval outer path connected to an inner circular path by radiating spoke-like walks.

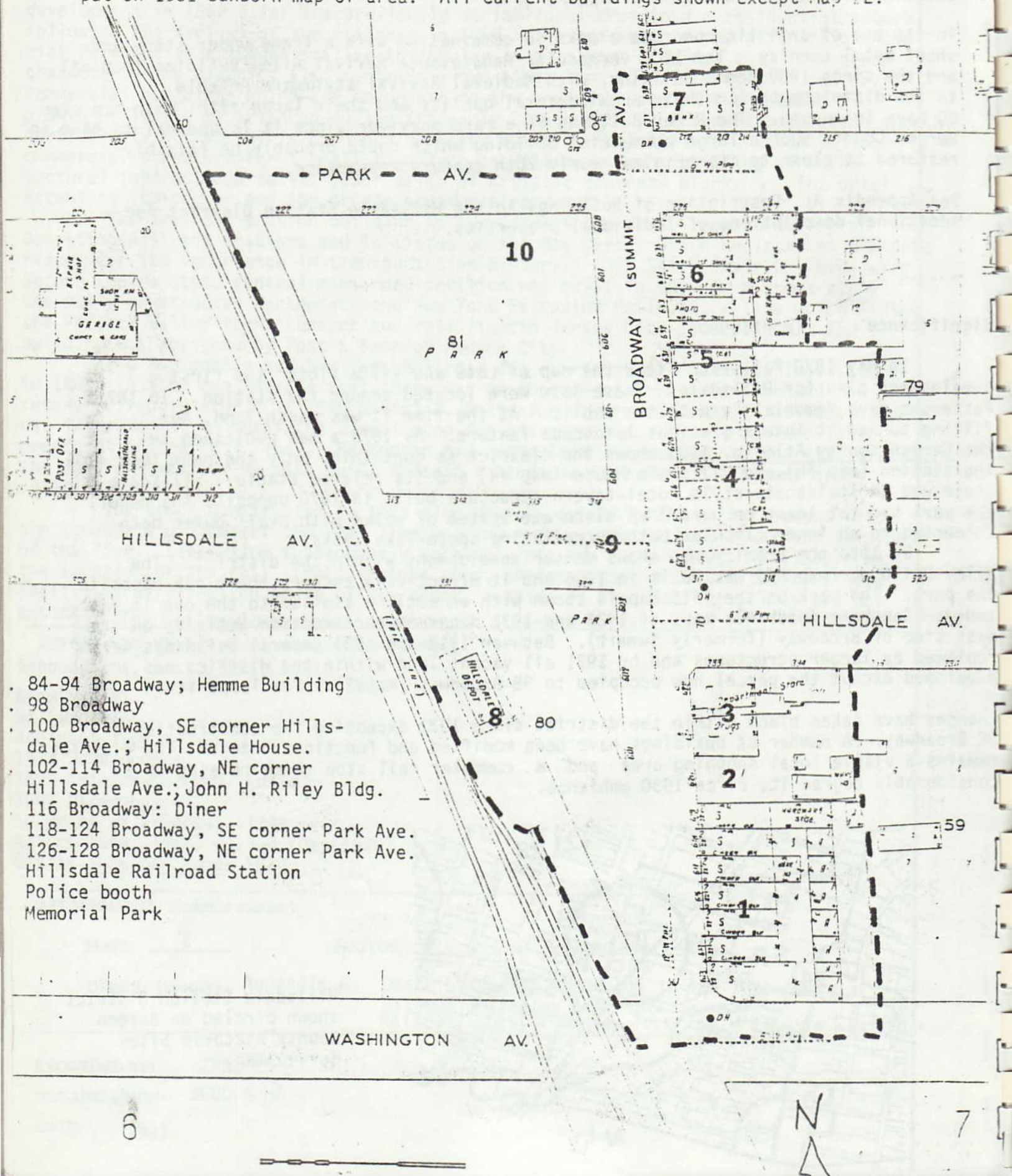
By 1913 the Bromley map shows denser development within the district. The Riley Building (map #4) was built in 1906 and it effectively anchors the block opposite the park. The park on the 1913 map is shown with an outline similar to the one it has today. Sandborn insurance maps of 1923 and 1931 document construction activity on the east side of Broadway (formerly Summit). Between 1913 and 1931 several buildings were replaced by larger structures and by 1931 all vacant land within the district was developed except the parcel now occupied to 98 Broadway (map #2). Few large scale

changes have taken place within the district since 1931 excepting the construction of 98 Broadway. A number of buildings have been modified and functions changed. The district remains a viable local shopping area and a commuter rail stop which retains to a considerable degree its circa 1930 ambience.



Hillsdale Station District
shown circled on Bergen
County Historic Sites
Survey map.

Map of Hillsdale Station. Dashed boundary line of district and numbers of buildings put on 1931 Sanborn map of area. All current buildings shown except Map #2.



Appendix A: Descriptions of Buildings in the Hillsdale Station District, Hillsdale, 0227-D1

Map # 0227-D1	Address	Historic Owners Names Dates in ()	Date Erected	Sig. to District/ Streetscape	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alterations; etc.)	neg, file #
1.	84-94 Broadway NE corner Broadway and Washington Ave.	Henne Building	between 1913-1931 c. 1930	M	Commercial/residential; 20th c. Period Revival/Medieval Revival; 2, brick veneer, stucco, half timber decoration, stucco intentionally coming off brick; six roughly 3 bay storefronts, plus polygonal 4 bay corner storefront, second-story 6/6 sash; multicolored slate-covered false gable and hip roofs with gables hiding flat or shed roof; picturesque surfaces, storefront in several cases are reasonably intact; shake covered pent between stores of corner storefront inappropriate.	198323-14 198217-2 slide
2.	98 Broadway	Post Office	after 1931	C	was Post Office, now Offices; vernacular; 1; brick; 4 bays, 6/6; flat; Colonial Revival entrance, banded pilasters at corners.	198323-14
3.	100 Broadway SE corner Hillsdale Ave.	Hillsdale House, J. P. Wortendyke (1876). Hillsdale House, Mrs. J. P. Wortendyke (1902). Hillsdale House (1913). Helson's drugstore and Hensheimer Hardware store (early 20th c.). Smith Dept. Store (1948).	1870	M	Originally hotel/tavern, now beauty parlor, restaurant, residential; Italianate; 3; replacement aluminum siding (in 1980 had roll sheathing, originally clapboarded); 3 bays, window sash probably replaced, low pitched hip roof with square-in-plan cupola; original wraparound open veranda has been replaced by projecting 1-story stores with flat roofs, recent residing has caused building to lose its wide frieze.	198217-3 27690-24 slide
4.	102-114 Broadway	John H. Riley Building; Hotel Washington, A. A. Guyet, Proprietor 1906-7. Hotel, 1913.	1906	P	Commercial/Residential; vernacular Renaissance Revival; 2; 1st story : artistic block, rock-faced with some smooth face with borders and storefronts with large expanses of glass, upper story: replacement roll sheathing (brick pattern) except corner oriel is artistic concrete block; 23 bays plus oriel, 1/1; flat roof; elaborate pressed metal cornice with ornate modillions, frieze with garlands, dentil band, and egg-and-dart molding; most entrance doors to second-story rooms are in place; store at 108 Broadway retains much of its early storefront with elliptical arch over two entrances and side display windows with transoms.	198217-3 198217-23 198218-16 198323-15 slides
5.	116 Broadway	Diner	between 1913-23	M	Diner restaurant; mix of vernacular and diner probably representing c. 1950 remodeling; 1; enamel panels, bands of steel, large picture windows, solid yellow brick parapet; 2 bays (door and picture window); flat with parapet; nice neon sign with vertical arrangement of word "Diner".	198323-16

Map #	Address	Historic Owners Names Dates in ()	Date Erected	Sig. to District / Streetscape	Description (use; hstyle; stories; ext. wall fabric; fenestration; roof; major features; alterations; etc.)	neg, file #
0227-D1						
6	118-124 Broadway, SE corner Park Avenue		between 1923-31	M	Commercial; vernacular; 2; brick with brick veneer front; 10 bays, new single pane 2nd-story sash; flat; some brick banding; altered store fronts.	198323-16
7.	126-128 Broadway, NE corner Park Avenue	Bank, 1931	between 1923-31	F	Commercial/ residential; vernacular; 3; brick veneer on main facades; 4 bays, 6/1, 4/1, some grouped windows; flat; large concrete urns on corners of corner pavilions, round-arched concrete panels over corner bays, some brick geometric decoration.	198323-16 198217-23
8.	SW corner Broadway and Hillsdale Ave. on east side of R. R. tracks	Hillsdale Railroad Station	1869	P	See Railroad Station Survey Form pp. 7-11.	27690-29 198217-24 slides
9.	center of Hillsdale Ave. just west of Broadway	Police booth	early 20th c.	M	Police booth; 20th c. Mediterranean Revival; 1; brick veneer, 6/1; hip with tiled roof; octagonal in plan; now has unsympathetic red, white and blue color scheme, apparently left over from the Bicentennial.	198217-23 198217-3 slide
10.	Bound by Broadway, Park Ave., NJ NY R.R. Tracks, Hillsdale Ave.	Memorial Park Park, 1876 Park, 1913	1871	M	Park; landscaped with grass, trees, hedges, walks, benches. 1941 Firemen's Memorial of a boulder with plaque located at corner Hillsdale Avenue and Broadway; 1977 Firemen's Memorial of grey granite with low relief of fireman located along Broadway in the middle of the block; 1922 War Memorial of a granite monument surmounted by a colored concrete eagle. Smaller triangular park with flagpole located south of Hillsdale Avenue.	

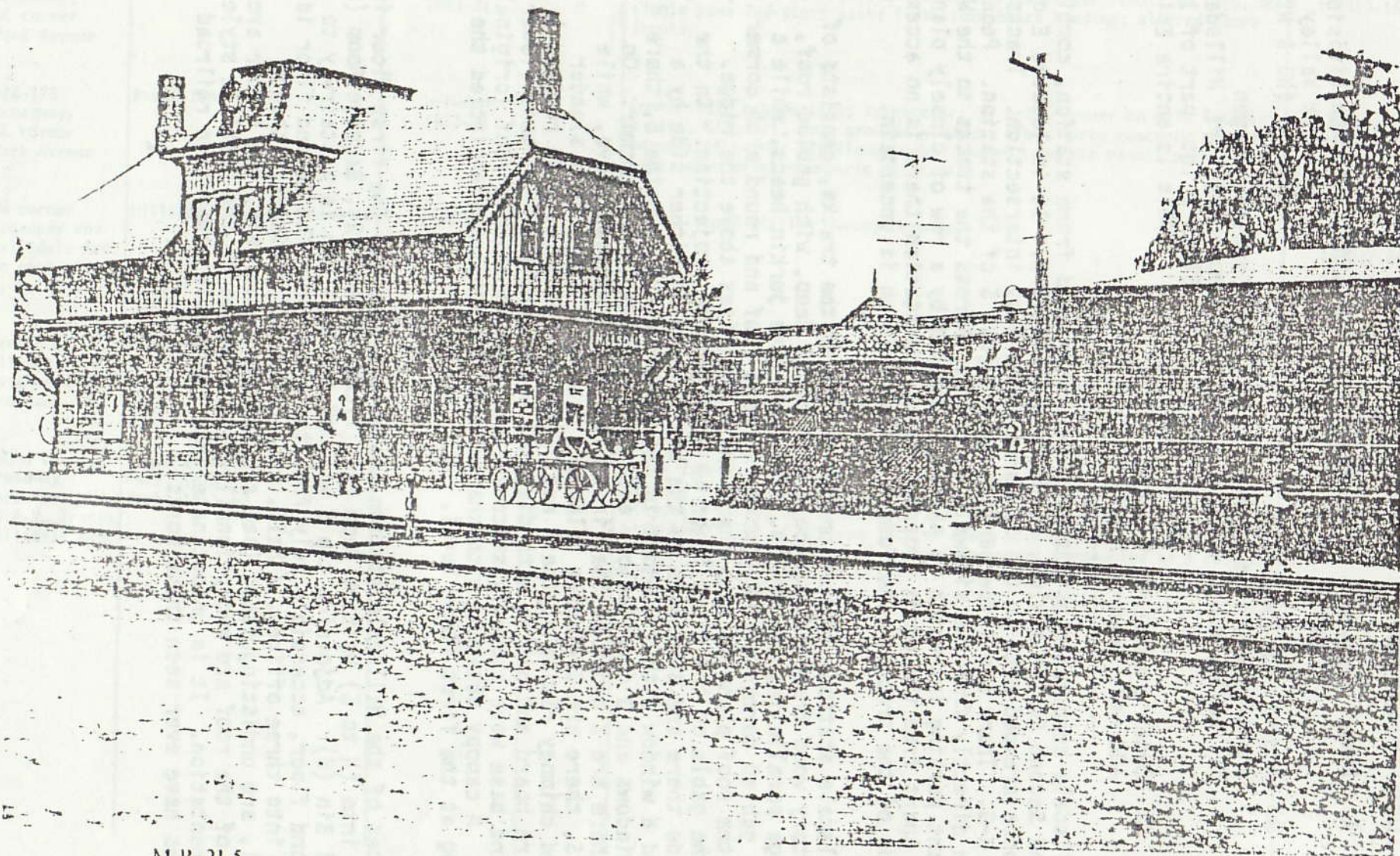
1. IDENTIFICATION

A. Name: Common Hillsdale
HistoricLine: Hoboken Division -
Pascack Valley
(Erie) (NJ & NY)B. Address or location:
Broadway & Hillsdale Ave.
Hillsdale, N.J. 07642County: Bergen
Municipality: Hillsdale Borough
Block & lot: part of 1205 / 2
(this is entire Erie right of way)C. Owner's name: NJ Transit
Address: Newark, N.J. -

The Hillsdale complex consists of a two story wood frame station, combining Stick and Second Empire styles, and outbound platform. It is located E of the tracks on a cramped site at the SW corner of a busy intersection. Tracks are aligned N-S. There are a few parking spaces just S of the station. Pedestrians may approach directly from the sidewalk to the E. Across the tracks to the W is a restaurant parking lot which is partially masked by a row of closely planted trees. Apart from the grade crossing NW of the station there is no access from that side of the tracks. The future of the station is uncertain.

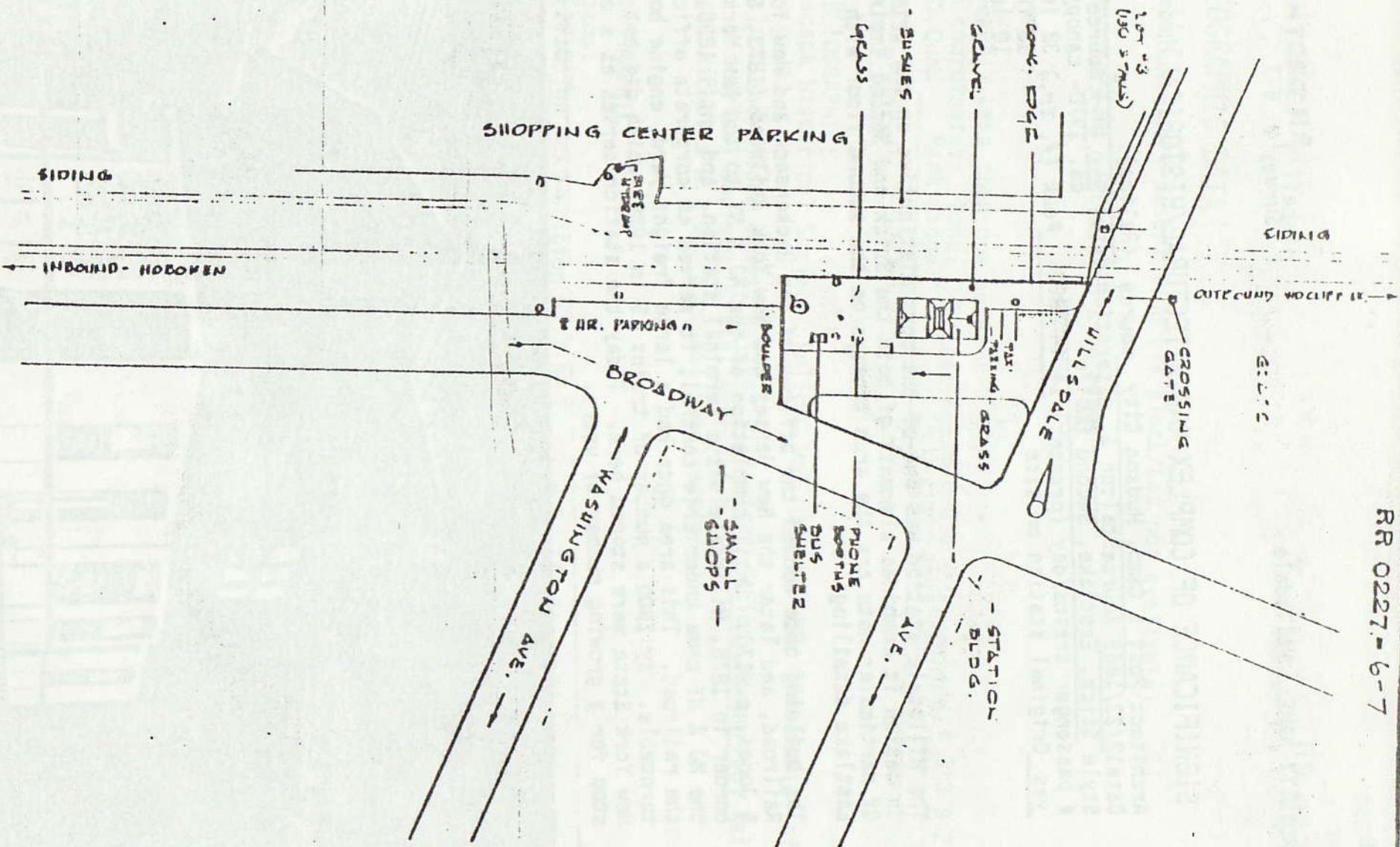
The Hillsdale station, located on the E side of the tracks, consists of a two-story wood frame block, 6 bays wide and 2 deep, with gabled roof, its ridge paralleling the tracks. The ends have jerkin heads, while a central gabled dormer with a concave mansard roof and round arch dormer breaks the roof plane on both the E and W and rises above the ridge. Below the gable on the first floor is a bay window projection. On the W. facade there are 3 windows in the bay flanked on either side by a door and a window with 3 windows in the dormer above. On the E, there are 3 windows and 3 doors below, and three windows in the dormer. On the N there are 2 doors on the first floor and 2 windows above, while on the S, there are 2 windows below and 2 above. There is a slender corbeled chimney rising at the N end. (One at S end has been removed.) Walls are board and batten with diagonal board panels at the base (lower walls and base were recently stuccoed) and asphalt shingle roof (originally slate). A canopy attached with shaped wood brackets once encircled the building at the first floor level.

The spaces of the Hillsdale station are on two levels. The first floor is divided into (N to S) Waiting Room (1), Ticket Office (2), Baggage Room (5), and Coal Bin (6). Adjoining the S wall of the Coal Bin is a stairway to the Second floor, accessible only from the exterior. The Second floor is divided into three offices, a hall, and a closet. Finishes, although original, are undistinguished (see schedules). Conversely, the timber arch trusses of the roof are exceptionally fine examples of the Eastlake style of ornamentation. It is unfortunate that few people other than railroad employees have ever seen these works.



M.P.-21.5

When the railroad was finished to HILLSDALE in 1869, offices of the company were located on the second floor of this new station and remained there for many years. There were complete shop facilities and an engine house situated just behind the photographer.



888 rba

HILLSDALE
PASCACK VALLEY LINE

SCALE: 1" = 100'
DATE: Jan. 1979

18

FACILITY NAME: Hillsdale

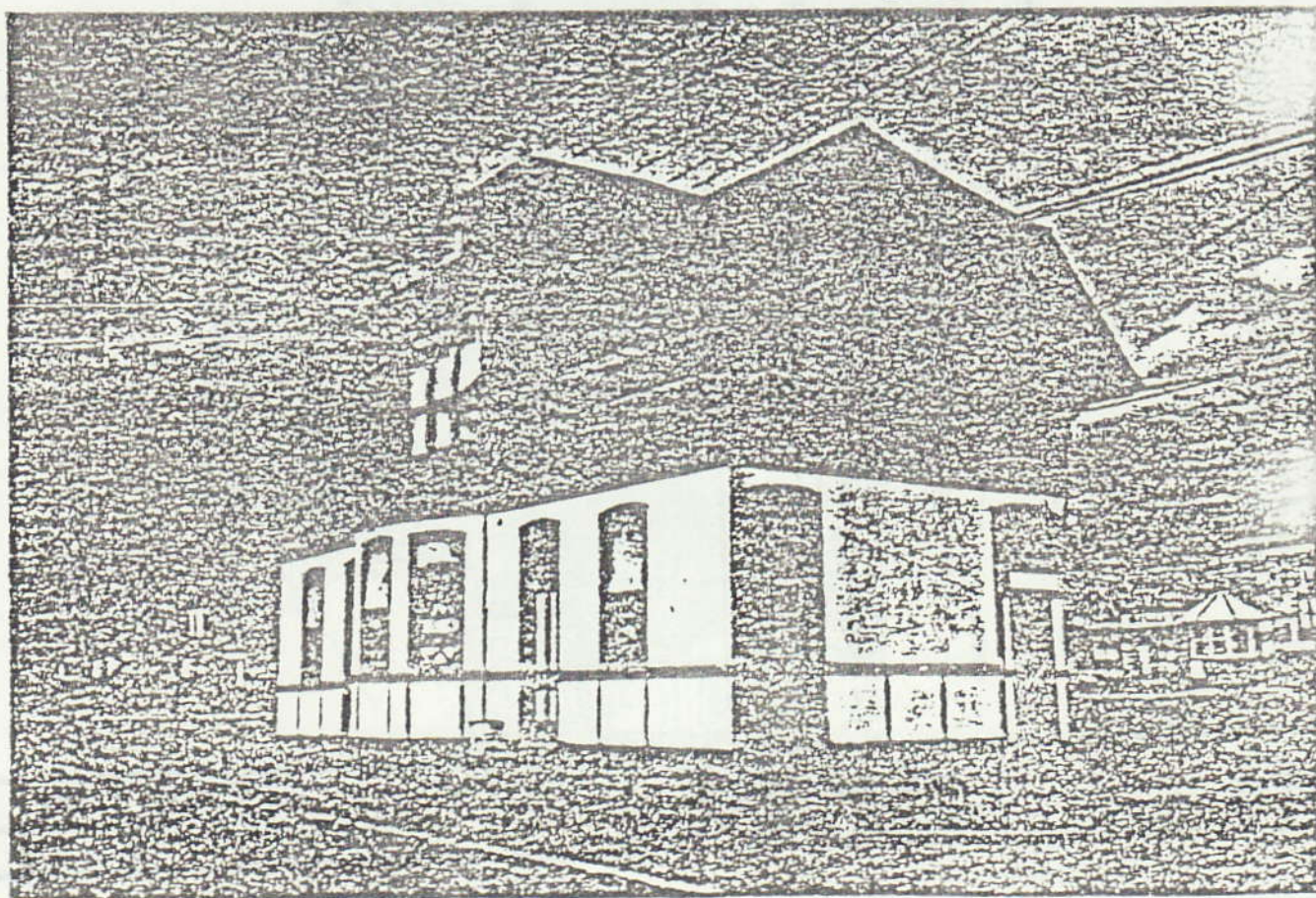
RR 0227-
Survey # 6-7

5. SIGNIFICANCE OF COMPLEX (ARCHITECTURAL/HISTORICAL):

Architect Post & Camp, Hudson City source (Relics)			
Date	12/23/1869	Source	Stalton & Jones
Alteration dates	ca. 1904	Source	Tino
Style	Stick, Eastlake, Second Empire	ca. 1970-	canopy removed
# passenger trains/day (present)	14 in 1980	Peak (#, Yr.)	38 in 1929
yes	Original station on site		32 in 1909
			10 in 1941

The Hillsdale station was one of the most distinctive on the Erie line. In design it combines elements of both the Stick and Second Empire styles. Of particular note are the arch trusses on the second floor with their Eastlake detailing.

The building once housed the offices of the Hackensack and New York Railroad, and later the New Jersey and New York Railroad (1873, Stalton & Jones, p. 17). Until completion of the NJ & NY to the New York State border in 1875, Hillsdale was a terminal station, and until 1895, when the NJ & NY came under Erie control, it served as corporate offices for the railroad. This area once had a large freight yard, engine house and turntable. By 1900 a number of trains (5 in 1929) which did not run into New York State were stored here. Today the station serves as a commuter stop for a growing number of users.



FACILITY NAME: Hillsdale

Survey # 6-7

6. GEOGRAPHIC DATA

Verbal boundary description (if Block/Lot not available)

Boundary is outlined on site plan.

Acreage: Less than one acre

UTM coordinates: Zone: 18/Easting: 5 8 0 6 4 0/Northing: 4 5 3 9 2 6 0

USGS Quad Park Ridge Scale 1:24 000

7. REFERENCES

BIBLIOGRAPHIC:

Pascack Historical Society, Relics, vol. 14, no. 80, "Centennial of the Railroad," p. 4.Stalton and Wilson Jones, Railway Historical Society Monograph, Railroad Station Historical Society, Crete, Nebraska p. 7.

Tino, Nicholas A., Jr. personal recollections.

ICONOGRAPHIC:

Photos:

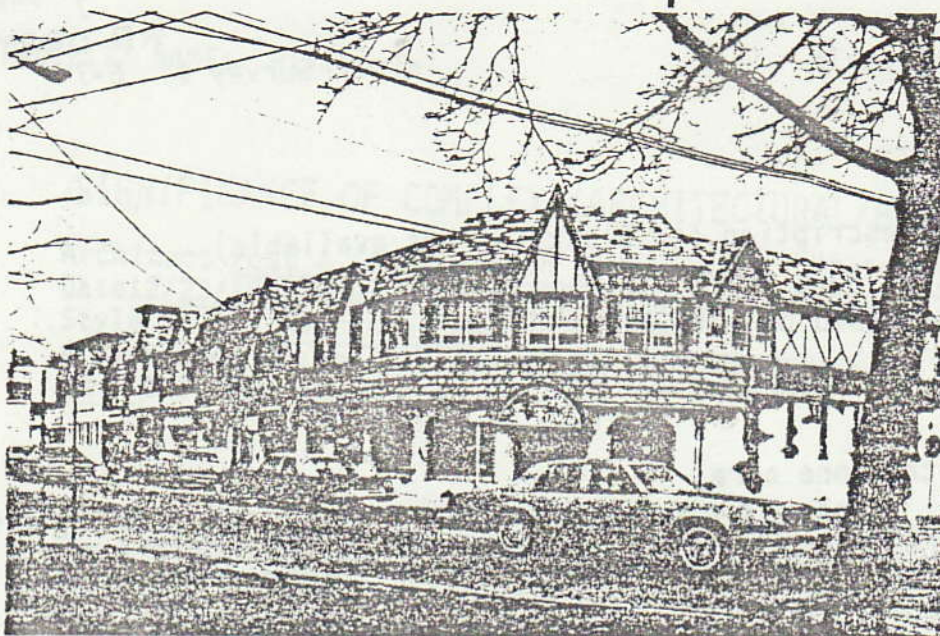
2-(1910) The Next Station Will Be, vol. II, The Railroadians of America Inc. 1974, n.p.3-(1966) Carelton, Paul, The Erie Lackawanna Story, pp. 325, 475.

Stalton and Jones, p. 11.

(c.1935): Paul Ruhenbeck collection, Kearny, N.J.

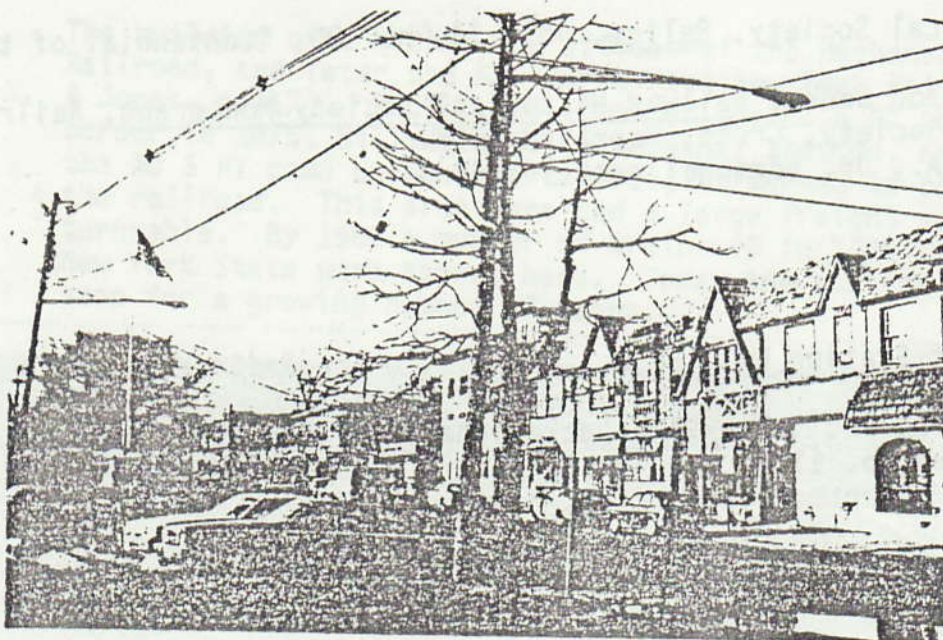
8. PHOTO

Negative index # 1293 or NJT photo # - slide # 6-7
Date 1978 Photographer Richard Browne Assocs.
Loc. of negative N.J. Transit Direction of view: Station from South

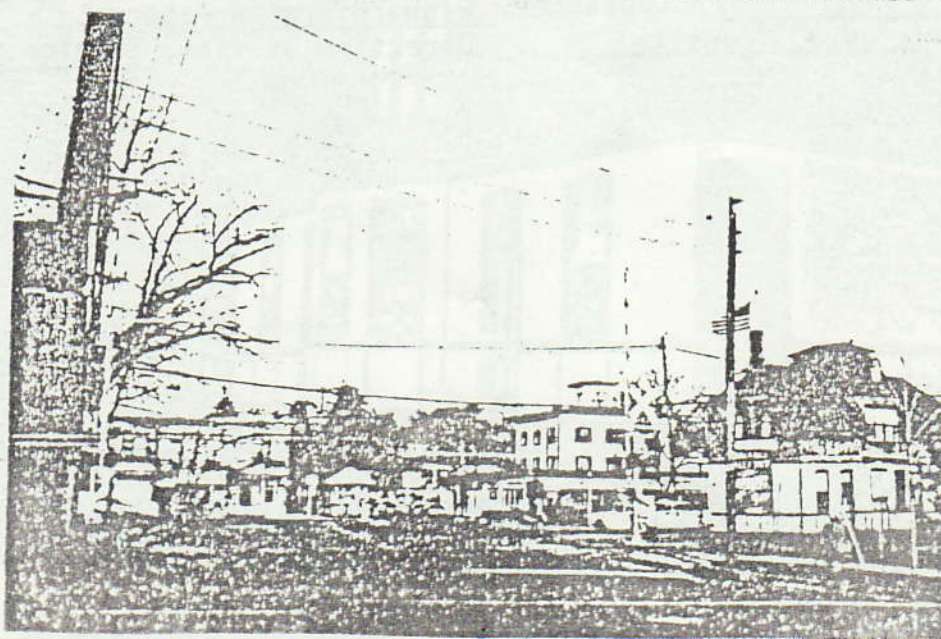


Photographs of
Hillsdale Station
Historic District,
Hillsdale

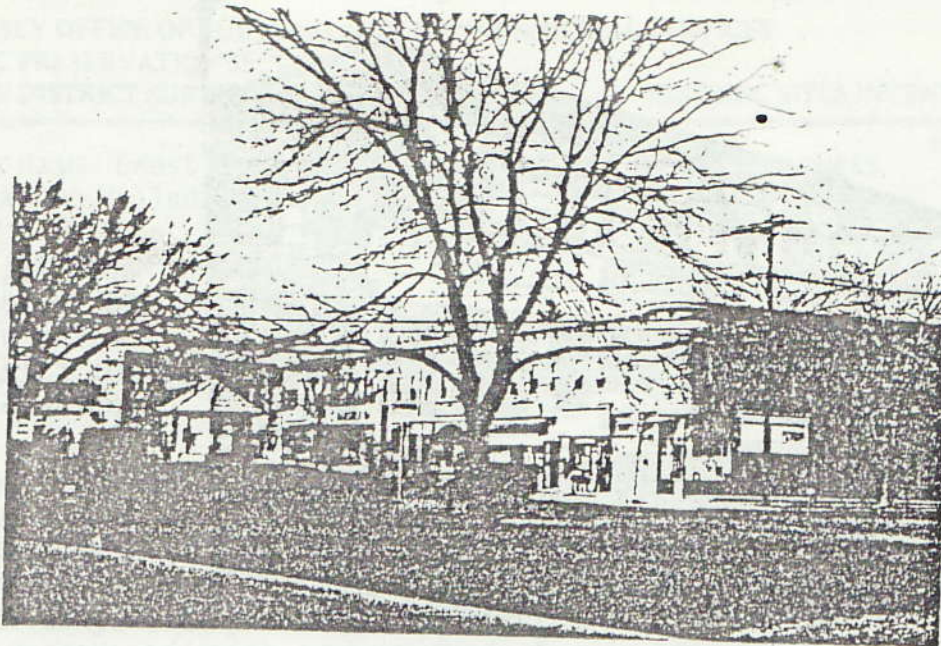
Map #1
84-94 Broadway
looking NE.
Map #2,
98 Broadway, is in
background.
Neg. file #
198323-14



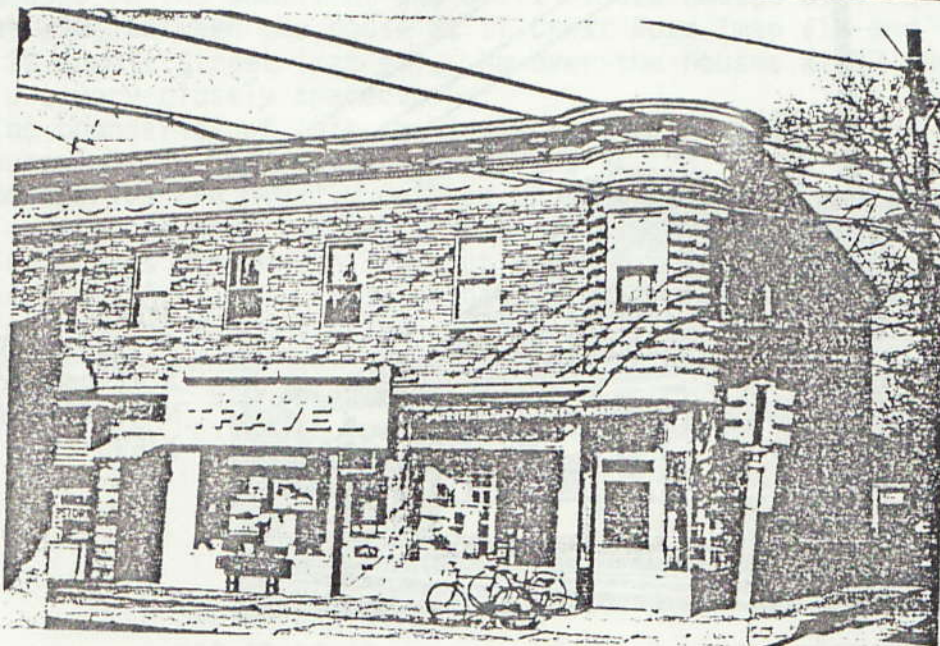
General View of
district showing
east side of Broadway
Looking NE
beginning at 84-94
Broadway, Map #1.
Neg. file #
198217-2



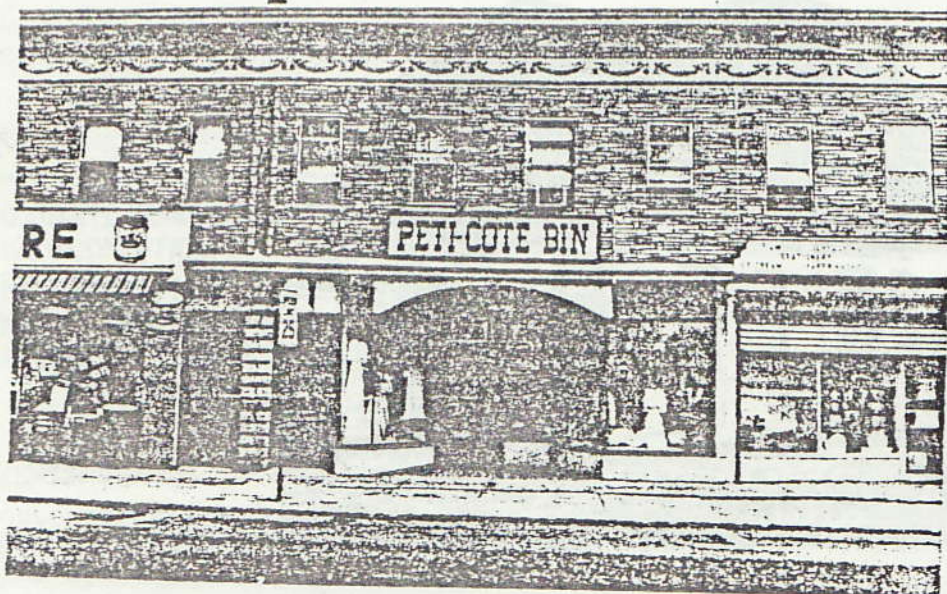
General View of
District looking
east on Hillsdale Ave
showing Railroad
Station, #8; Hillsdale
House, #3; police booth
#9, and part of
Riley building, Neg.
file # 198217-3



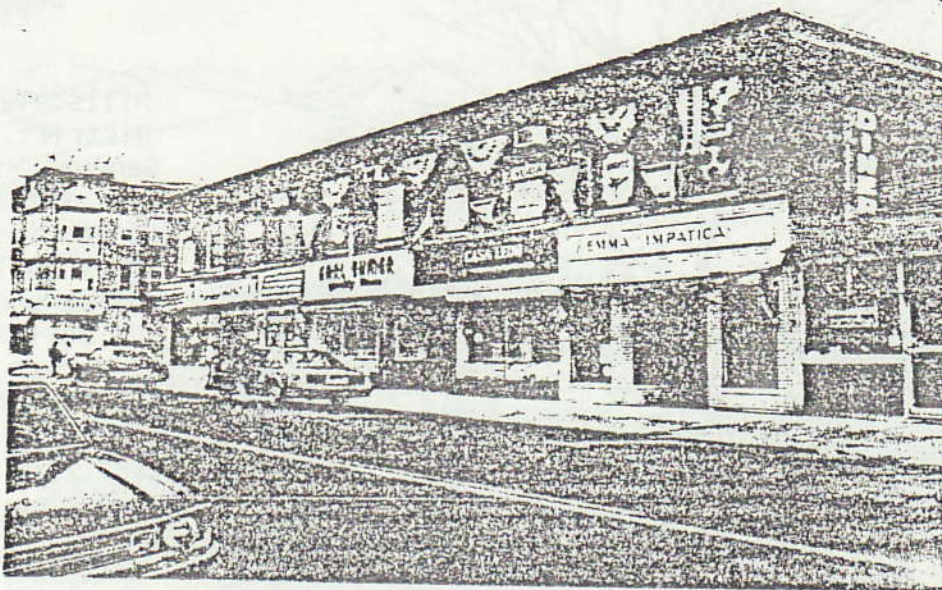
Hillsdale Station
District, Hillsdale
General view of
district looking
NE showing
Riley Building, #4;
police booth, #9;
and building on
NE corner Broadway
and Park, #7.
Neg. file #
198217-23



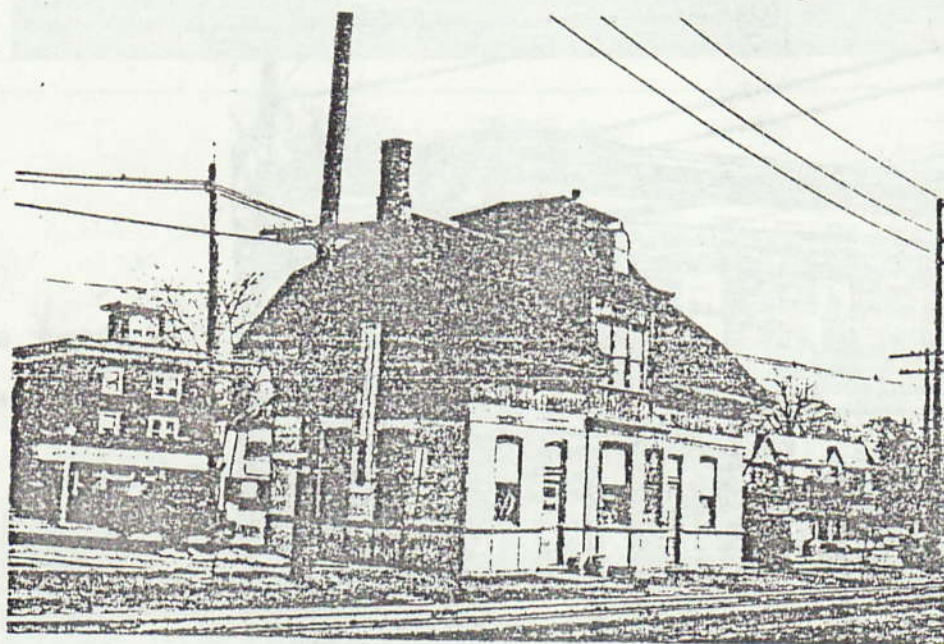
SW corner of Riley
Building, #4.
Neg. file #
198218-16



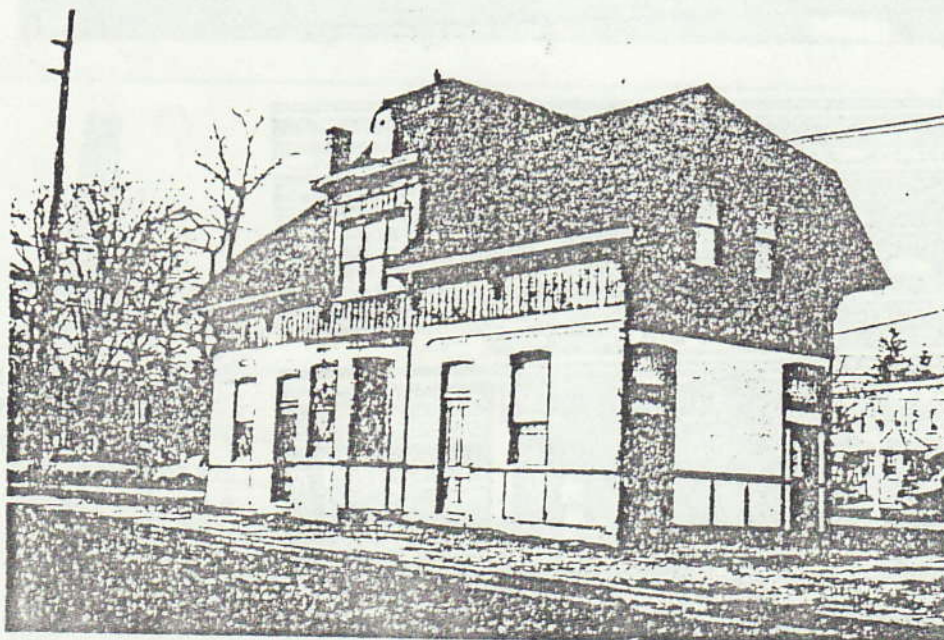
The best preserved
storefront of the
Riley Building, #4,
store at 108 Broadway.
Neg. file #
198323-15



Map#5, 6, 7
116 Broadway,
Looking NE.
Neg. file #
198323-16



Map#8
Hillsdale Railroad
Station looking SE.
Neg. file #
17690-29



Map #8
Hillsdale Railroad
Station looking NE,
Neg. file #
198217-24

DISTRICT NAME: Crest Road District
MUNICIPALITY: Hillsdale
COUNTY: Bergen
TYPE OF DISTRICT: Residential
USGS QUAD: Hackensack

UTM REFERENCES: Zone/Northing/Easting
A
B
C
D

DESCRIPTION: (General description of district as a whole and boundaries)

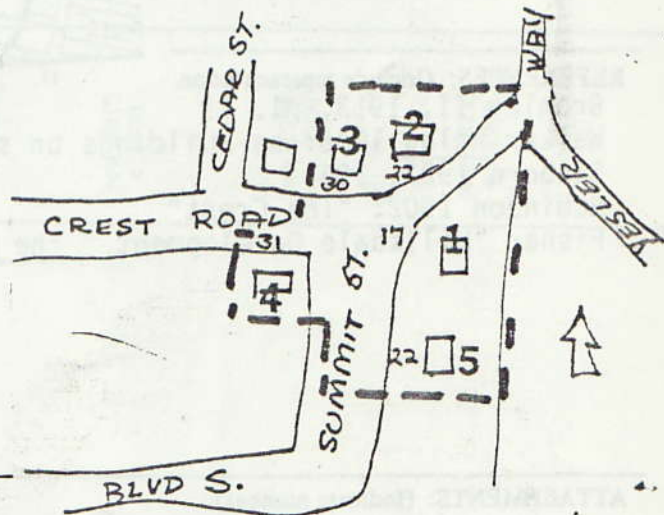
The Crest Road District is a homogeneous area on the crest of a hill at the junction of Crest Road and Summit Street with five freestanding frame houses erected about 1900.

The district has a wooded, hilltop character with numerous trees, and no sidewalks or curbs along Summit Street. Summit Street parallels the crest of the hill and immediately east of the houses at 17 and 22 Crest Road (map #1 and 2) and at 22 Summit Street (map #5) the hill drops sharply downward to the east. This downward slope is these buildings' east yards. Crest Road itself between Summit Street and Yesler Way is a narrow unpaved road with a steep grade. Scenic panoramic views are afforded from the three houses on the summit of the hill. These houses also have large lots and there is about 250' between the house at 17 Crest Road (map #1) and the adjacent house to the south, 22 Summit Street (map #5). However the houses at 22 and 30 Crest Road (map #2 and 3) are very closely spaced.

The boundaries of this small district correspond to the outer property lines of the five houses within the district which are 17, 22, 30, 31 Crest Road and 22 Summit Street. These boundaries are clearly defined as to the south along Summit Street are recent houses and to the west and east the buildings are not part of the crest-top location.

The houses within the district exhibit stylistic features associated with turn-of-the-century Arts and Crafts architecture. These elements include the shingle sheathing, shaped exposed rafter ends, cobblestone chimneys and foundations, and the bungalow 1½-story massings. Four of the five buildings are 1½-story bungalows, only the house at 22 Summit St. (map #5) with its 2½-story tri-gable ell composition is not. The house at 17 Crest Road (map #1) is an extremely handsome example of the bungalow type.

Sketch map of District
not to scale



APPROXIMATE NUMBER OF BUILDINGS: 5
PHYSICAL CONDITION OF STRUCTURES: Excellent 100% Good _____% Fair _____% Poor _____%
REGISTER ELIGIBILITY: ☐ Yes ☒ Possible ☐ No
THREATS TO DISTRICT/LOCAL ATTITUDES: local

There is probably no thought of this being a historic district.

COMMENTS:

The house at 22 Crest Road has had its architectural integrity compromised by recent unsympathetic modifications. Other buildings except for painting are little altered.

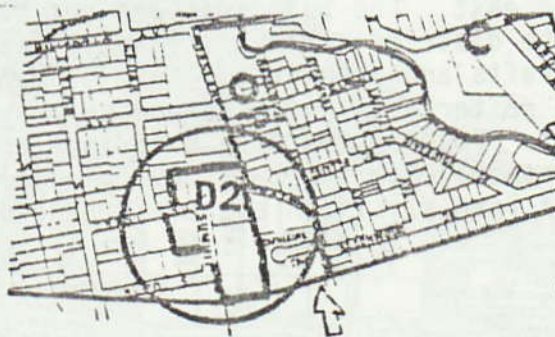
SIGNIFICANCE:

The Crest Road District in Hillsdale has both historical and architectural interest. This small residential area, labeled "The Crest" on a 1902 map, represents the best of the development by the Crest Development Company at the turn of the century in the Glenbrook Park area of Hillsdale. It is part of the steady residential growth Hillsdale experienced at the turn-of-the-century when its population increased from an estimated 500 persons in 1898 to 891 persons in 1900. In 1910 it reached 1,072 persons and rose to 1,720 persons in 1920.

While most of the houses built in Hillsdale at the turn-of-the-century are undistinguished architecturally, being typical examples of middle-class houses, the five houses in the Crest Road District as a group stand out from their local contemporaries. They have a very scenic setting and were built to take advantage

of and be a part of their hilltop location. They also are of higher architectural quality. In particular, the house at 18 Crest Road (map #1) is a high quality example of its type of architecture, the Arts and Crafts bungalow. Its architectural quality is enhanced by its excellent state of exterior preservation, even its original shingles are appropriately unpainted. This building and others in the district show the influence Arts and Crafts movement which promoted the use of natural materials in buildings, with simple massing and sturdy straightforward appearances. Wood shingle sheathing and cobblestones or boulder foundations and chimneys are characteristic of the architecture in the district. Four of the five buildings are bungalows, a favorite Arts and Crafts house type and one characterized by 1½ story massing with broad overhanging roofs which frequently extend over porches. The district illustrates how Bergen County's beautiful landscape attracted early 20th century residential growth.

Crest Road District
shown circled
on survey map



REFERENCES: (Include representation)

Bromley II, 1913, pl. 29

Walker Atlas 1876: no buildings or streets.

Sanborn 1923, 1931

Robinson 1902: "The Crest"

Fisher "Hillsdale Development", The Local Review, April 12, 1973, p. 27.

ATTACHMENTS: (Indicate number)

MAPS: 2

PHOTOS: 4

SLIDES: _____

OTHER: (Specify) Appendix A: Descriptions of Buildings in Crest Road District

RECORDED BY: TRB
ORGANIZATION: BCOC&HA
DATE: 1983

Appendix A: Descriptions of Buildings in Crest Road District, Hillsdale, 0227-D2

Map #	Address	Historic Owners Names Dates in ()	Date Erected	Sig. to District/ Streetscape	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alterations; etc.)	neg, file #
1	17 Crest Road, SE corner Summit Street		pre-1913 c. 1900	P	House; Shingled Arts and Crafts bungalow; one with two storyys in gable; wood shingles; enclosed porch on 1st story W facade, 3 bays of dormers, 9/1, various groupings of windows; gables; one story wing on east and west sides (east is a screened porch); large shed dormers with gablets, central on east facade, 2 side ones on west facade, west facade has sunporch under main roof with cobblestone piers, screened porch on east facade, cobblestone foundation, an. interior chimney, polygonal bay window on west side. Very attractive property including house sited on edge of crest, slope downward to Yesler Way at east, informal landscaping, well house, 2-story gable-roofed garage with shiplap siding, stone walls. Faces east.	198217-21
2	22 Crest Road, NE corner Summit Street		pre-1913 c. 1900	F	House; Arts and Crafts bungalow; 1½; inappropriate replacement shakes; 2 bays, 8/8, grouped windows; gable; front columnar porch under roof, massive Tuscan columns, shed dormers, cobblestone chimney, Main facade faces east, house sited on edge of crest; west 2 story addition with 1st-story double garage, this addition dominates street facade of building.	
3	30 Crest Road		pre-1913 c. 1900	M	House; Shingled Arts and Crafts bungalow; 1½; wood shingles, now painted; 1st story: 3 bays, 5 bays in the dormer, 8/8, 9/9; gable; recessed porch under main roof, large shed dormer, Tuscan columns support massive rafters with shaped ends, boulder and brick exterior end chimneys, 1 car garage.	198217-22
4	31 Crest Road, SW corner Summit Street		pre-1913 c. 1900	M	House; shingled Arts and Crafts bungalow; 1½; shingles, now painted; 3x3 bays, 9/1, 12/1; gable; corner screen porch or east side under extension of main roof; offset east side gable, artistic concrete block foundation, main (north) facade has 1 bay, 2 story entrance pavilion which is open on 1st-story, tripartite false opening on 2nd-story above Arts and Crafts style exposed shaped rafter ends.	
5	22 Summit St.		pre-1913 c. 1900	M	House; tri-gabled ell Arts and Crafts; 2½; clapboard, 3 bays on west facade, 1/1; gables; T-shaped plan, 1st story of west section is sunporch, artistic concrete block foundation; unsympathetic recent metal awning over entrance; located on edge of crest.	198219-31, 32

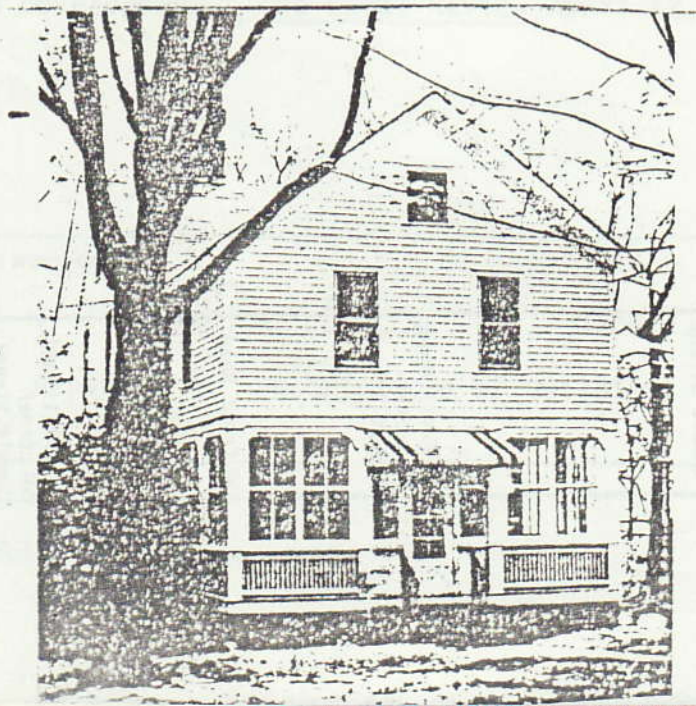


Photographs of
Crest Road District
Hillsdale, 0227-D2

Map #1
27 Crest Road
Looking SE
Neg. file #
198217-21



Map #3
30 Crest Road
Looking north
Neg. file #
198217-22



Map #5
22 Summit St.
Looking east
Neg. file #
198219-32

Crest Road District, Hillsdale

Map #5
22 Summit St.
Looking NNE
Neg. file #
198219-31



APPROXIMATE NUMBER OF BUILDINGS _____
PHYSICAL CONDITION OF BUILDINGS _____
FOUNDER CLUSTERITY _____
THREATS TO SURVIVAL _____
COMMENTS _____
All houses are fine standing and located on landscaped lots of varying sizes.
These three houses are near the corner of _____ and _____
are also close by. _____ the houses are located at the outer fringes of a residential area.
East of 350 Willoughby Ave., Map #1, is a vacant lot now used for parking which was the
site of the Methodist Church (no longer extant).
Map # _____
Map # _____
Map # _____
1871 _____
1913 _____
Clayton, p. 215.
Western _____
1900 _____
Harris, _____
1905 _____
50 years of _____

RECORDED BY: _____ DATE: _____
UNCLASSIFIED: _____

STREET NAME: #355, 357, 375 Hillsdale Ave. CROSS STREETS: Broadway and Magnolia Ave.
MUNICIPALITY: Hillsdale COUNTY: Bergen

DESCRIPTION/SIGNIFICANCE:

The Hillsdale Avenue streetscape includes three freestanding houses at 355, 357, 375 Hillsdale Avenue which are of architectural interest. The house at 357 Hillsdale Avenue (map #2), the Henry G. Hering House, is also of local historical importance due to its association with Hering (1837-1929). Hering was a school teacher, farmer, civil engineer and surveyor who served as township clerk, town superintendent, assessor, state Assemblyman (1868-69), under-sheriff of Bergen County (1881-86) at various times in his long life. He was also Hillsdale's first postmaster, secretary of the railroad, and station master. He owned and developed most of the Hillsdale Manor section under the Hillsdale Improvement Company (50 Years of Progress 1948). In 1923 "Big Hen" was said to be the oldest resident of Hillsdale.

The streetscape represents the type of residential streets which developed in Hillsdale after it became a railroad suburb. The houses are less than 2 blocks from the railroad station (0227-D1 #8). *Continued under comments.

The house at 355 Hillsdale Avenue (map #1) is a well-preserved example of a picturesque Downingsesque Cottage of the type recommended by A. J. Downing in his popular architectural books of the mid 19th century. It has a wraparound veranda, vertical-board-and-batten in the gable, and bay window - all features common in Downingsesque design. The Hering House (map #2) is also a Downingsesque design but its gable trim and vergeboards are Gothic Revival elements. The Gothic was one of the several styles Downing recommended for suburban homes. The house at 375 Hillsdale Avenue is the most altered of the 3 houses in this streetscape. Its chimney is of interest as are its landscape features. It retains some of its Queen Anne style elements such as turned posts of rear porch, irregular massing, and remnants of the front full-length porch with end pavilions.

APPROXIMATE NUMBER OF BUILDINGS: 3

PHYSICAL CONDITION OF BUILDINGS: Excellent % Good 100 % Fair % Poor %

REGISTER ELIGIBILITY: Yes Possible No Part of Larger District

THREATS TO STREET: Roads Development X Zoning Deterioration No Threat Other X
COMMENTS: alteration

*All houses are free-standing and located on landscaped lots of varying sizes.

These three houses are near the commercial area and near to the municipal building. Churches are also close by. The houses are located at the outer fringes of a residential area.

East of 355 Hillsdale Ave., Map #1, is a vacant lot now used for parking which was the site of the Methodist Church (no longer extant).

MAP: 2

SLIDES: 3

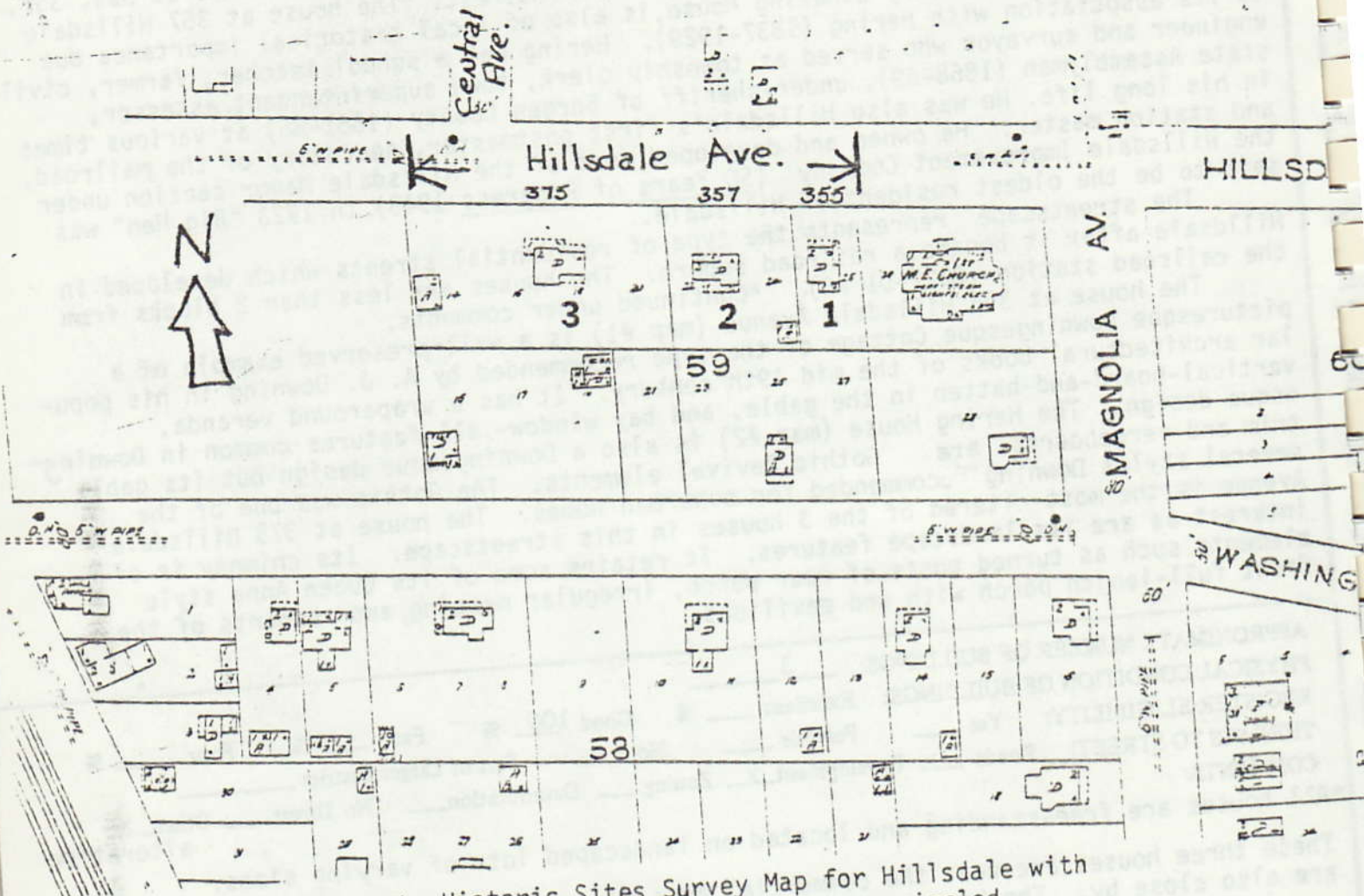
REFERENCES:

1876 Walker: shows #357 as H. G. Hering.
1913 Bromley, II pl. 29: All building shown.
Clayton, p. 212.
Westervelt, I, p. 307.
1902, 1917-18 Directories.
Durie, Kakiat Patent, p. 44.
1923 Sanborn: all shown.
50 years of Progress, 1948.

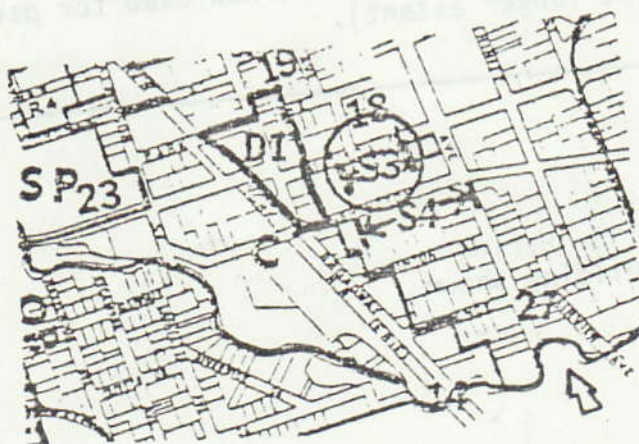
RECORDED BY: TRB
ORGANIZATION: BCOC&HA

DATE: 1983

Map of Hillsdale Avenue Streetscape with current Street Numbers map numbers, and arrows showing extent of streetscape added to 1923 Sanborn map. The church building on the corner is no longer extant.



Bergen County Historic Sites Survey Map for Hillsdale with Hillsdale Avenue streetscape, 0227-S3, shown circled.



Descriptions of Buildings in the Hillsdale Avenue Streetscape, Hillsdale, 0227-S3

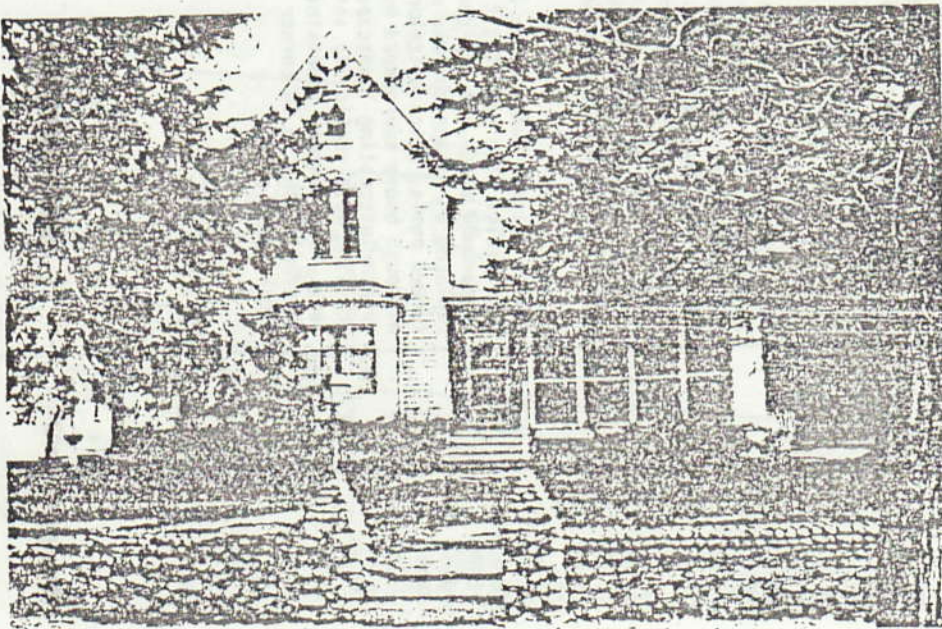
Map #	Address	Historic Owners Names Dates in ()	Date Erected	Sig. to District Streetscape	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alterations; etc.)	neg. file #
1	355 Hillsdale Avenue		between 1876-1913 c. 1880	M	House; Downingsque cottage; 2 $\frac{1}{2}$; clapboards with vertical board and batten with sawtooth edge in gable; 1st story: 3 plus ell, second story: 2 plus ell, 2/2; gables, medium pitch; L-shaped plan, wrap-around veranda with posts on pedestal bases and scalloped-shaped brackets, bay window on west, window cornices, pointed-arched window in gable, entrance doorway appears reworked-has sidelights. House set back 30' has hedges around property, free-standing garage at rear of lot, to east is vacant lot with gravel parkway lot which was site of Hillsdale M. E. Church.	198323-11
2	357 Hillsdale Avenue	Henry G. Hering (1876)	between 1861-1876 c. 1875	P	House; vernacular Gothic Revival; 2 $\frac{1}{2}$; clapboard, 3 bay (1 in ell), 1/2; gables, that of ell steeply pitched; T-shaped plan, vergeboard along eaves and king-post in gable, bay window on west unaltered, that in front (north) has replacement sash but retains original sawtooth vergeboard, double second-story window with cornice, pointed-arched window in gable; veranda has been altered, now mostly screened; set back about 40', 20th c. cobblestone wall along sidewalk with pyramidal posts flanking entrance walk, freestanding garage in rear.	198218-24
3	375 Hillsdale Avenue		between 1876-1913 c. 1881 according to owner	F	House; altered Queen Anne; 2 $\frac{1}{2}$; replacement synthetic shingles; 2-3 bay; 2/2; gables with gablets; T-shaped plan, cornice with returns, wraparound porch has hip-roofed end pavilion but original turned posts replaced by inappropriate metal ones, rear porch retains original turned posts, brick exterior side chimney with round-arched niche. Although house surrounded by overgrown plants obscuring views of it, it retains interesting landscape features; circa 3 $\frac{1}{2}$ ' cobblestone wall (c. 1900) with vertically set stone coping is along sidewalk. Circular cobblestone fountain (circa 1900) west of house. Barn covered with shiplap siding in SW corner of property is approached by granite block paved road.	198218-24



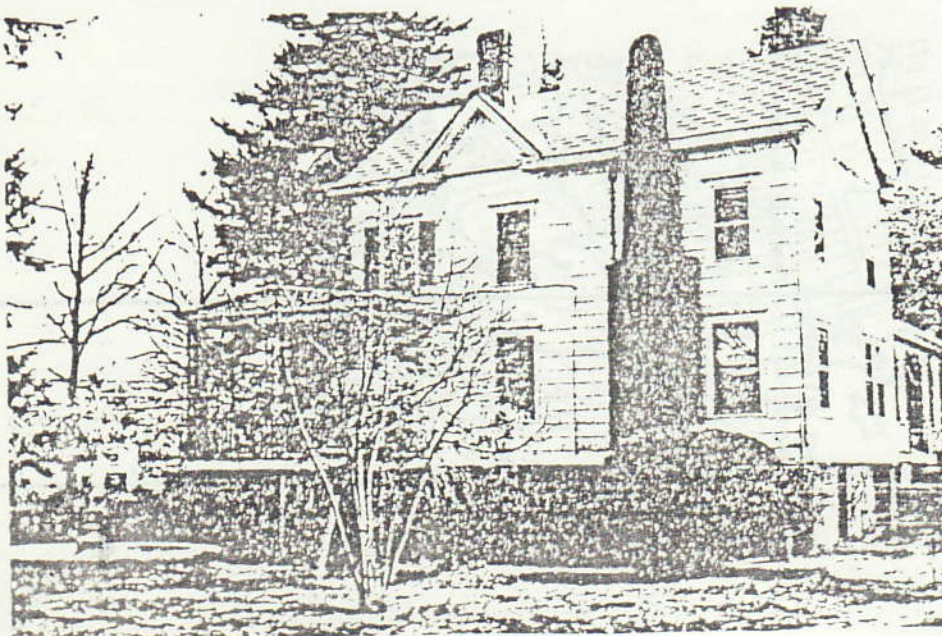
0227-S3
page 4

Photographs of
Hillsdale Avenue
Streetscape,
Hillsdale

Map 1
355 Hillsdale Ave.
Neg. file #
198323-11



Map 2
357 Hillsdale Ave.,
Henry G. Hering
House.
Neg. file #
198218-15



Map 3
375 Hillsdale Avenue
Neg. file #
198218-24

STREET NAME: 299-333 Washington Ave., S side CROSS STREETS: Broadway and Magnolia Ave.
MUNICIPALITY: Hillsdale COUNTY: Bergen

DESCRIPTION/SIGNIFICANCE:

The Washington Ave. Streetscape is of architectural interest, containing four free-standing frame houses which represent the type of domestic architecture erected in Hillsdale during its late 19th c. development as a railroad suburb. Three of these houses (map #s 2, 4, 5) are of local architectural interest. There is also one post World War II non-contributing structure, the ranch house at 307 Washington Ave.

All houses in the streetscape are set back from the street in landscaped yards. Lots are 150' deep and range in width from about 75' to 200' (that of map #5). The terrain has a slope and two houses, 321 and 331 Washington Avenue (map #4 and 5), are on sites elevated above street level. Both have retaining walls along sidewalks.

The oldest house in the streetscape is the C. Titus House at 333 Washington Avenue, #5, built between 1861-1876. A 1876 map shows it as the only building on either side of Washington Avenue in the hamlet of Hillsdale (Walker, p. 110). While the house evidences a c. 1900 enlargement, its vergebards give it a picturesque, mid 19th century Downingsesque character.

Three of the streetscape's 5 houses were erected between 1876-1913, probably about 1890. They are examples of small Queen Anne style houses of the tri-gabled ell type. Those at 305 and 321 Washington Avenue are the best examples of this style extant in Hillsdale (see 0227-27, 75 Lawrence St. and 22 Magnolia Ave., for slightly less ornate examples). Both buildings display the mix of exterior sheathing materials, the open porches with turned posts, and other decorative features such as tower or jetty associated with the Queen Anne Style. House of the style are found elsewhere in Hillsdale but unfortunately unsympathetic alteration has reduced their architectural interest.

Only part of the south side of Washington Ave. between Broadway and Magnolia Avenue is included in the streetscape. The north side is omitted since its character (cont.)

APPROXIMATE NUMBER OF BUILDINGS: 5

PHYSICAL CONDITION OF BUILDINGS: Excellent ___ % Good 100 % Fair ___ % Poor ___ %

REGISTER ELIGIBILITY: Yes ___ Possible ☒ No ___ Part of Larger District ___

THREATS TO STREET: Roads ___ Development ___ Zoning ___ Deterioration ___ No Threat ___ Other ☒

COMMENTS: Alterations;

Buildings are threatened by unsympathetic alteration. The buildings at the western end of the street were omitted from the streetscape because their historic architectural features were destroyed by recent alterations. 333 Washington Ave. has a large lot, so development there might be a threat.

MAP:

SLIDES: 4

REFERENCES:

Hopkins, 1861: street not shown, no buildings.

Walker 1876: only #333: C. Titus.

Bromley 1913, II, pl. 29: all buildings shown except #307.

Sanborn 1923, 1931: all shown except #307.

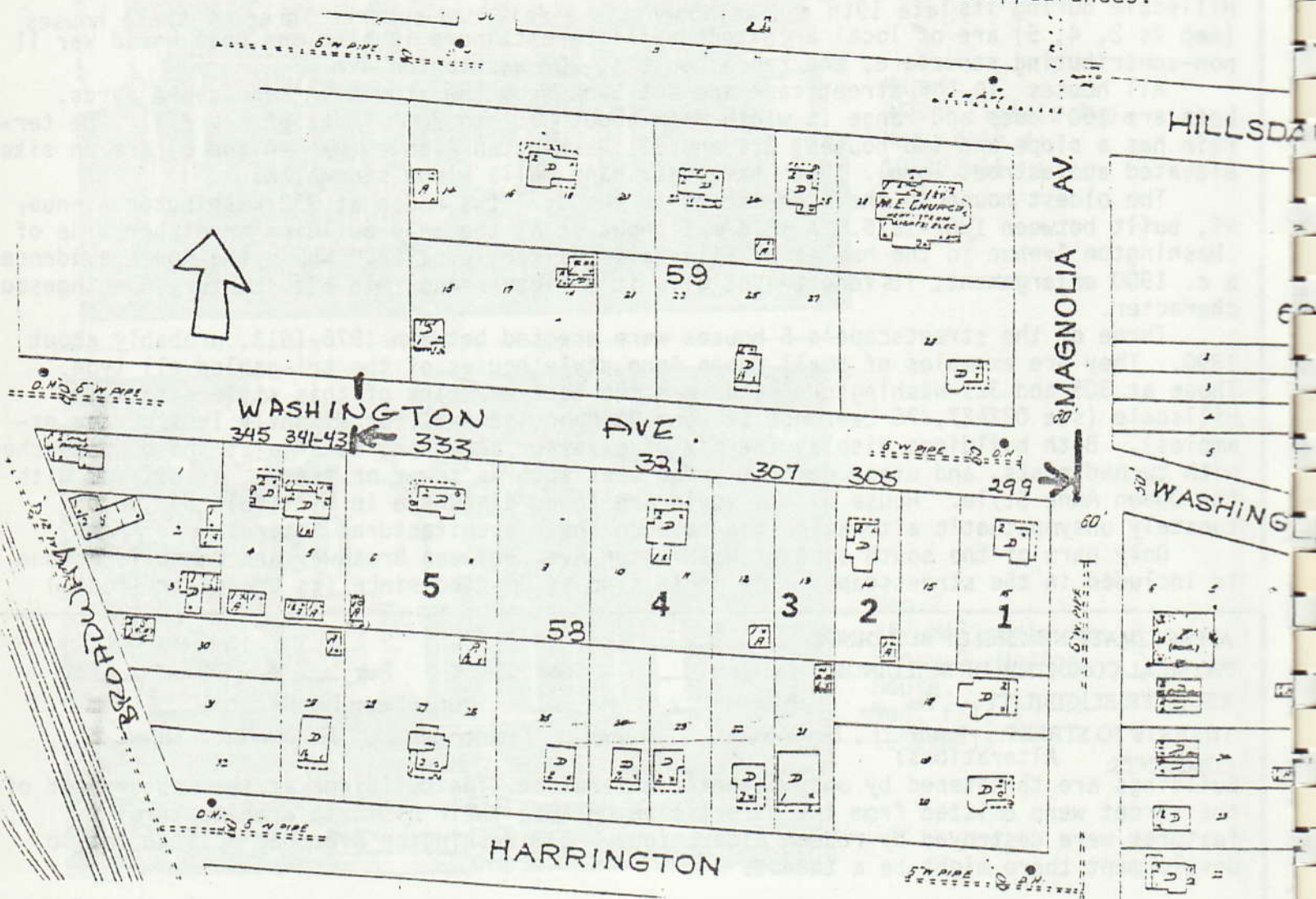
"Picturesque Hillsdale" 1892.

1902 Directory.

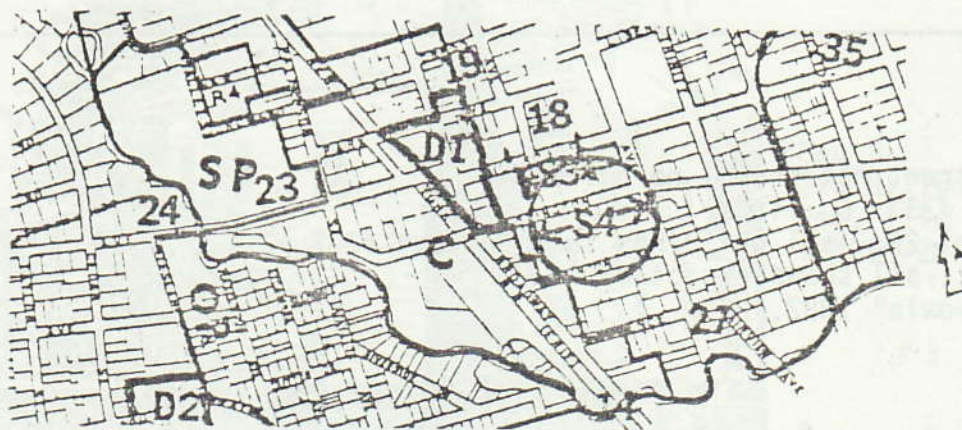
RECORDED BY: TRB
ORGANIZATION: BCOC&HA

DATE: 1983

is established by very modestly early twentieth century houses. The western end of the south side of the block is omitted from the streetscape because the buildings have considerable recent modifications unsympathetic to their historic appearances.



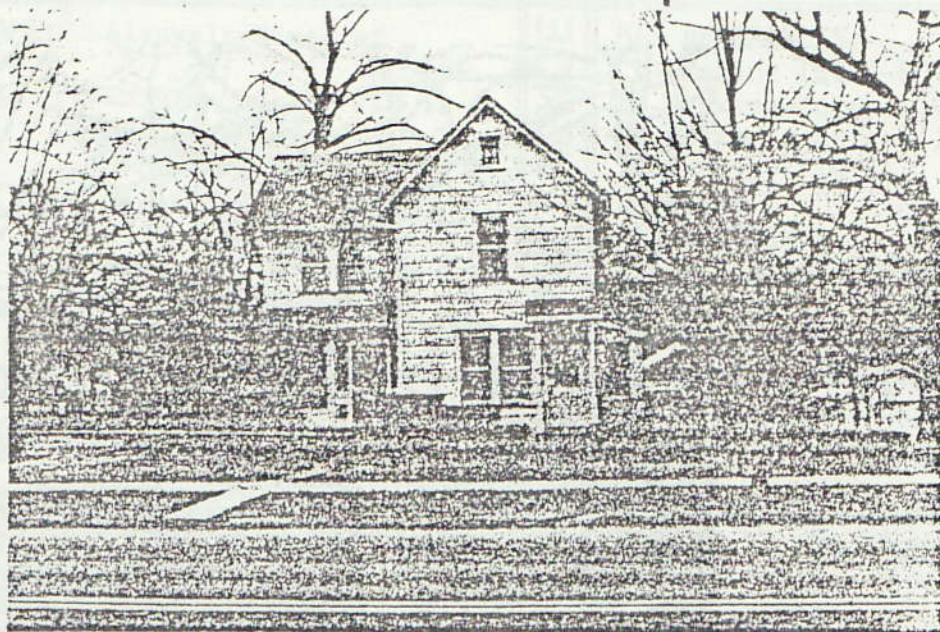
Washington Avenue Streetscape as shown on 1923 Sanborn map. House numbers, streetscape map numbers, and arrows showing scope of streetscape are added.



Washington Avenue Streetscape shown circled on Historic Sites Survey map.

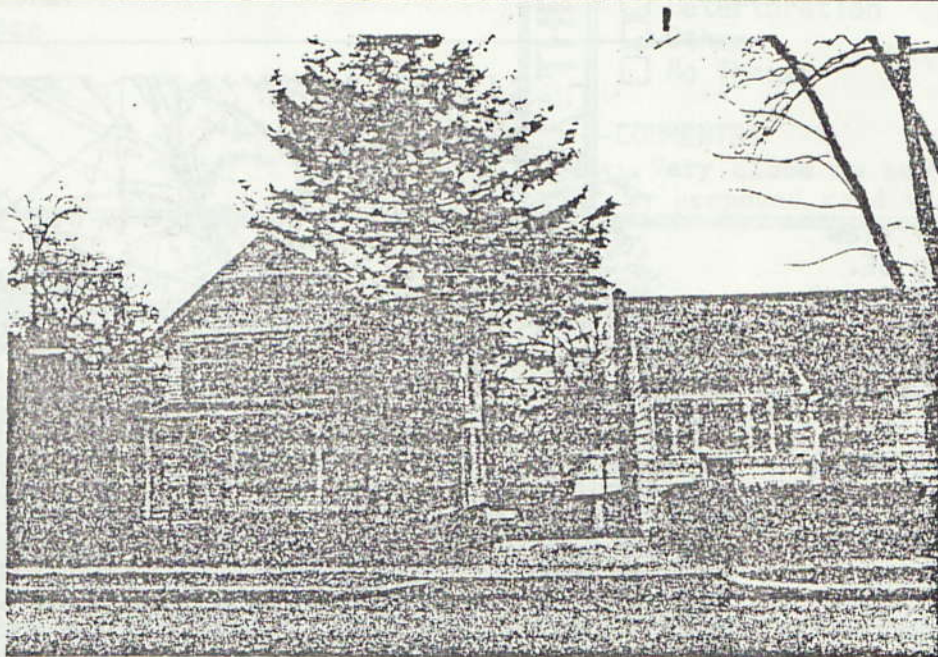
Description of Buildings in the Washington Avenue Streetscape, Hillsdale, 0227-S4

Map #	Address	Historic Owners Names Dates in ()	Date Erected	Sig. to District/ Streetscape	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alterations; etc.)	neg. file #
1	299 Washington Avenue., SW corner Magnolia Ave.		between 1876-1913 c. 1890	F	House; vernacular; Queen Anne Tri-gabled ell; 2½; replacement synthetic shingles; 2 bays, 2/2 window in gable has colored glass border gables, 2 bay and 1 bay porch with turned posts; 2 bay porch is now screened; corner lot, free-standing garage in SW corner lot.	198323-13
2	305 Washington Avenue		between 1876-1913 c. 1890	M	House; Queen Anne Tri-gabled ell; 2½; clapboard with fishscale pattern shingles in gable; 3 bays plus ell, 2/2; gables; stone foundation, wraparound porch with turned posts and braces, patterned railing, door with colored glass border around upper glass panel, jetty over gable window with lattice pattern; rear wing.	198323-12
3	307 Washington Avenue		post-1931 c. 1950	IC	House, vernacular 1-story ranch	198323-12
4	321 Washington Avenue	L. B. Van Wagoner (1899)	Between 1876-1913 c. 1890	M	House; Queen Anne tri-gabled ell with corner tower; 2½; clapboard with fishscale pattern shingles in gables; 3 bays plus 1 bay in ell, 1/1; gables; pyramidal roof on tower, wraparound porch with curved corner, spindle frieze, fishscale pattern shingling on lower pedestals supporting turned posts, fishscale pattern shingling for frieze on west bay window wide frieze of tower, early attractive polygonal enclosed storm entrance, raised site with c. 2½' concrete retaining wall along sidewalk; inappropriate decorative concrete blocks under porch corner, added exterior brick chimney, new rear wing under construction 1983. 1899 photograph shows circular dormer on lower and front bay with pair of windows. Van Wagoner was superintendent of the railroad car shops.	198217-5
5	333 Washington Avenue	C. Titus (1876)	between 1861-76	M	House; Downingsque with Colonial Revival porch; 1½-2½; clapboard; irregular fenestration, mostly 1/1 sash; gables; house appears to have been enlarged c. 1900 as west bay of main facade has artistic concrete block foundation, rest of front foundation is stone, more recent section has largeboards like those of older section, main (north) facade has asymmetrical double gables, bay window, columnar porch (c. 1900) wraps around NW corner, wall dormer on east side of rear wing.	198217-4



Washington
Avenue
Streetscape,
Hillsdale

Map #1
299 Washington
Avenue,
SW corner
Magnolia Ave.
Neg. file #
198323-13



Map #2 and 3
305 and 307
Washington
Avenue.
Neg. file #
198323-12

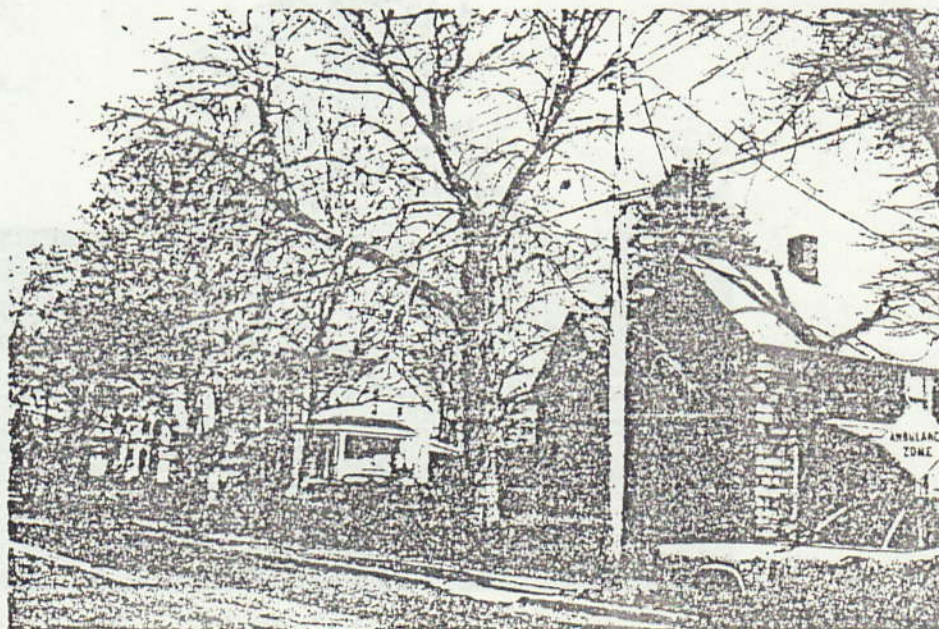


Map #4
321 Washington
Avenue;
L. B. Van Wagoner
House.
Neg. file #
198217-5

Map #5
333 Washington
Avenue;
C. Titus House.
Neg. file #
198217-4



General view
Looking SE.
Shows 345 and
341-3 which
were omitted
from Streetscape
because of
alterations
and 333
Washington Ave.,
Map #5.
Neg. file #
198218-17



BERGEN COUNTY STONE HOUSE SURVEY

INDIVIDUAL STRUCTURE SURVEY FORM

0227-5

GENERAL

HISTORIC NAME: Blauvelt-Demarest

COMMON NAME:

LOCATION: 230 Broadway
(Block 1525, Lot 8)

MUNICIPALITY: Hillsdale

OWNERSHIP: ☐ Public ☒ Private

OWNER/ADDRESS: J.F. and Jacqueline A.
Hossenlopp

REFERENCE

MAP REFERENCES:

☐ Erskine (1778-80)

☒ Hopkins-Corey (1861) D.I. Demarest

☒ Walker's Atlas (1876) Davis

☒ Bromley (1912)

☐ Other

RECOGNITION:

☐ National Register ☐ BCHS Marker

☐ HABS ☐ Bailey

☐ Other

ENVIRONMENT

HOUSE ORIENTATION: S 5° W

IMPORTANT RELATED STRUCTURES:

SURROUNDING ENVIRONMENT:

- ☒ Residential
- ☒ Commercial
- ☐ Agricultural
- ☐ Open Space
- ☐ Other

COMMENTS:

USE

ORIGINAL: Residence

PRESENT: Travel Agency

THREATS

THREATS TO STRUCTURE:

- ☒ Roads
- ☐ Development
- ☐ Zoning
- ☐ Deterioration
- ☐ Other
- ☐ No Threat

COMMENTS:

Very close to busy road & is threatened by proposed road widening project.

CONDITION

CONDITION:

- ☐ Excellent ☒ Good
- ☐ Fair ☐ Deteriorated

STATUS:

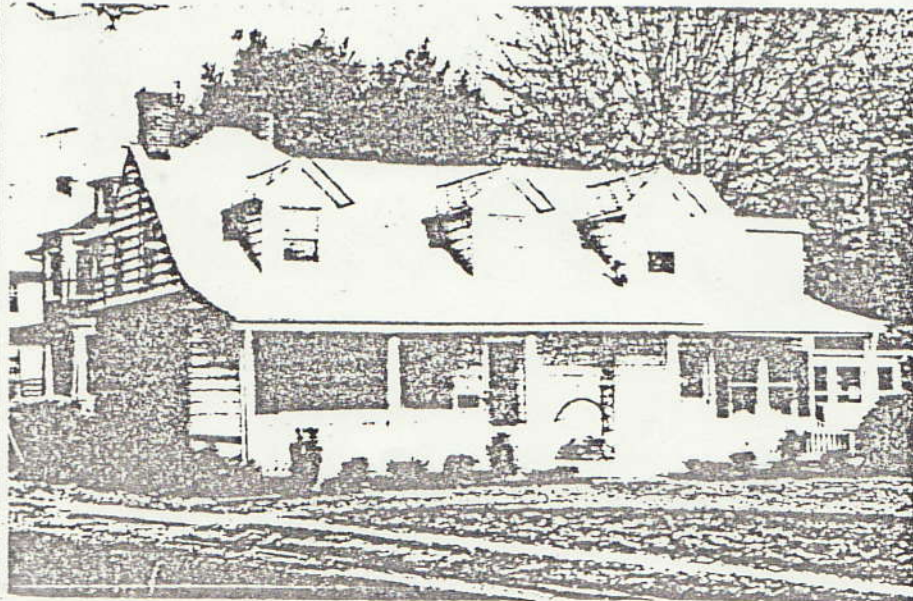
- ☒ Occupied
- ☐ Unoccupied
- ☐ Work in Progress

ACCESSIBLE:

- ☐ Yes, Restricted
- ☐ Yes, Unrestricted
- ☐ No

This house had been an antique shop for years. A picture window has been added on facade, but it is still an attractive looking building.

PHOTO



MAP

USGS QUAD: Park Ridge



CONSTRUCTION DATE/SOURCE: 0227-5 page 2

pre-Revolutionary/ C. 1740
Architectural evidence

BUILDER:

Probably Arie Blauvelt

FORM/PLAN TYPE:

"C", 3 bay, 1 room deep (26'0" x 20'0")

FRAMING SYSTEM:

- ☐ Intermediate Summer Beam
☐ Intermediate Bearing Wall
☐ Clear Span
☐ Other

EXTERIOR WALL FABRIC:

Facade is covered with aluminum shingles which will be removed. Side and rear are rubble with good cornering.

FENESTRATION:

Picture window in facade. 1 rear window and 1 side window closed up. No visible lintels.

ENTRANCE LOCATION/TYPE:

Furthest bay from street.

NUMBER OF STORIES: 1-1/2

CELLAR: ☒ Yes
☐ No

CHIMNEY FOUNDATION:

- ☐ Stone Arch
☐ Brick Arch, Stone Foundation
☐ Other

FLOOR JOISTS:

FIRST FLOOR CEILING HEIGHT:

FIRST FLOOR WALL THICKNESS:

GARRET FLOOR JOISTS:

GARRET:

- ☐ Unfinished Space
☐ Finished Space

ROOF:

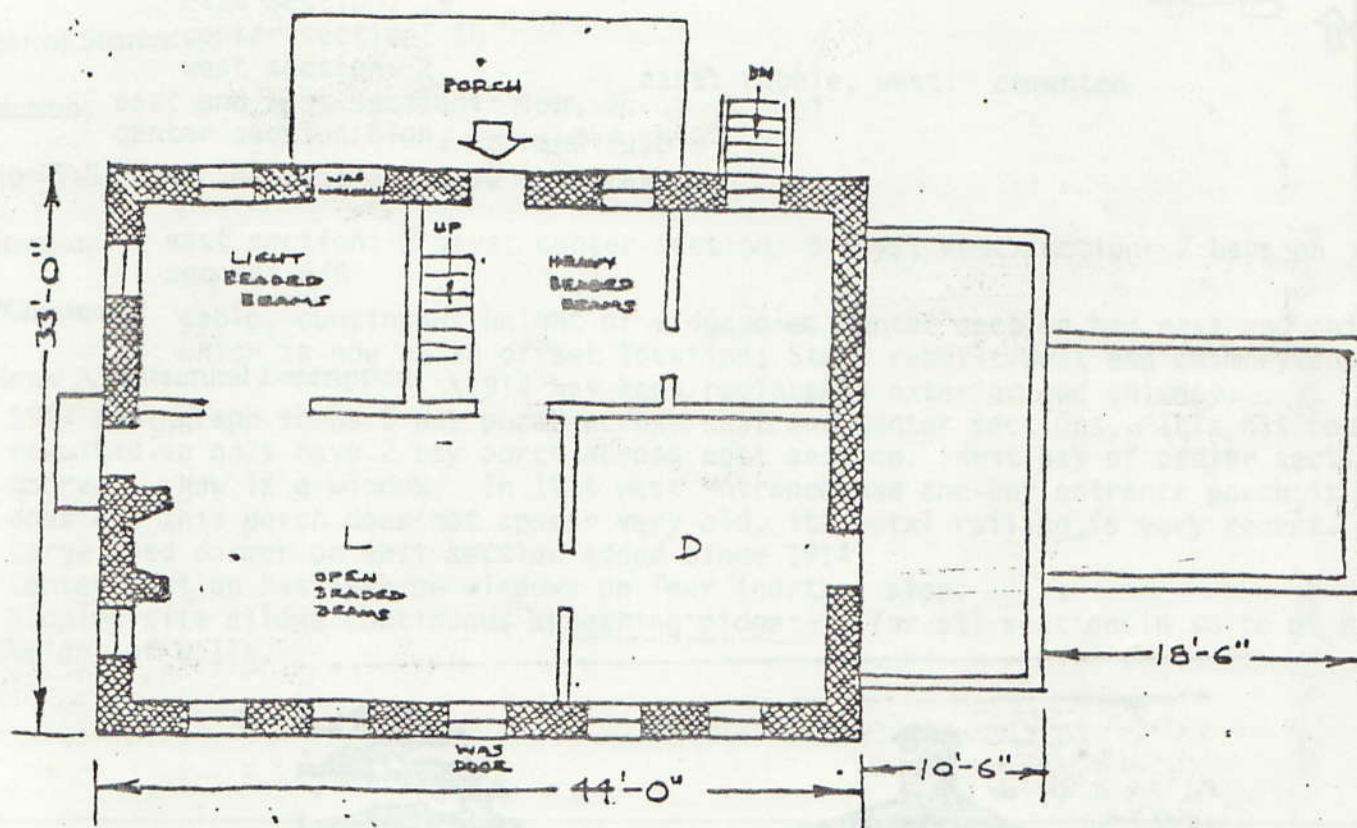
- ☒ Gable
☐ Gambrel
☐ Curb
☐ Other

EAVE TREATMENT:

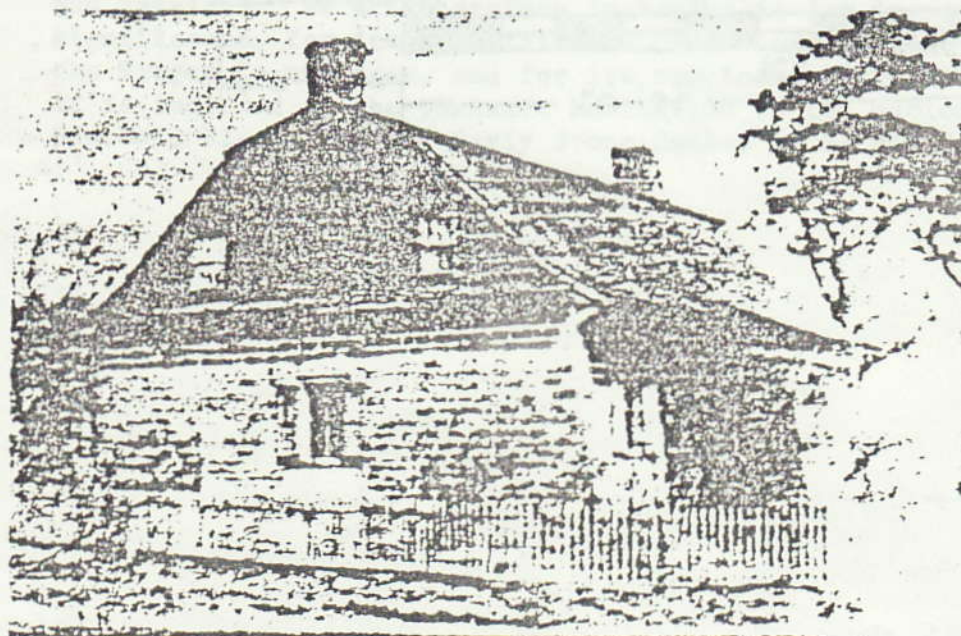
- ☒ Sweeping Overhang (Front orig.)
☒ Supported Overhang (Front now)
☒ No Overhang (Rear)
☐ Boxed Gutter
☐ Other

This house, while having been altered through the years, still retains a sufficient amount of its original fabric that it should be recognized and retained. We are therefore including it for its architectural significance, for its association with the exploration and settlement of the Bergen County area, and for its remaining historic fabric. As such, it is included in the Thematic Nomination to the National Register of Historic Places for the Early Stone Houses of Bergen County, New Jersey.

FLOOR PLANS



John Banta moved to Pascack between 1749-54, according to Howard I. Durie, built a house on this site before the Revolution. He acquired approx. 400 acres between 1768 & 1784. His will on 1797 (proved 1-6-1807) left the "southern most part of the farm where as he now dwells" to his youngest son Jacob I. Banta. This contained about 131 acres and ran from the Musquapsink Brook to the Pascack Bro. Like his father he was a farmer. He married Hester and had a daughter Margaret. He wrote in his will on 1-14-1831 (proved 10-18-1831) to wife and daughter remaining. Execlutor, Teunis Banta, sold the property to George Bloomer on 2-6-1860 and he and his wife Mary Anne sold it to Henry A. Smith on 11-28-1861. Henry and Letitia sold it tho John I. Mabie on 11-28-1861. He died on 3-5-1903 and his wife Louise and son Isaac sold the house with 49 acres on 3-1-1910 to Mary M. Warren. She and her husband sold to John B. Carig on 9-12-1912.



HISTORIC NAME: Forshee-Blauvelt-Peterson House

COMMON NAME:

LOCATION: 116 Piermont Ave., NW corner

BLOCK/LOT 2003/1

Meadow Drive

MUNICIPALITY: Hillsdale

COUNTY: Bergen

USGS QUAD: Park Ridge

UTM REFERENCES:

OWNER/ADDRESS: Gale Wohn

Zone/Easting/Northing

DESCRIPTION

East section: late 18th or early 19th c.

Construction Date: center section: c. 1748

Source of Date: Durie, 1970, p. 118

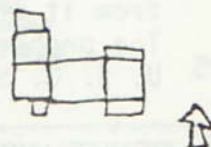
west section: early 1850's

Architect:

Builder:

Style: vernacular

Form/Plan Type:



east section: 1½

Number of Stories: center section: 1½

west section: 2

Foundation: east and west sections: low,

east: rubble, west: cemented

center section: High, coursed rubble

Exterior Wall Fabric: Replacement wood shingles

Fenestration: east section: 2 bays; center section: 3 bays; west section: 2 bays on second; 6/6

Roof/Chimneys: gable, continuous height of ridgepoles, center section had east end chimney which is now at an offset location; Stack rebuilt. West end chimney shown in

Additional Architectural Description: 1914 has been replaced by exterior end chimney.

1914 photograph shows 5 bay porch across east and center sections. This has been reworked so only have 2 bay porch across east section. West bay of center section has doorway. Now is a window. In 1914 west entrance had one-bay entrance porch; it still does but this porch does not appear very old, its metal railing is very recent. Large shed dormer on east section added since 1914.

Center section has eyebrow windows on rear (north) side.

Sloping site allows continuous appearing ridge for all sections in spite of differing height of walls.

PHOTO

Negative File No. 198217-11, slide

Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

0227-9 Corner lot, 106' x 190'.

House set back 50'-75' from Piermont Avenue

Property slopes downward to west. At west boundary of property is a small stream, a tributary of Hillsdale Brook.

Split rail fence along property line, lots of evergreens.

Privy or shed in rear (north) yard.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☒ Scattered Buildings ☐
Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐
Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

The Hillsdale Brook is immediately south of Piermont Road and a small stream branches from it which runs northward along the west property line of 116 Piermont Avenue.

1955 The property around the house has recent houses. Meadow Drive does not appear on the U. S. G. S. Map.

SIGNIFICANCE:

The Forshee-Blauvelt-Peterson House is an interesting example of an early farmhouse which grew in size through the years. The houses earliest part, the 3 bay wide center section with high slope foundation, probably dated to c. 1748 and is the earliest frame building extant in Hillsdale but its rear eyebrow windows suggest Federal Period modification. The east wing was probably added in the late 18th or early 19th century, although its awkward shed dormer is a 20th century addition. The west wing was added in the early 1850's. While all three sections, because of their continuous roofline, appear to be a single mass the building has a very vernacular and informal utilitarian appearance due to the varying location of openings. It illustrates the unpretentious character of many early farmhouses and is an important remnant of Hillsdale's early agricultural history.

Howard Durie in the Kakiat Patent (p. 118) discusses the history of this house:

This frame house stands on that part of lot 5 taken by the Blauvelt family and on a tract sold to John Forshee shortly before 1748.

The middle and earliest section of the house, with its sandstone foundation, hand hewn beams and wide floor boards, is probably the oldest extant frame build-

continued page 3

ORIGINAL USE: house

PRESENT USE: house

PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐

REGISTER ELIGIBILITY: Yes ☐ Possible ☒ No ☐ Part of District ☐

THREATS TO SITE: Roads ☐ Development ☐ Zoning ☐ Deterioration ☐

No Threat ☐ Other ☒ alterations

COMMENTS:

Reworking porches so that their design is more sympathetic to the house would be advantageous. Removal of the shed dormer would have significant impact on the visual integrity of this building.

REFERENCES:

Durie, Kakiat Patent, 1970, p.118, includes 1914 photograph.

1861 map: Wm. Paterson.

1876 map: Wm Peterson.

CKT list.

Junior League Inventory.

RECORDED BY: TRB
ORGANIZATION: BCOC&HA

DATE: Apr. 1, 1983

SIGNIFICANCE (continued)

ing in Hillsdale. At a later time an addition of one room, without cellar, was added at the east end. In the early 1850's, an addition of two stories was added to the west with a kitchen wing at the back. The contour of the land has enabled the entire structure to have one continuous roofline, even though the west section is of a greater height.

When John Forshee died about 1782-83, the house was devised to his son Peter, who on April 6, 1788, sold it and 73 acres of land to Christian A. Blauvelt. On May 13th, following, Christian sold the house and 57 acres to his brother, Cornelius.

Cornelius A. Blauvelt resided in the house until his death in 1807 and in accordance with his Will the homestead was devised to daughter Jannetje, wife of Andrew Peterson (#44). It descended in the Peterson family for subsequent generations and was finally sold to James C. Haring (#114), brother-in-law of Abraham W. Peterson (#113), in 1891.



1914 photograph from Durie, Kakiat Patent, p. 118 and recent photograph looking Northwest.
Neg. file # 198323-10



NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 0227-10

HISTORIC NAME: Henry Storms House
LOCATION: 233 Wierimus Lane, SE corner of Plymouth Road
MUNICIPALITY: Hillsdale
USGS QUAD: Park Ridge
OWNER/ADDRESS: Charles and Rhoda Kaufman

COMMON NAME:
BLOCK/LOT 401/1
COUNTY: Bergen
UTM REFERENCES:
Zone/Northing/Easting

DESCRIPTION

Construction Date: 1863 - main block

Source of Date: 75th Anniversary Scrapbook

Architect:

Builder:

Style: Italianate

Form/Plan Type:

Number of Stories: 2 with lower 2 story side west wing

Foundation: ashlar brownstone, medium height

Exterior Wall Fabric: replacement synthetic shingles

Fenestration: 3 bays with side wing, 2/2

Roof/Chimneys: gables, central gablet; low pitched gable on side wing with gable end facing north (Wierimus Lane)

Additional Architectural Description:

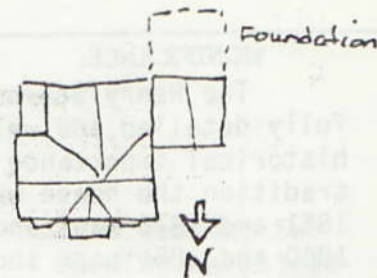
Main block: basically L-shaped, central entrance, 3 bay porch with round- and elliptically arched spandrels with drops, chamfered posts on panelled bases, round-arched double entrance doors with bold moldings and glazed semi-circular and quadrant lites, compound arch on colonettes form molding around doorway.

Window cornices, paired windows with segmentally-arched cornice in central bay of 2nd story.

Boxed cornice with bead and reel molding, returns.

East side: 3 bay porch with arched spandrels and drops

West Wing: 2 story, 2x2 bays, 2/2 sash, coursed rubble foundation, stone foundation at south suggests another wing was attached to this wing.



PHOTO

Negative File No. 198350-29



Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

Corner lot, 188' x 150', house set back c. 40' from curb. Landscaped yard. The west property line is the Musquapsink Brook. Property drops off steeply by brook and has handsome, circa 1900, cobblestone and boulder terracing and small cobblestone building. In south (rear) yard is an above-ground swimming pool. House faces north.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☒ Scattered Buildings ☐
 Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☐ Village ☐
 Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐
 Neighborhood of post-World War II houses; to south is reproduction stone house with some of this house's cobblestone terracing.

SIGNIFICANCE:

The Henry Storms House has architectural significance as it is a handsome, carefully detailed, and well preserved example of Italianate style farmhouse and has local historical importance due to its association with the Storms family. According to tradition the house was built in 1863 out of lumber milled on the property. Both the 1861 and 1876 maps show a saw mill site near this building to the south.* However the 1840 and 1861 maps show a building on this site. Since both the main block and the west wing appear to have mid-19th century construction dates it is likely the older building no longer exists. Perhaps the foundation adjacent to the building was part of the earlier structure. Interior inspection and additional research need to be done to ascertain whether the extant Storms House incorporates the pre-1840 structure.

The existing Storms House along with the Bogert House at 231 Wiermus Road (0227-13), which has many similar features suggesting it was designed by the same individual, are the finest Italianate Style houses in Hillsdale and among the interesting examples of this mid-19th century mode in Bergen County. The Storms House has the low-pitched roofline with projecting eaves, window cornices, bay windows and handsome central porch frequently found on house of the Italianate style, popular nationally between 1840-80. The Storms House has an unusually handsome doorway with trim consisting of (continued)

ORIGINAL USE: house

PRESENT USE: house

PHYSICAL CONDITION: Excellent ☒ Good ☐Fair ☐ Poor ☐REGISTER ELIGIBILITY: Yes ☐ Possible ☒No ☐ Part of District ☐THREATS TO SITE: Roads ☐ Development ☐Zoning ☐ Deterioration ☐No Threat ☒ Other ☐

COMMENTS:

* Henry Storms (1815-1854) owned a saw mill and made sash and blinds. Henry Storms, the builder of the house, was a grandson and with his brother Albert received the saw mill and $\frac{1}{2}$ acre of land adjoining the mill for laying logs and lumber according to the will of his grandfather (DuBois, Old Mills, p.140-A).

REFERENCES:

75th Anniversary Scrapbook, 1973-4, in Hillsdale Library.

Tercentenary Scrapbook, 1965, in Hillsdale Library.

1861 Map: H. O. Storms.

1876 Atlas, p. 112-113: Henry Storms.

1902 Map: H. C. Storms.

1840: U. S. Coast Survey Map #132: building on site.

Kathryn P. DuBois, Old Mills in Bergen County, p.140-A.

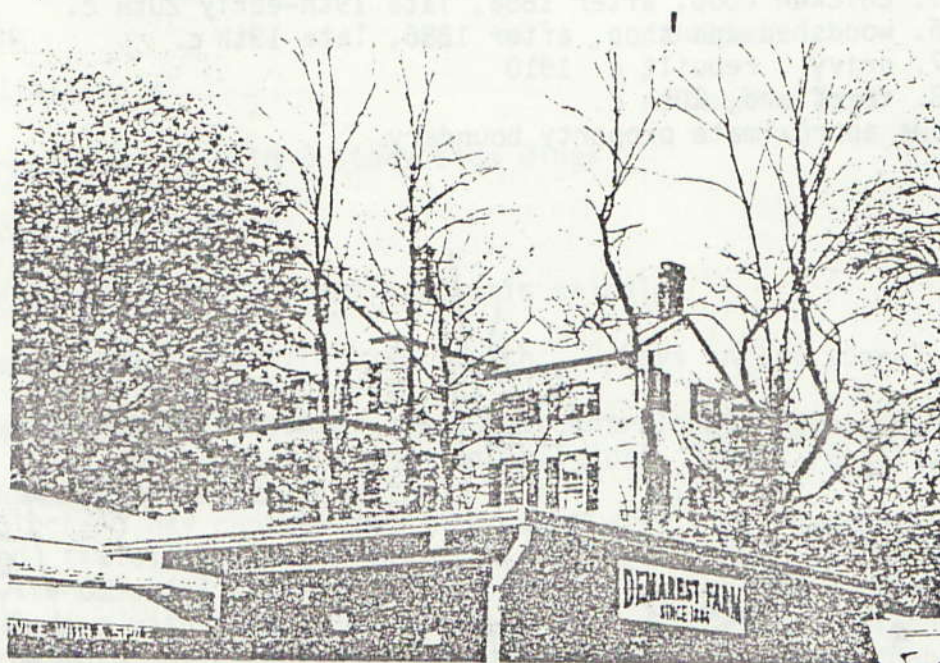
RECORDED BY: TRB

DATE: April 1983

ORGANIZATION: BCOC&HA

SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES: (continued)

the house is a cluster of farm buildings (see maps 2-7). Building #2 is a 2 story frame garage built about 1914. Behind it is a one-story frame corn crib (#3) which dates before 1886. A 1½ story clapboard barn (#4) with one-story west wing faces south and is located west of the house. Three smaller, one-story buildings are east of the barn and north of the house. They are a chicken coop with shiplap siding (#5), a open wood shed with attached shop with vertical siding (#6), and a small privy (#7). West of the farm complex is an orchard. Around the house are lawns with handsome trees.



View looking SW
showing farmstead
(#8) and parts B and A
of house (#1)
neg. file #
198219-37

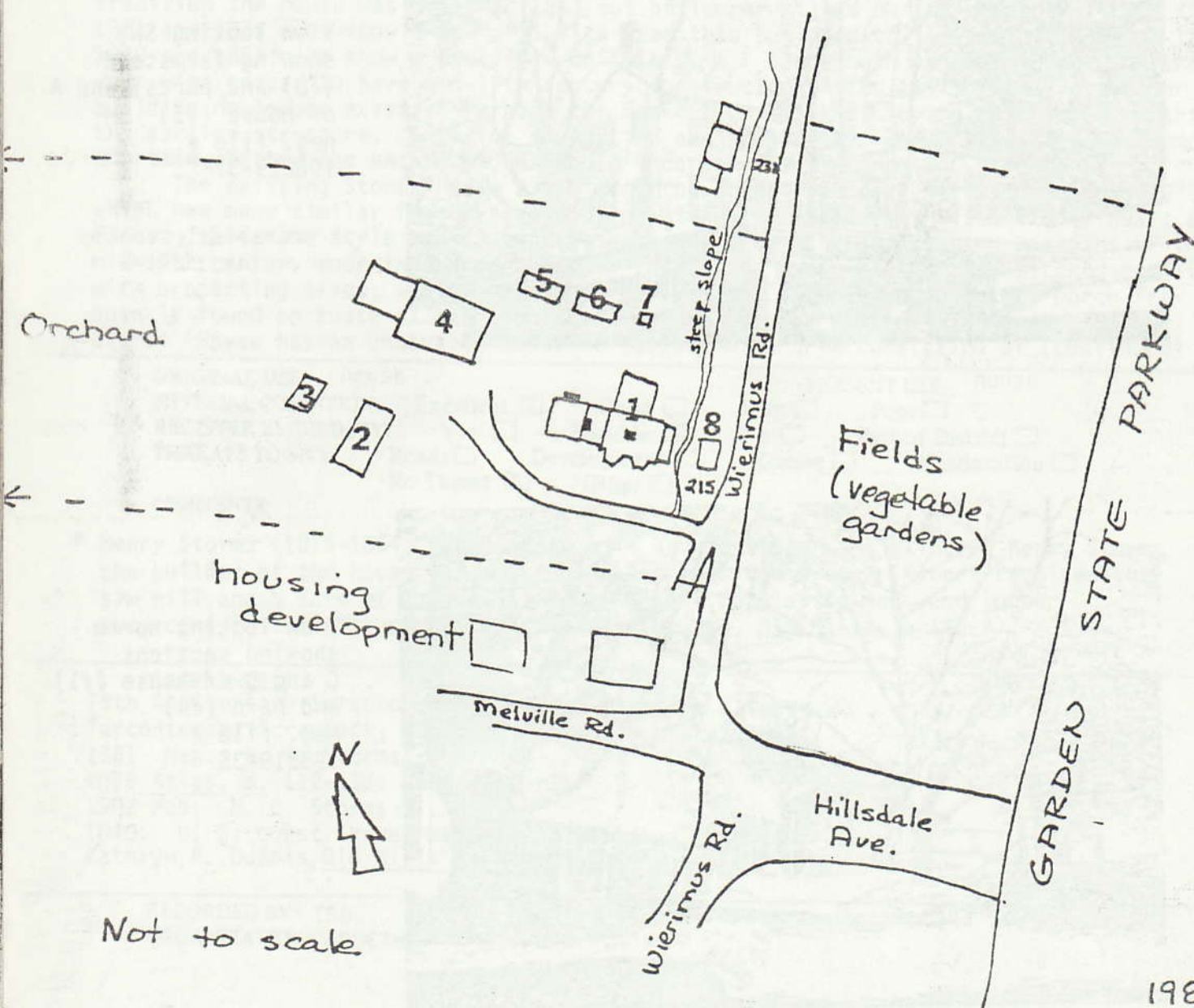


View looking north
showing sections
C and D of house (#1)
and barn (#4)
Neg. file #
198219-35

Map of Vanderbeck-Ran Ripper-Demarest Farm, 215 Wierimus Road
Hillsdale

1. house
2. garage
3. corn crib, pre 1886
4. barn, pre 1886
5. chicken coop, after 1886, late 19th-early 20th c.
6. woodshed and shop, after 1886, late 19th c.
7. privy, rebuilt c. 1910
8. farmstand, 20th c.

dashed line shows approximate property boundary.



NEW JERSEY OFFICE OF CULTURAL AND ENVIRONMENTAL SERVICES
HISTORIC PRESERVATION SECTION
INDIVIDUAL STRUCTURE SURVEY FORM

HISTORIC SITES INVENTORY NO. 0227-13

HISTORIC NAME: Bogert House
LOCATION: 231 Wierimus Road

COMMON NAME:
BLOCK/LOT 202/2

MUNICIPALITY: Hillsdale
USGS QUAD: Park Ridge
OWNER/ADDRESS: C. & H. Winters

COUNTY: Bergen
UTM REFERENCES:
Zone/Northing/Easting
c/o Mrs. J. Handle, 461 Rivervale Rd., River Vale, N. J.

DESCRIPTION

Construction Date: between 1861-76
c. 1860's

Source of Date: map, atlas, visual

Architect:

Builder:

Style: Italianate

Form/Plan Type:

Number of Stories: 2½ with 2 story side wings

Foundation: not visible

Exterior Wall Fabric: replacement synthetic shingles

Fenestration: center block: 3 bays; south: 2 bays on 1st story, one on second;
north wing: 2 bays; 2/2

Roof/Chimneys: gables, center block has central gablet; interior end chimneys at south ends
of south wing and central block, stacks rebuilt.

Additional Architectural Description:

center block: 3 bay central entrance porch with large center bay with spandrel and side bays with trefoil arches, X design on railing, decorative frieze, doorway appears re-worked with Colonial Revival style elliptical transom and sidelights, porch flanked by bay windows with decorative friezes, second-story central double window with hood with vergeboard, pointed-arched window in gables, boxed overhanging cornice with returns, window cornices.

wings: each has a one-story, 3 bay, full-length porch across front, which is generally similar to that on the center block although proportions differ. also have similar windows cornices and main cornices with returns. According to Peter Demarest the north wing was added about 1905.

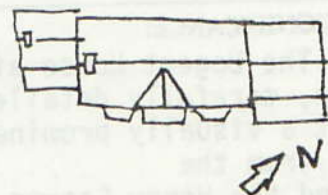


PHOTO Negative File No. 198219-33

Map (Indicate North)



SITING, BOUNDARY DESCRIPTION, AND RELATED STRUCTURES:

House faces southeast and is on west side of Wierimus Road. It is on a hill about 30' above the road. There is a c. 50' sloping front yard with brownstone retaining wall along the road. House is approached by drive at south. At rear (west) are 2 accessory buildings, a garage and small barn or shed.

SURROUNDING ENVIRONMENT: Urban ☐ Suburban ☒ Scattered Buildings ☐
 Open Space ☐ Woodland ☐ Residential ☒ Agricultural ☒ Village ☐
 Industrial ☐ Downtown Commercial ☐ Highway Commercial ☐ Other ☐

To the south and across Wierimus Road is the Demarest farm (0227-12). Open fields are across the road between the house and the Garden State Parkway. Due to house's site on hill, a very attractive view of it is visible from southbound lane of the parkway. About 30' north of the house is a recent housing development.

SIGNIFICANCE:

The Bogert House at 231 Wierimus Road has architectural significance as it is a handsome, carefully detailed, and well-preserved example of an Italianate style farmhouse at a visually prominent location. (It is the most noticeable historic building visible from the the Garden State Parkway in Bergen County). This house and the Henry Storms House at 233 Wierimus Lane (0227-10), which has many similar features suggesting both were designed by the same individual, are the finest Italianate style houses extant in Hillsdale and among the interesting examples of this mid-19th century mode in Bergen County (See form 0227-10 for additional information on the style). The Bogert House has very attractive porches and is very well-preserved excepting replacement synthetic shingle sheathing and an altered entrance door. The north wing is said to date to 1905, but its style is similar to the rest of the house and it also has handsome porch.

Unfortunately the 1876 Atlas map does not provide the name of the owner of this building. The 1902 owner was Sam Bogert causing one to speculate if S. B. Bogert, a carpenter and builder listed in the 1876-7 New Jersey State Directory of Merchants (quoted in Relics Nov. 1960, p2) might be as associated with this building. Additional research is needed to confirm such an association. The house remains in the (continued)

ORIGINAL USE: house

PRESENT USE: house

PHYSICAL CONDITION: Excellent ☐ Good ☒ Fair ☐ Poor ☐REGISTER ELIGIBILITY: Yes ☐ Possible ☒ No ☐ Part of District ☐THREATS TO SITE: Roads ☐ Development ☒ Zoning ☐ Deterioration ☒No Threat ☐ Other ☒ alteration

COMMENTS:

The house needs painting; removal of inappropriate foundation plantings is desirable.

The house is currently tenant occupied.

REFERENCES:

1861 map; not on.

1876 Atlas: on, no name.

1902 map: S. Bogert.

Interview with Peter Demarest, April, 1983.

Relics (Nov., 1960) p. 2.

RECORDED BY: TRB
 ORGANIZATION: BCOC&HA

DATE: April 1983

SIGNIFICANCE (continued)

Bogert family, having passed to Sam Bogert's daughter, a Mrs. Winters. Mr. Winter's father was a carpenter but it is not known whether he built the north wing. Peter Demarest states that the north wing was built about 1905 when Mr. and Mrs. Winters came to live with her father.

Location: Jersey Historic Sites Inventory number (JHSI) which has been assigned the property.

Location: Street address followed by property's historic name. Common name is shown in parentheses.

Date erected: Dates taken from historic maps or research unless preceded by "c" for "circa". In which case dating is from visual evidence.

Fig. - Level of Significance of Property: Each property has a designation of significance: Major or Minor, abbreviated to M and P.

M - Major: Building with historical significance as part of the general development of the area which also has architectural significance due to style, size, rarity of design, or variety of building type.

P - Minor: A building which has historical significance as part of the general development of the area, but whose architectural significance is not great due to less interesting design or loss of detail and integrity.

Description: See "Individual Structure Survey Form Guidelines" for definitions. A brief statement of significance why the property is included in the Historic Sites Survey is followed by notes on sources taken from historic maps and other primary research sources. The date of source follows the owner's name.

Fig. - File number codes for photographic negatives which are filed with the Division of New Jersey Heritage.

The chart is followed by photographs of the properties included on the inventory list. Each photograph is identified by inventory number, address, name of property shown and negative file number of the photograph.

All properties included on the inventory lists are mapped on the Historic Sites Survey Map.

HISTORIC SITES SURVEY

EXPLANATION OF INVENTORY LISTS

Inventory#: The New Jersey Historic Sites Inventory number (NJHSI) which has been assigned the property.

Location; Name: Street address followed by property's historic name. Common name is shown in parentheses.

Date erected: Dates taken from historic maps or research unless preceded by "c" for "circa", in which case dating is from visual evidence.

Sig. = Level of Significance of Property. Each property has a designation of significance: Matrix or Filler, abbreviated to M and F.

M - Matrix: A building with historical significance as part of the general development of the area which also has architectural significance due to style, size, rarity of design, or rarity of building type.

F - Filler: a building which has historical significance as part of the general development of the area, but whose architectural significance is not great due to less interesting design or loss of detail and integrity.

Description: See "Individual Structure Survey Form Guidelines" for definitions. A brief statement of significance why the property is included in the historic sites survey is followed by historic owners' names taken from historic maps and other primary research sources. The date of source follows the owner's name.

Neg. file # : Film codes for photographic negatives which are filed with the Office of New Jersey Heritage.

The chart is followed by photographs of the properties included on the inventory list. Each photograph is identified by inventory number, address, name of property shown and negative file number of the photograph.

All properties included on the inventory lists are mapped on the Historic Sites Survey Map.

Inventory Lists for Bergen County Historic Sites Survey, Borough of Hillsdale, NJHSI 0227.

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-14	Broadway over Pascack Brook between Hillsdale and Westwood; Broadway Bridge	1910	M	A 44-foot single span elliptically-arched concrete bridge with metal pipe railing. Plaque on bridge gives date and credits design to County Engineer Ralph D. Earle, Jr., Contractors C. W. Bance, J. W. Edwards. The Broadway Bridge is an example of early 20th century transportation structure, the small stationary bridge, of a type once common throughout the Pascack Valley but now frequently replaced by more recent bridges.	198217-35 836
0227-15	201 Broadway; Daniel Post House	between 1861-76	F	House; vernacular; 2 with 2 story wing; replacement shake siding; 1st story: 3 bays, 2nd story: 2 bays, 2 bay wing, 6/6; gables; brick interior end chimney, rubble stone foundation, setback about 50' from curb, greater setback than is usual in location. This house, in spite of its very unsympathetic resheathing, remains a remnant of Hillsdale early history. The house was probably erected during the first phase of development of the community as a railroad suburb. Its 1876 owner, Daniel Post, was on the Washington Township Committee in 1867-69 (Clayton, p. 242) (1867 map; not shown; Daniel Post, 1876).	198217-34
0227-16	330 Broadway	pre 1913 early 20th c.	F	Real Estate Office; early 20th c. cobblestone; 2 1/2; cobblestones and boulders; 3 bays, 2/1, 1/1; crossgables; 3 bay, 2 story porch with enclosed 1st-story and open 2nd-story with columns of very small cobblestones.; Recent additions at both sides, location on heavily-trafficked Broadway is an interesting example of the use of local stone in early 20th century architecture. Much architecture erected in the Pascack Valley in the early 20th century employs cobblestones and/or boulders in foundations and walls. This example displays particularly fine stonework.	198217-13 slide
0227-17	1 Carlyle Place; Harry Randall House, "Overbrook"	1945	F	House; Bergen County Stone House Revival; 1 1/2 with 1 1/2 story side wings; brownstone veneer, random ashlar and clapboard on dormers and in gambrel ends; 2-5-2 bays, 12/12, 6/6; central gambrel with flares, gables with flares on wings; entrances with transom, large shed dormers on main block and wings, massive brick end chimneys, garage with gambrel roof and stone veneer on front and rear and frame ends, commanding site on hill overlooking Pascack Brook. Former site of Overbrook Country Club, prior to club site of grist and saw mill (1861, 1876, 1902). Architect: Jonathan L. Dymock, 46 Forest Rd., Tenafly. Contractor: K. B. C. Smith. (cont.)	198217-7

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-17	(continued)			The Harry Randall House is a very attractive mid 20th century house of architectural interest since it was designed in the mode of an early Bergen County Stone House. The building's architect was Leon Dymock and it was built by contractor K. B. C. Smith. They had worked together on Old Smith Village in Tenafly (0261-05) which also contains houses whose designs are derived from local Federal Period architecture. The Randall House has an unusually attractive setting with expansive views of it afforded from Westwood Avenue and Terrace Drive in Westwood (0267-S4). The property may have archeological potential as an early grist and saw mill was in the vicinity. The house remains in the Randall family and the current owners have its original blueprints.	
0227-18	20 Central Avenue, SE corner Park Ave.	between 1876-1913 c. 1880	F	House; vernacular Downingsque; 2½; replacement synthetic shingles; 3 bays, 2/2; gables; L-shaped, 3 bay porch with cutout brackets; early 20th c. one-story rear wing with shed roof and artistic cement block foundation. This unpretentious house with late 19th century style porch, or veranda, with bracketed posts is among the few houses remaining near the center of Hillsdale which are remnants of its early history as a railroad suburb.	198217-25
0227-19	47 Central Avenue, SW corner Cross St.; Dr. Lewis Sosnow Medical Office Building.	1948	F	Offices; Art Moderne; 1; white smooth stucco or concrete; front: Central Ave.; 4 bays, 2/2, glass block; flat with coping; curving front facade with curving glass block window and curving-in-plan roof over side entrance, windows on side wall. Architect: Harry L. Smith. The small office building at 47 Central Avenue is a rarity in Hillsdale, indeed in most of Bergen County, as it is a little altered example of the Art Moderne style, an architectural mode sometimes employed between 1930-50. This building has the rounded corners, smooth unadorned wall surfaces, horizontal window boards (here glass block) and general streamline effect characteristic of the Art Moderne style. Also typical of the style is the flat roof. It was built for Dr. Lewis Sosnow who earlier had his practice in a house across the street. His offices were in this building until he retired in 1974. The current owner, Dr. Lois J. Copeland, has a drawing of the building signed by the architect and dated 2-2-48. She also supplied information on the history of the building.	198217-30 slide
0227-20	Southwest side of Crosley Terrace at bend in road about ½ block south of Washington Ave.; Shade or Awning factory.	post-1913 early 20th c.	F	Industrial, appears vacant; vernacular functional; 1½, shiplap siding, 8x4, 1/1; gable; high foundation, on north side is (cont.)	198217-6

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-20	(continued)			recessed ramp down into basement, several large doors, chimney at west end. This small frame factory building is a rare surviving structure related to the early 20th century industrial history of Hillsdale, a town which was predominately residential. It is believed that shades or awnings were manufactured here. (Information from Alice Matera)	
0227-21	14 Cross Street, NE corner Bergen St.; House	Post-1913 c. 1920	F	House; cobblestone Mediterranean/ American Foursquare; 2½; 1st story: cobblestones, random pattern, 2nd story: stucco; 1st story: 4 bays, 2nd story: 2 bays, 6/1; hip with red barrel tiles; cobblestone exterior chimney, wraparound porch with cobblestone foundation, railings and columns with very small stones, 1st story extends behind porch at east, hip-roofed dormer, west end of porch enclosed with glazing, overhanging bracketed eaves, some stained and leaded windows, concrete pots on stoop, corner lot; recent fencing around rear yard with above-ground swimming pool. The architecturally interesting house at 14 Cross Street is an imposing building employing a building material widely used in the Pascack Valley during the early 20th century, local cobblestones or weathered fieldstones. Here the barrel tile roof and overhanging braced eaves give a Mediterranean styling to the building, which due to its block massing and hip roof is an example of the American Foursquare, a early 20th century house type described in <u>The Old House Journal</u> (Jan 1982), p. 7.	198217-31 slide
0227-22	91 Demarest Avenue; NW corner Gramercy Lane; F. Hall House	between 1840-61 c. 1850	H	House; vernacular; 2; replacement wood shingle; 5 bays, 6/6, 2nd-story front windows: 6/3; gable, shed on rear wing; central entrance with double doors and transom, 5 bay porch with chamfers and capitals, brick interior end chimneys; 1 story rear wing with shed roof; looks as if porch floor is replacement, new free-standing garage in rear yard. House is located on corner lot about 50' from road. On other side of Demarest Avenue is Pascack Brook. House faces southeast. The Hall House has architectural and historical significance as a handsome farmhouse dating from the the mid-19th century. It is a well-preserved 5 bay wide, 2 story frame house with a simple but handsome full length porch and double door entrance. While the Junior League Inventory lists it as the Demarest House with a 1820-30 construction date, the 1876 map shows the Jno. Demarest House south of this building and the F. Hall house on this site. Visual evidence suggest a mid-19th c. construction date. (U. S. Coast Survey map, 1840: not shown; F. Hall, 1861, 1876).	198217-8 slide

Inventory #	Location; Name	Date erected	Stg.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. File Number
0227-23	462 Hillsdale Avenue; David P. Patterson House, "Brook Side Pines"	pre 1861 c. 1860	M	<p>House, now convent; Second Empire; 1½ with 1½ story rear (north) wing, replacement aluminum siding, brick on recent 1 story front addition; 1st story front hidden by addition, upper story: 3 bays, various window sash, some 2/2, 1/1; mansard with concave curve, and hip above. Rear wing has similar roof; gable dormer with altered vergeboards, projecting gable central pavilion with hooded window on second story, stone foundation; chimneys removed, unsympathetic one-story, brick front addition with flat roof, west addition to rear (north) wing. On property is St. John the Baptist School and other institutional buildings of the same architectural character as the front wing. A large parking lot is east and north of the Patterson House. Lawns are in front and at the west side.</p> <p>The unsympathetic alterations made to the Patterson House are particularly unfortunate as it is one of the most significant historical sites in Hillsdale due to its association with Daniel P. Patterson. In addition early photographs document that it was a showplace of architectural and landscape architectural significance. In 1860 Patterson purchased a Demarest homestead and 56 acres of land in future Hillsdale. It is very likely he built this house soon after his purchase as a building is on the site on the 1861 map by Patterson's name. Daniel Patterson later was president of the Hackensack and New York Extension Railroad and was instrumental in obtaining a Hillsdale stop. With his associates he is responsible for the first subdivision in Hillsdale, that around the railroad station which initiated Hillsdale's development as a railroad suburb. The "Lots and Villa Plots" map was filed in May 1870. In 1871 Patterson donated Memorial Park near the station (see 0227-D1). The 1876 map (p. 110) shows Patterson as owning many lots in the vicinity of this house which occupied an entire block. The house's site plan shows curving roads and a stable to the north. As late as 1899, the house was a Hillsdale landmark. "Picturesque Hillsdale," a promotional brochure of 1899, contains seven pages of photographs of the house then owned by John H. Riley and called "Brook Side Pines" Included were exterior views, a reproduction of a painting of the house, views of the landscaping and several interior views. It had the greatest coverage than any other building. The Riley association is also of interest as he developed the Riley Building on the NW corner Broadway and Hillsdale Avenue in 1906-7 and later was a freeholder. The house's unusual roof shape today gives evidence of its former picturesque character. (U. S. Coast Survey Map 1840: not shown; D. P. Patterson, 1861, 1876; John Riley, 1899.)</p>	198323-21

Inventory #	Location; Name	Date erected	Sig	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-24	520 Hillside Avenue; Van Riper-Thall House	between 1840-61 c. 1860, c. 1900 remodelling	F	House; Second Empire with Colonial Revival modifications; 2½; clapboard; 5 bay main block with side 2-story (east) porte-cochère and 1-story south wing, 2/2, 1/1; central projecting pavilion with double window with segmental-arched frame on second-story, broken pediment with returns on pavilion (probably c. 1900), gable dormers with windows with shallow segmental heads, second-story window cornices; considerable c. 1900 remodelling including addition of pent between stories, Colonial Revival style entrance doorway with elliptical fanlight and broken pediment, and porte-cochère with enclosed second-story, and one story west wing. The Van Riper-Thall House is a large, imposing house which is a mix of Second Empire style elements and turn-of-the-century Colonial Revival ones. The Wm. Van Riper House appears on this site on the 1861 map, but further investigation is needed to determine if this house was built by 1861 or is a replacement building on this site of the Van Riper House. In 1876 it was owned by S. D. Thall and probably was a Second Empire style building. Further investigation is also needed to ascertain the date of the remodelling and enlargement. (U. S. Coast Survey Map : not shown; Wm Van Riper, 1861; S. D. Thall, 1876).	198219-25 27
0227-25	605 Hillside Ave., Dr. Dinshah P. Ghadiali House	c. 1890's	H	House; vernacular Queen Anne; 2½; unsympathetic replacement aluminum siding; 2 bays, 1/1, some diamond pattern sash, colored glass in window in front gable; gables, main roof merges with porch roof; corner wraparound porch with angled corner entrance with pediment, curved posts, small shed dormer on front (north) slope, 2½ side pavilion with gable facing street, artistic cement block foundation, 1-story bay at west. Inappropriate shrubs close to foundation. Large lot, stream at west. This house is of interest due to its association with Dr. Dinshah P. Ghadiali, one of the more eccentric personalities known to have lived in Bergen County. Dinshah (1873-1966) was born in India and received his MD degree there. He came to the United States where he had a varied career as doctor, inventor, and promoter of various health therapies. He is said to have degrees in electro-hydrotherapy, naturopathy, chiropractic and food sciences. His inventions include a talking flickerless motion picture projector, an electric shaver, an electric Peace Gun which stunned but did not kill, automatically dimming automobile lights, and an engine tester for air planes. He had unusual methods for treating diseases including spectrochrome therapy (healing based on the color of various light waves), yoga, vegetarianism. He sold visible spectrum color projectors for shining "healings"-colored lights on diseased portions of the body. His (cont)	198323-18

Inventory #	Location; Name	Date erected	Sig	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ()	Neg. file Number
0227-25	(continued)			medical theories were not favored by the American Medical Society, the U. S. Food and Drug Administration, or the U. S. Post Office. In 1925 he was convicted of fraudulent use of the mails and spent 1½ years in a Federal prison. Dinshah lived in Hillsdale from about 1914 to 1924. During this period he was interested in aviation. In 1919 he held an aeroplane exhibit over Hillsdale during which he nearly crashed his plane when dropping toys and candies to local children. In 1924 he moved from Hillsdale to Malega, N. J. where he lived the rest of his life (excepting his prison stay). In 1937 he ran for Governor of New Jersey on a platform which championed freedom of choice for health methods. (For additional information consult Michael A. Nevil, N. D., <u>Early Physicians of Northeastern Bergen County</u> (Spring Valley, NY; The Town House Press, 1979, pp 43-47)	
0227-26	737 Hillsdale Avenue Demarest-Livengood House	between 1861-76	F	House; Italianate with added Arts and Crafts elements; 2½; replacement shingles with alternating exposures, c. 1900; north end which faces road has two bays, main (west) facade had additions but probably originally had 4 bays, 2/2, 1/1, 6/1 sash; gable; overhanging cornice with paired brackets, round-arched window in gable, front has floor to ceiling windows, pair of end chimneys at south; numerous c. 1900 alterations including porte-cochere and enclosures by front door, rear (south) wing, sunporch on south and east sides, interior end chimney with cobblestones and brick; set back about 40' from busy road, frame barn at south. Several recent articles indicate that the interior has been extensively remodelled in the 18th century "style" including installation of mantels and panelling (See Home (Dec. 1982, p. 58; Barbara T. Masso "Charm is restored to Hillsdale home" Pascack Valley Community Life (Feb. 10, 1982)). The Henry Demarest House is an interesting building which is a mix of features of various styles. While a H. A. Demarest House is shown on the 1861 map, it had a much greater set-back than this building and was likely located on the west side of Ell Road. A house labeled Henry Demarest appears on this site in 1876. Junior League Inventory gives it an 1810 date and Patricia Parker, a recent owner who remodeled the interior, believed it to be older. Its exterior appearance suggests a mid-19th century construction date with c. 1900 modifications but interior inspection might reveal it incorporates an earlier structure. The house was owned by the Livengood family in the late 19th century, until 1965. William W. L. Livengood was mayor of Hillsdale in 1930. It is probable that the Livengood's are responsible for the exterior remodelling incorporating features of the early 20th century Arts and Crafts mode such as cobblestones and wood shingles. (Henry Demarest, 1876).	198217-20

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-27	75 Lawrence Street and 22 Magnolia Avenue; pair of Queen Anne style houses	between 1876-1913 c. 1890	F	Houses: vernacular Queen Anne; 2½; shiplap siding with shaped shingles in gables; 3 bays (one in ell), #75 Lawrence: 1/1, 22 Magnolia: 2/2; gables; L-shaped plan, stone foundation, 22 Magnolia: retains original wraparound porch with turned posts and braces although several braces are missing, located on corner, facade faces SW. 75 Lawrence: porch is modified, now has plain posts, solid railing, part screened-in, facade faces NW. The 2 buildings are adjacent. These two modestly-sized Queen Anne style houses are reasonably well-preserved examples of the type of domestic architecture erected in Hillsdale in the late 19th century. They illustrate the type of house erected within walking distance of the railroad station.	198217-0 A
0227-28	150 Magnolia Avenue; C. S. Van Winkle House	between 1861-76 c. 1870	F	House; vernacular Italianate; 2½; replacement synthetic shingles; 4 bays (one is in the ell), 2/2; low pitched gable with boxed cornice with returns; wraparound porch with spandrels with drops, round-arched entrance with heavy molding, moon-shaped glazing in transom, window cornices, tripartite windows in gables with trefoil-arched frame, 1-story and 2-story east (rear) additions; inappropriate chain link fence along Magnolia Avenue sidewalk above boulder retaining wall. The Van Winkle House is of architectural interest as an Italianate style house with the low-pitched roof with overhanging eaves, and porches characteristic of this mid-19th century style. It has a fine doorway also. The house represents the type of building erected during Hillsdale's initial development phase as a railroad suburb (C. S. Van Winkle, 1876).	198217-26
0227-29	290 Pascack Road SE corner Jolen Drive; Jacob Banta House	between 1840-61 rear (east) wings clapboards; west	F	House; vernacular with c. 1900 Colonial Revival elements; 2 with 2nd and 1st story facade: 5 bays including central c. 1900, 2 story polygonal oriel, south facade: irregular on 1st story, 2 bays on 2nd story, 6/6, some diamond pattern c. 1900 sash; gable; low brownstone ashlar foundation; rear wing has c. 1900 cobblestone foundation, c. 1900 columnar wraparound porch across front (south facade), 1-story wing at south end, cobblestone exterior chimney on north side. Corner lot, lots of shrubs, large hedge along road. This house is probably a simple vernacular mid-19th century house with picturesque turn-of-century modifications such as porch, oriel, and cobblestone chimney. As such it is a remnant of a 19th century farm located along the historic Pascack Road which was embellished at a (cont.)	198323-19 & 20 slide

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-29	(continued)			later date. The house is probably not shown on the U.S. Coast survey map of 1840 as buildings sited seem to be further to the north. On the 1861 map it is either the building labeled "Banta Est." or that labeled "J. Banta". On the 1876 Map it is either the T. A. Eckerson or the David A. Demarest house. In 1913 it was associated with R. R. Thompson.	
0227-30	32 Piermont Avenue; Vanderbeck-Demarest-Quakenbush House	possibly west wing in late 18th c.	F	House; vernacular, very altered; 2 with 2 story west wing; unsympathetic aluminum siding; 5 bays with 3 bay side wing, altered casement windows; gables; interior chimneys on main block; exterior chimney of wing stuccoed or cemented, foundation stuccoed or cemented, comparison with c. 1909 photo shows house to be very altered, only massing suggests its age. House is setback 100-150' from road, to east is stream, to west is recent school building. The Vanderbeck-Demarest-Quakenbush House is one of the oldest extant houses in Hillsdale and as a former farmstead is associated with the area's 18th and 19th century agricultural history. Unfortunately the building has been extensively remodelled and retains little architectural integrity. Howard Durie in <i>The Kaskiat Patent</i> , p. 119, provides the history of this building: This house stands on the farm of 73 acres, consisting of a main tract of 67 acres and 6 acres of woods nearby, devised to John Forshee, Junior, by his father about 1782-83. Although it is not known whether any part of the house dates from that time, he apparently lived here when he was taxed for land and cattle in 1785. Prior to 1788, by an unrecorded deed, John Forshee, Junior, sold the farm to Abraham Vanderbeck of New York City and the latter's son, John, made the same his residence thereafter. Whether John Vanderbeck built the house at that time is not certain, but a building existed at this location by 1789 and was referred to in the road return for Cedar Lane in that year, as the house of John Vanderbeck. Abraham Vanderbeck sold the farm to Jacobus D. Demarest by an unrecorded deed made on or about June 6, 1795. On that date, the purchaser executed to the seller a mortgage for 400 pounds which was paid and cancelled April 11, 1796. Jacobus (James) Demarest retained title until 1800 when the farm was subdivided and sold in three parts, of which the westerly 33½ acres and homestead, plus the woodlot of 6 acres, were purchased by Cornelius Quackenbush. The house subsequently passed into the ownership of the Hall, Ellin and Wallace families. The original house was one story with attic, there being two front rooms each with fireplace, divided by a small hallway, and with three bedrooms along the rear. The kitchen wing to the west and the main house were later raised to provide for second floor rooms.	198217-10

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ()	Neg. file Number
0227-31	100 Piermont Avenue; NW corner Ruckman Ave; Edward Grosbeck House	pre-1840, early 19th c.	F	House; vernacular; 1½; replacement synthetic shingles with wavy edges; 5 bays, 6/6 gables; interior end chimneys, louvered shutters; early 20th c. full length porch with artistic concrete block foundation and bases to posts, replacement or reworked entrance door with upper glazing, stuccoed or cemented foundation, added front and rear large shed dormers, 1-story lean-to rear addition. On elevated site about 20' from sidewalk with 2½' concrete retaining wall along sidewalk. Now on small suburban lot with recent bi-level only about 25' to west. The Grosbeck House is among the oldest buildings extant in Hillisdale today and so occupies a place in the history of the area during its 19th century agricultural development period. The house has been modified but its massing, windows, and end chimneys document its age.	198217-12
0227-32	185 Piermont Avenue; Samuel Moore House	1853	F	House, vernacular Downingsque; 2; clapboard; 5 bays (2 in ell), 2/2; gables; L-shaped, 3 bay porch across west section, 2-story c. 1890's polygonal bay at east with 1/1 sash and gable roof; added central chimney, west chimney rebuilt with inappropriate white bricks, c. 1890's projecting entrance bay with Queen Anne style door with glazing with colored glass border. Set back about 50' to west is recent pseudo-Colonial Pascack Bible Church Building, to the east is stream. This house is an attractive mid-19th century building which has an association with local black history. Garret F. Haring of River Vale in will of August 31, 1836, left his black employee Sam after Haring's widow's death 4 acres of land on the south side of Piermont Avenue. At the death of Mrs. Haring in 1853, Samuel Moore bought the original part of this house and lived here until he sold it to Garret H. Mead in 1882. (Information from "A Tour of Historic Houses in Hillisdale," Sept. 15, 1973, Hillisdale's 75 Anniversary Commemoration. Research probably by Howard Durie.) S. Moore, 1861; Sam'l Moore, 1876).	198219-29

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. file Number
0227-33	333 Piermont Ave.; David Campbell House	pre-1861 early 19th c.	M	House; vernacular; north section: 1½ stories, south section: 2 stories; replacement wood shingles; 5 bays (south section: 2, north section: 3); 6/6; gable; gable end faces street, house built in 2 parts but has continuous ridgepole, north section has eyebrow windows on upper story, 6/6 attic windows, brick interior end chimneys with rebuilt stacks, 1 bay, 1 story wing with shed roof attached to east side of south section, 1 bay mid-19th c. entrance porch on north section with added screens, stuccoed low foundation. Set back about 30' from road, well house, walk archway and garage, suburban-sized lot. The Campbell House has a place in the history of Hillsdale as it is one of the oldest buildings extant in the Borough and its construction pre-dates the suburbanization of the area after 1870. The Campbell family resided here well into the 20th century and Peter D. Campbell is listed as a carpenter in the 1917-18 Directory. (D. Campbell, 1861; David Campbell, 1876; Peter D. Campbell, 1913).	198217-32
0227-34	415 Piermont Ave.; A. A. Hopper House	pre-1861 c. mid 19th c.	M	House; vernacular with Arts and Crafts additions; 1½; replacement narrow clapboards with shingles on upper story; two bay east wing, 3 bay main block, 1 bay west wing, 6/6 except 3 lite eyebrow windows on upper story of east wing and 6 lite casements or 1/1 on upper story of main block; gables with hip on west wing; interior end chimney on main block also mid 19th c. door with cast-iron grills over upper glazing and lower octagonal panels, similar door without cast iron grills on east wing, louvered shutters, brick foundation on main section; early 20th century modifications include pent roof across main block extending into porch across east porch of Arts and Crafts character, gable hood over main entrance, reworked fenestration of east end with bay window, 2-story rear (south) wing attached to east section, 1 story wing attached to it, colossal pilaster on corners of west side of main block, small triangular windows over 2nd-story west windows, added 1 story west wing, wide clapboards (possibly early) on rear and south of main section. House is set back about 20' from sidewalk, cobblestone 2' high retaining wall along sidewalk, garage in rear (south) yard, suburban-sized lot. The Hopper house dates to before 1861 and has early massing and interesting mid-19th century doors. It is a remnant of the pre-suburban history of Hillsdale, but also part of the community's early 20th century suburban history. The house probably remained in the Hopper family into the 20th century as Abram A. Hopper is listed in a 1902 Directory covering Hillsdale. Sometime in the early 20th century the vernacular farmhouse was remodelled into a fashionable suburban residence with Arts and Crafts embellishments. The composite design remains a very pleasing piece of architecture.	198219-30

0227-35 thru 36
L 11

Inventory #	Location; Name	Date erected	Stq.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Neg. File Number
0227-35	70(80) and 90 Stockton Street, NE corner Hillsdale Ave.; Wrightian Style Dorothy C. Baker House and International Style house	#70: 1957 #90: 1932	F	<p>#70: House; Wrightian; 1-1½; yellow brick, vertical wood sheathing on upper story and north wing; irregular bays, some horizontally-grouped windows with single pane glazing; flat roofs; chimney part of south wall, sun screen wraps around building giving horizontal emphasis to eaves line of 1st story, overhanging eaves, naturalistic landscaping, hillside location, corner lot.</p> <p>#90: House; International style; 2 with 1 story wings; white stucco except 1 story entrance and garage section has vertical boards; 3 bays, ribbon windows wraparound south corners; flat roofs; part with board siding may be added; typical suburban lot, just north of #70 Stockton.</p> <p>These two houses are unusual in Hillsdale as they employ modern architectural idioms. Most suburban houses in Hillsdale are typical examples of builder's architecture. The house at #90 Stockton has the plan, wall surfaces, simple geometric massing, windows which turn corners, flat roofs, and other features typical of the International style, a architectural style which developed in Europe in the 1920's. The style was very new in the United States in 1932, making this Hillsdale example of added interest. Unfortunately the architect of this building is not currently known. It was owned in 1960 by S. Levine. The house at 70 Stockton owned by Dorothy Bates in 1960 shows the influence of the designs of Frank Lloyd Wright, particularly of his Prairie style and Usonian houses with horizontal lines and intimate relationship to setting. (Information on dates and owners from Rudy Appeld),</p>	198217-27 & 28
0227-36	27 Vincent Street; Blauvelt-Hering House	late 18th c., early 19th c., moved after 1913	F	<p>House; vernacular; 1½ with 1 story side wings; clapboards, main block, south side: 3 bays on 2nd story, 4 bays on 1st, north side: 5 bays, replacement, 6/6; gables, wood paneled shutters; 1 story east wing with garage with garage door facing street, 1-story west wing, brick end chimney, ventilation on roof hood over south entrance 1-bay porch for north entrance, cobblestone foundation.</p> <p>This moved house's architectural integrity is questionable but it has local historical importance as one of the few early buildings in Hillsdale. Howard Durie gives its history in <u>The Kaskiat Patent</u>, p. 117.</p>	198217-33 slide

This frame house originally stood on the east side of Broadway about 125 feet north of Wilts Avenue, on the middle third of the farm of Arie Blauvelt who lived at 230 Broadway.

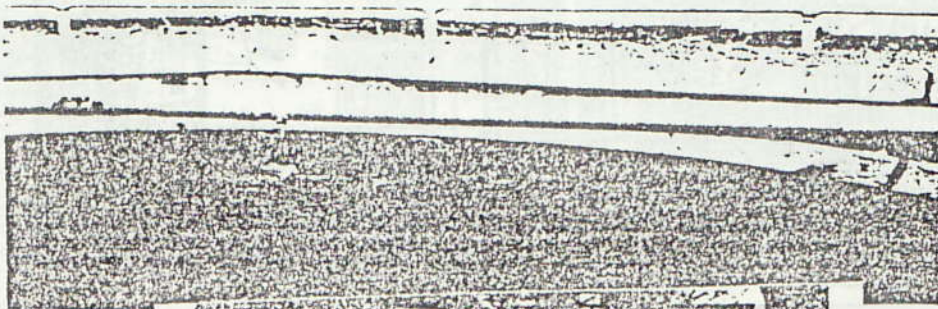
Cornellius Blauvelt, son of Arie, inherited this land at his father's death and probably lived here after his marriage to Catharina Holdrum (#22). On May 13, 1788, they sold the property to his brother, Christian A. Blauvelt, for the sum of 250 pounds.

Christian A. Blauvelt made his home here until his death in 1823, owning a total of about 100 acres of land by inheritance and purchase. In 1830, his son Aaron Blauvelt, sold the homestead and farm to Garret J. Haring for \$2500. The house was enlarged and changed to its present appearance during the ownership of this family. They later adopted the Hering spelling of the name.

When the Hering farm was subdivided into the real estate development called "Hillsdale Manor," the old homestead was moved to its present location.

Inventory #	Location; Name	Date erected	Sig.	Description (use; style; stories; ext. wall fabric; fenestration; roof; major features; alteration; etc.) Statement of significance. Historic owners with dates in ().	Reg. file Number
0227-37	50 Wierimus Lane; Allen (?) House	1920's-30's	F	House; 20th c. Period House/Medieval Revival; 2½; stucco and half-timber, some brick nogging and half-timbering; irregular bays, metal casement windows; gables, multi-colored slates; massive exterior chimney on front (south facade), multi-unit, irregular massing, various rooflines, broad roofs, large property, set back about 100 feet from street. This house is an unusual building in Hillisdale, a community before 1950 of relatively modestly-scaled houses. This house is a large, picturesque, early 20th century mansion. In size and elaborateness is closer to the Henry M. Wise Estate House nearby on the north side of Wierimus Lane in Woodcliff Lake (0268-8) than other buildings in Hillisdale. Further investigation is needed to determine if the Allens associated with this property in 1913 are related to Tandy and Allen, the development firm active in Hillisdale real estate from 1948 on. (land in 1913 owned by Allen).	198217-18
0227-38	300 Wierimus Road; A. Van Riper House	pre-1861, early 19th c.	F	House; Federal; 2½; clapboard; 5, 6/6; gable; interior end chimneys, entrance with leaded sidelights and transom, rear wings, entrance porch. Many Colonial Revival modifications of sympathetic character make it difficult to tell which features are old and which early 20th century. The house backs on to the Garden State Parkway but has nicely landscaped grounds. The Van Riper House has historical significance as one of the older buildings extant in Hillisdale, and due to its historical place as a residence for a farm associated with one of the area's early families, the Van Ripers. The house is also evidence of the evolution of Hillisdale from a rural agricultural area to a residential suburb. The former farmhouse was very attractively modified in the early 20th century into a suburban residence with Colonial Revival elements merging with early features. (A. Van Riper, 1861; R. H. Van Riper, 1976; Van Riper Est., 1902).	198217-19 slide

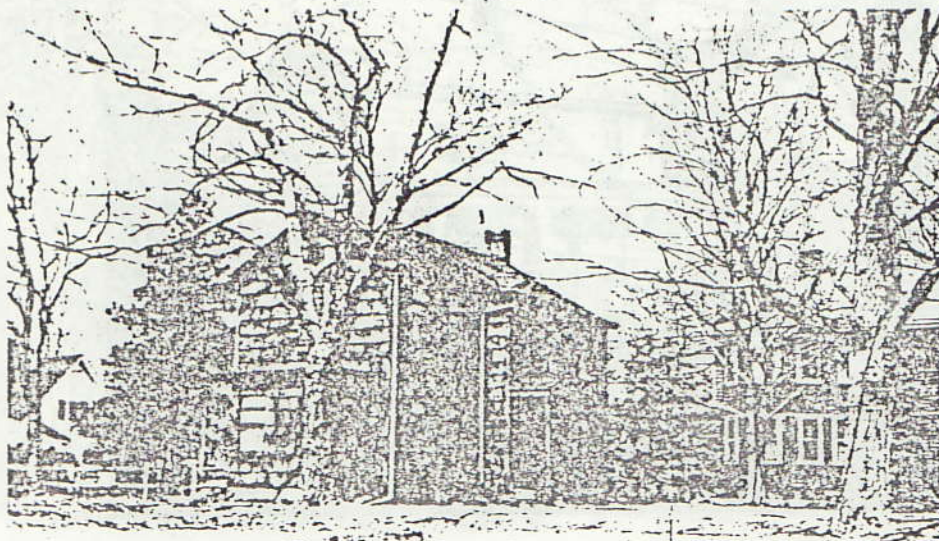
Photographs of Property
in Inventory Listing



0227-14 Broadway Bridge;
Broadway over Pascack
Brook between
Hillsdale and Westwood
Neg. file # 198217-35

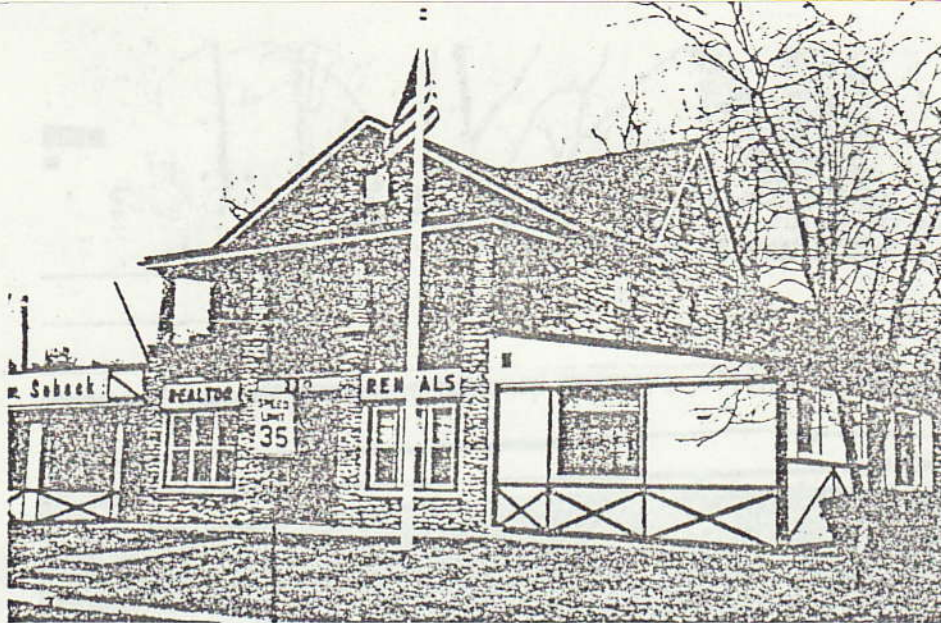


Plaque on Broadway Bridge
Neg. file
198217-36



0227-15
201 Broadway
Daniel Post House
Neg. file #
198217-34

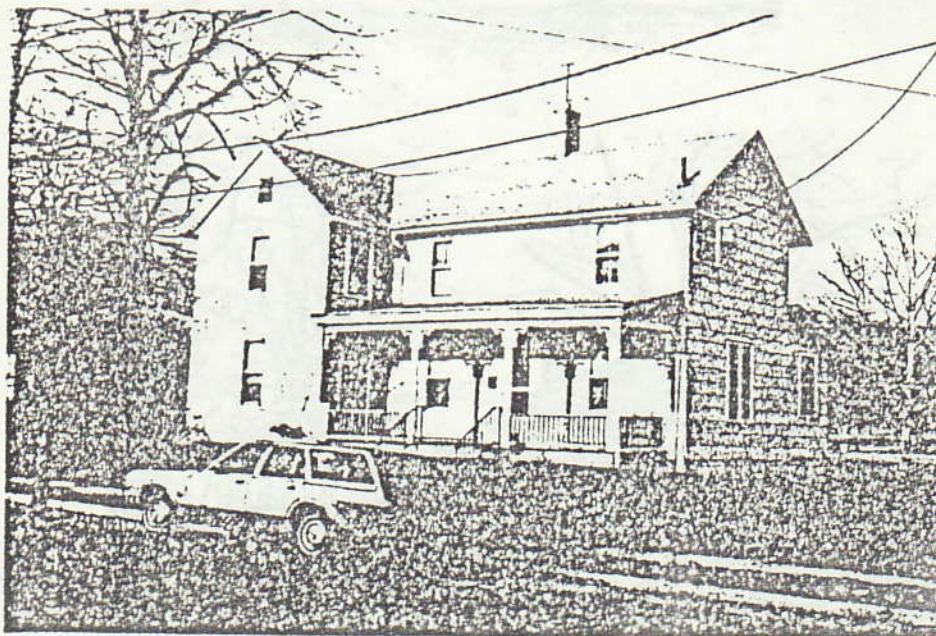
0227-16
330 Broadway
Neg. file #
198217-13

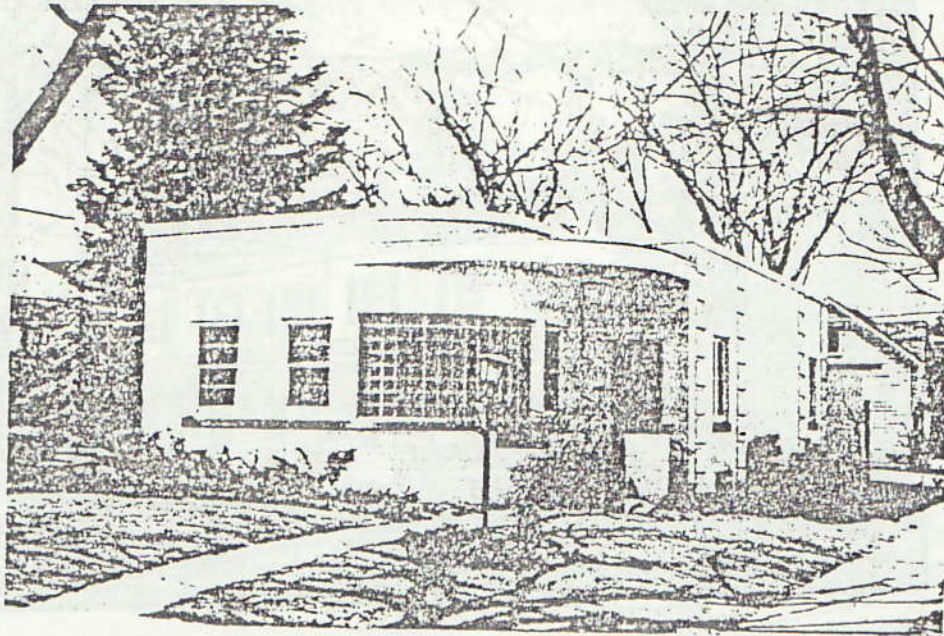


0227-17
1 Carlyle Place;
Harry Randall
House
Neg. file #
198217-7



0227-18
20 Central Ave.
Neg. file #
198217-25





0227-19
47 Central Avenue
Neg. file #
198217-30



0227-20
Factory;
Crosley Terrace
Neg. file #
198217-6

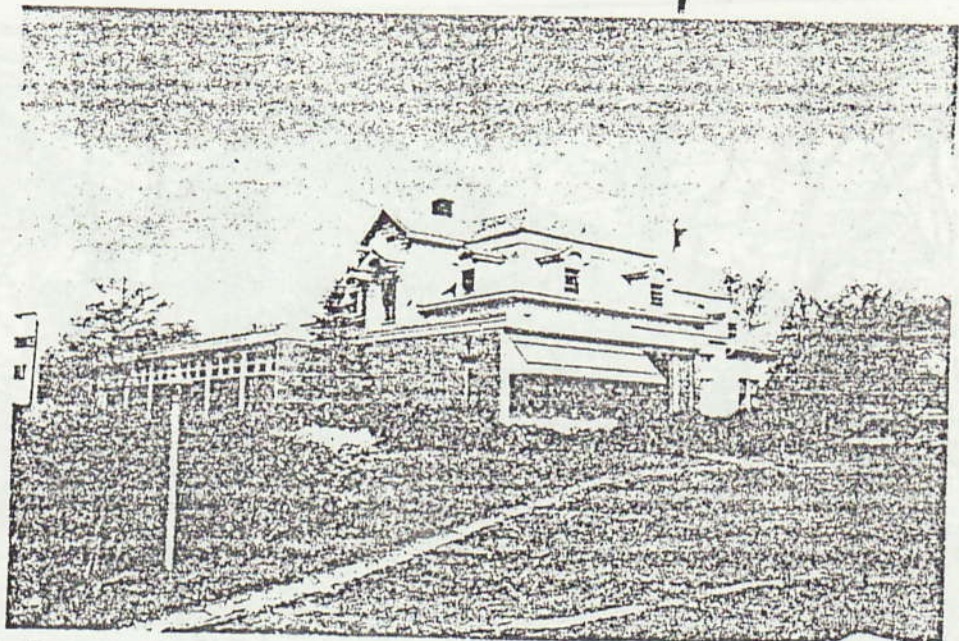


0227-21
14 Cross Street
neg. file #
198217-31

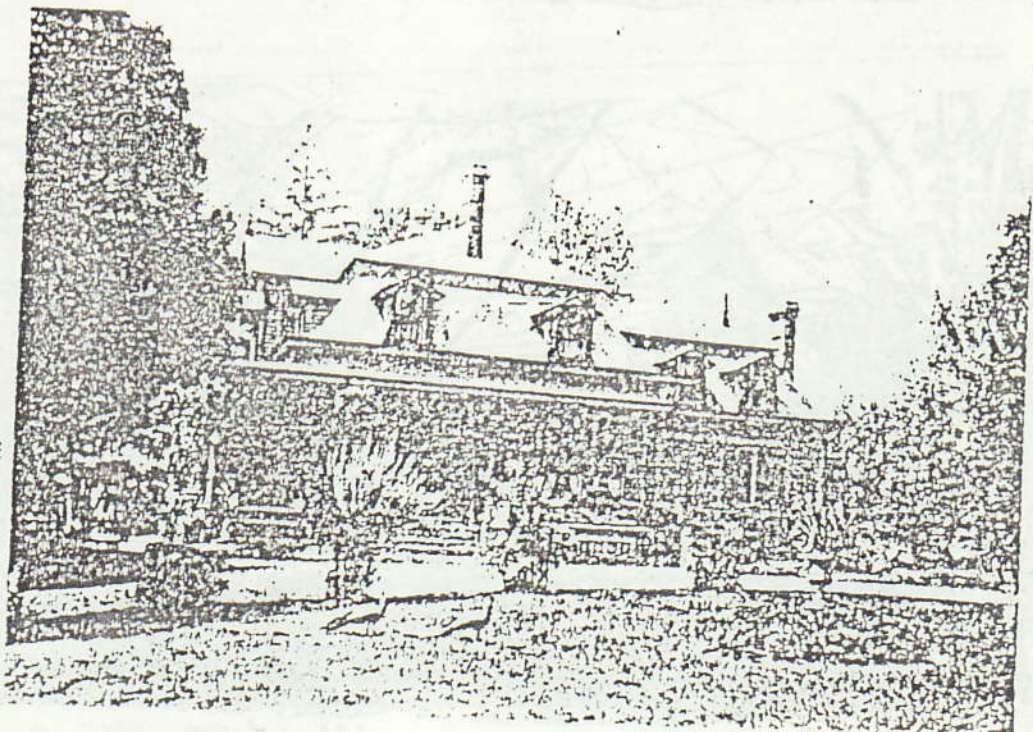
0227-22
91 Demarest Ave.,
F. Hall House
Neg. file #
198217-8



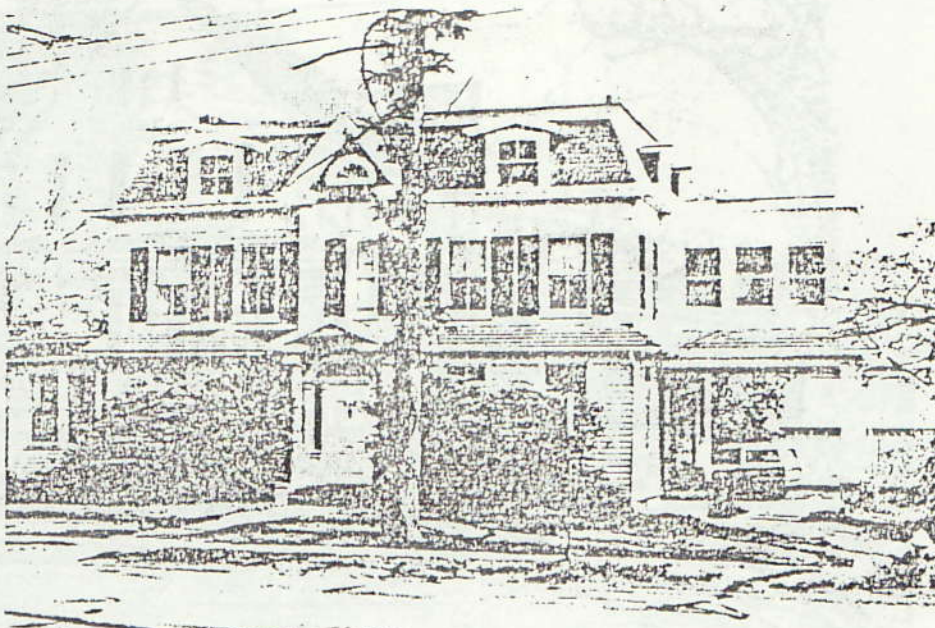
0227-23
462 Hillside Avenue;
David P. Patterson
House
Neg. file #
198323-21



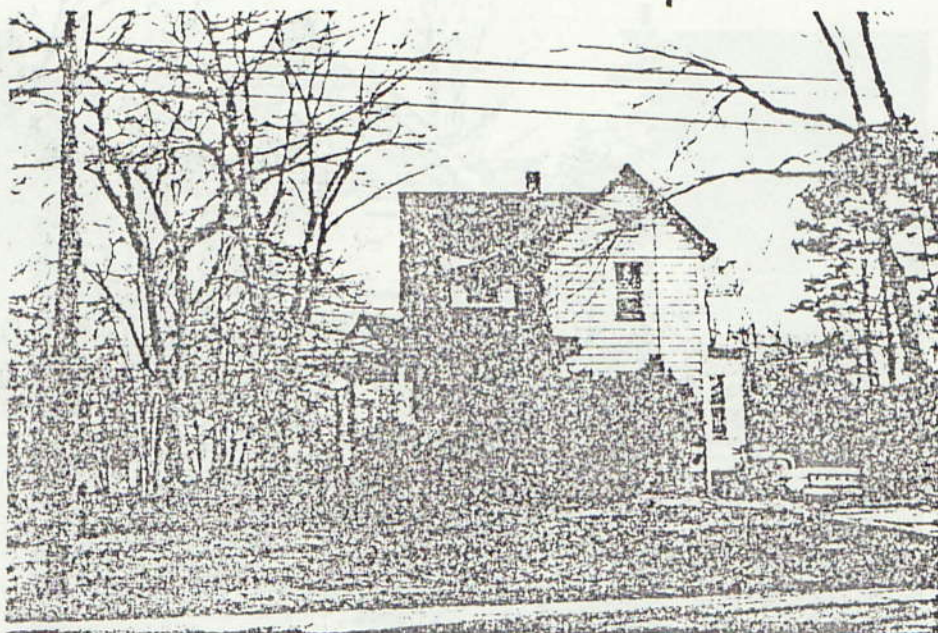
1899 photograph of
David P. Patterson
House from "Picturesque
Hilldale"



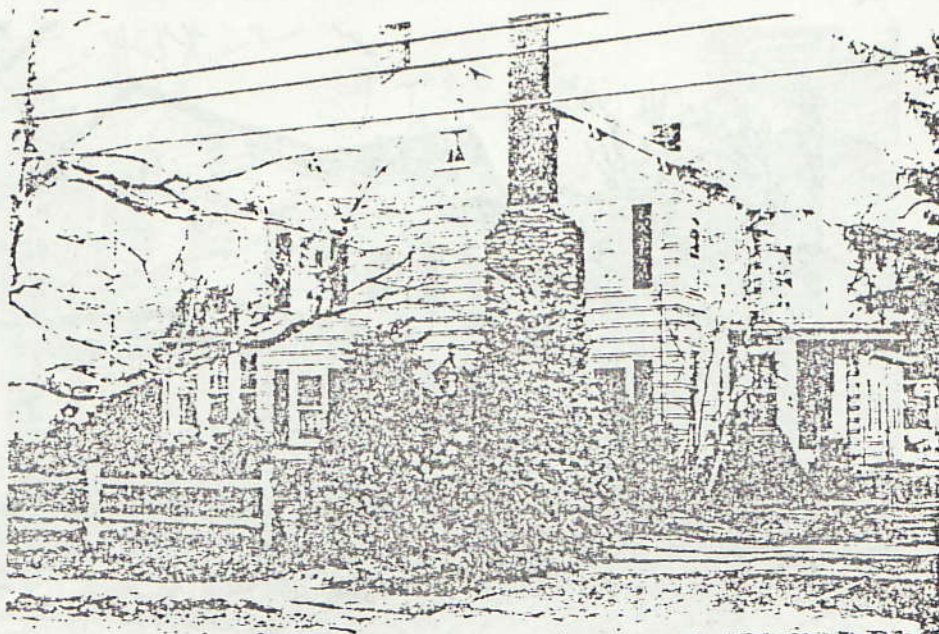
Brook Side Pines residence of John H. Riley.



0227-24
520 Hillsdale Ave.
Neg. file #
198219-27

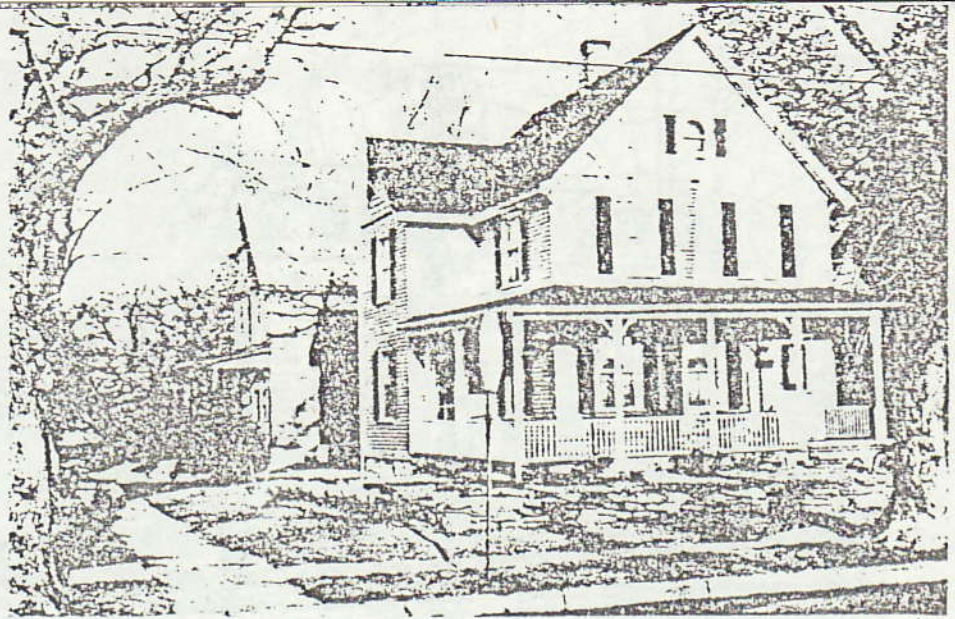


0227-25
605 Hillsdale Avenue
Dr. Dinshah P. Ghadiali
House
Neg. file #
198323-18



0227-26
737 Hillsdale
Avenue; Demarest-
Livengood House
Neg. file #
198217-20

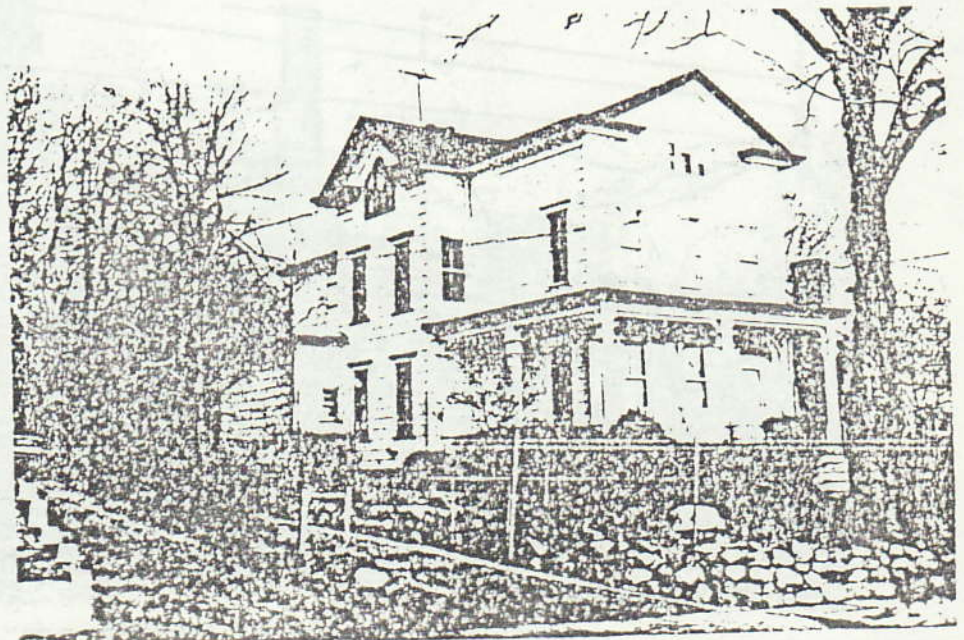
0227-27
22 Magnolia Avenue
with 75 Lawrence
Street in background
Neg. file #
198217-0

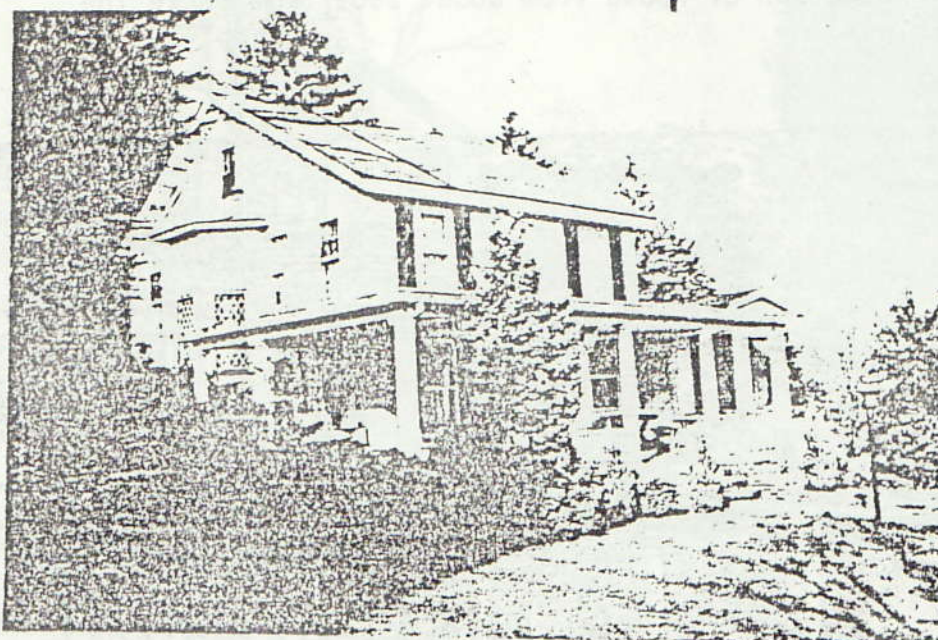


0227-27
75 Lawrence Street
Neg. file #
198217-1

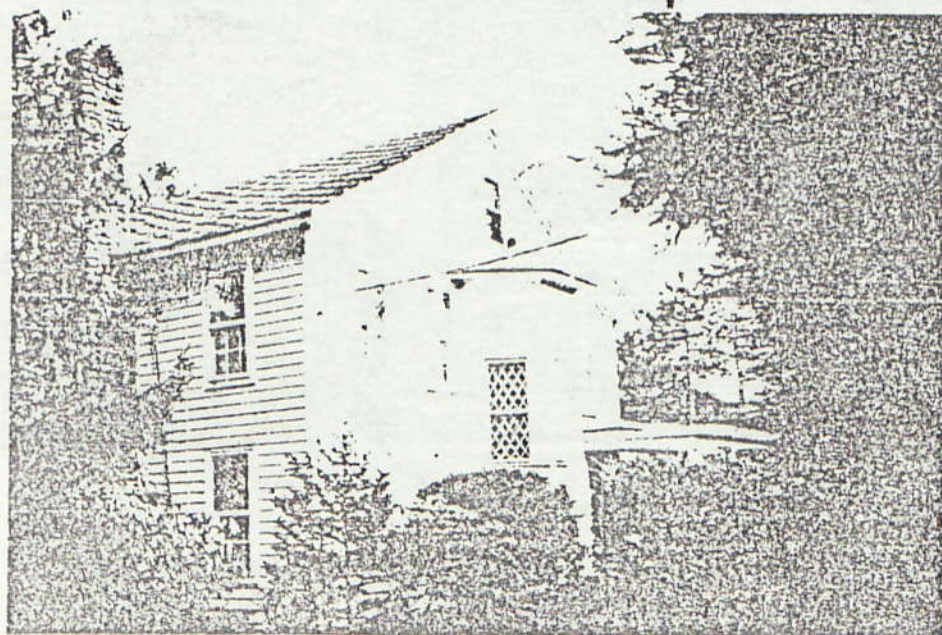


0227-28
150 Magnolia Avenue;
C. S. Van Winkle House
Neg. file #
198217-26





0227-29
290 Pascack Road;
Banta House,
looking northeast.
neg. file #
198323-20

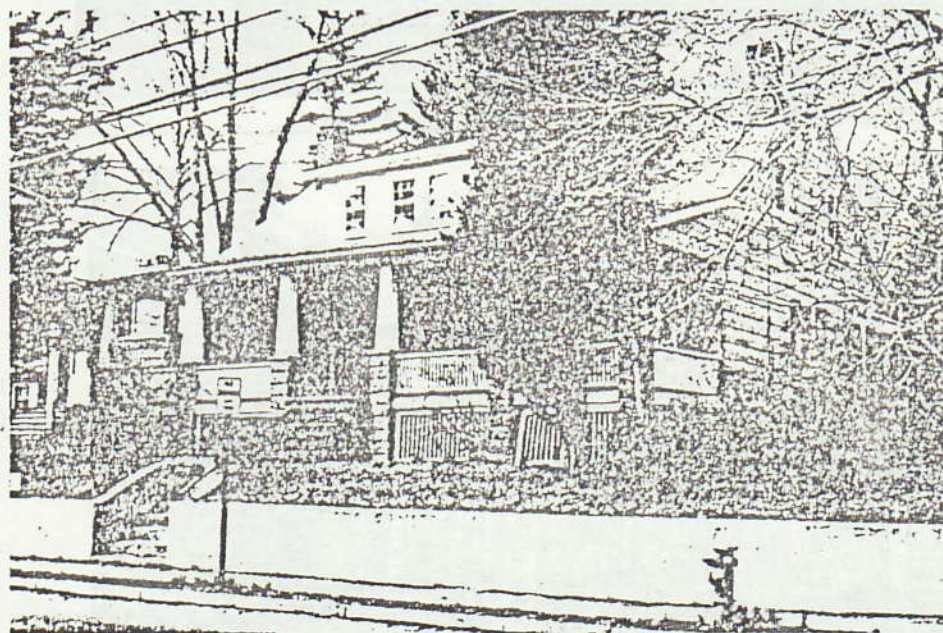


0227-29
290 Pascack Road,
looking SE
Neg. file #
198323-19



0227-30
32 Piermont Ave.;
Vanderbeck-Demarest-
Quackenbush House
Neg. file #
198217-10

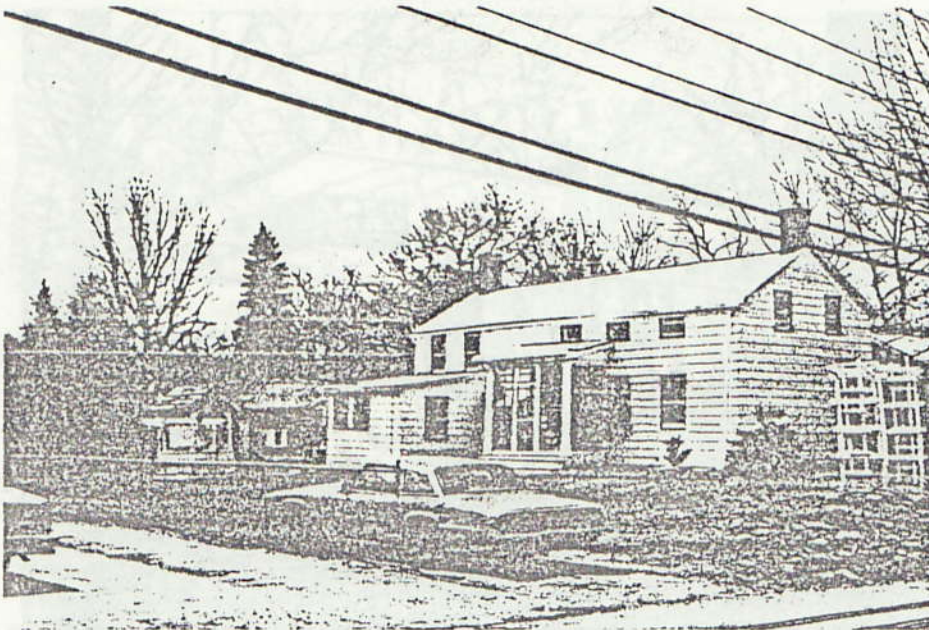
32 Piermont Avenue. Photograph of house from about 1909; from Durie The K&kia Patent, p.119.



0227-31
100 Piermont Av.
Neg. file #
198217-12



0227-32
185 Piermont Ave.;
Samuel Moore
House
Neg. file #
198219-29

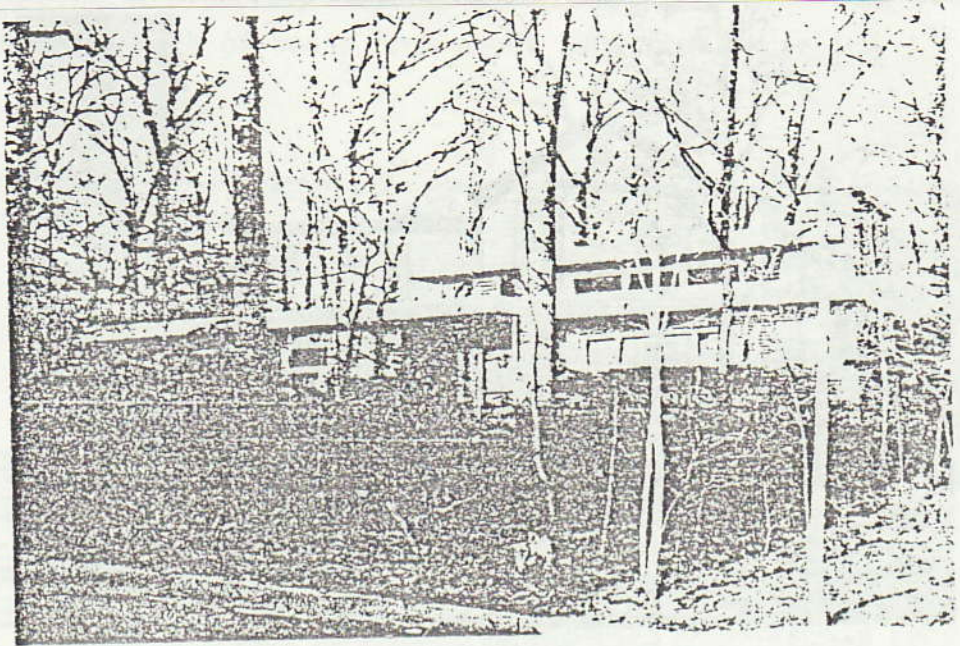


0227-33
333 Piermont Ave.;
David Campbell House
Neg. file #
198217-32



0227-34
415 Piermont Ave.;
A. A. Hopper House
Neg. file #
198219-30

0227-35
70 Stockton St.;
Wrightian style
House
Neg. file #
198217-28



0227-35
90 Stockton St.;
International
Style House
Neg. file #
198217-27

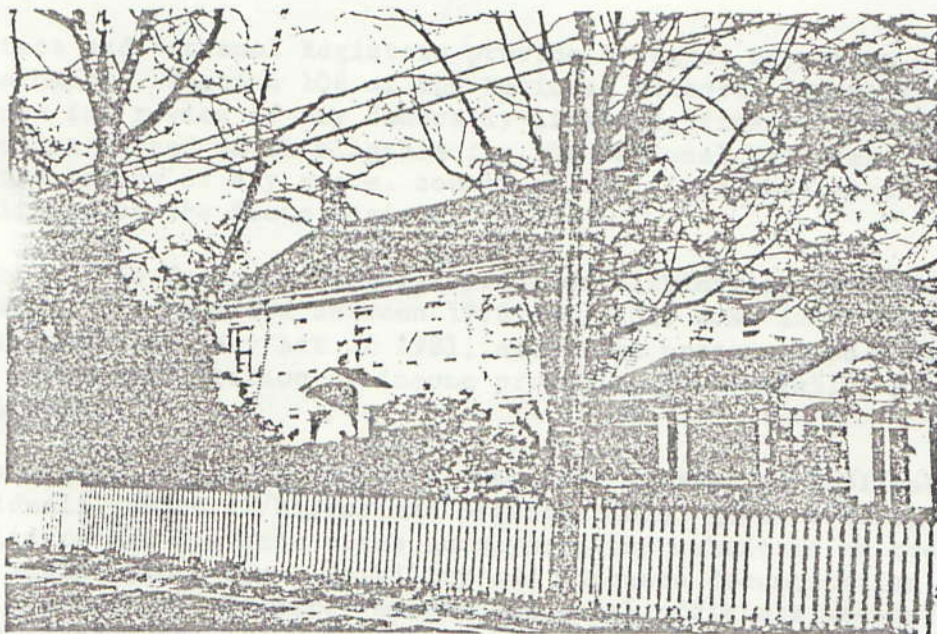


0227-36
27 Vincent St.;
Blauvelt-Hering House
Neg. file #
198217-33





0227-37
50 Wierimus Lane;
Allen House
Neg. file #
198217-18



0227-38
300 Wierimus Road;
Neg. file #
198217-19

THE NEW JERSEY AND NATIONAL REGISTERS

The National Register of Historic Places is the official list of the Nation's cultural resources worthy of preservation. A National Register was first established in 1935 by the Historic Sites Act which directed the Secretary of the Interior to define those properties of national importance as National Historic Landmarks. The National Historic Preservation Act of 1966 (80 Stat. 915, as amended) expanded the nature of the National Register to include not only properties of national significance, but to also include districts, sites, structures, buildings and objects of state and local importance as well. To implement the 1966 Act, the Governor of each state was asked to designate a State Historic Preservation Officer (SHPO), to work in partnership with the U.S. Department of the Interior's National Register Office. For New Jersey, the SHPO is the Commissioner of the Department of Environmental Protection.

The New Jersey Register of Historic Places is the official list of New Jersey's cultural resources. Created by the New Jersey Register of Historic Places Act of 1970 (N.J.S.A. 13:1B-15.128 et. seq.), the State Register is closely modeled after the National Register program. Both Registers have the same criteria for eligibility, nomination form, and review process. Virtually every municipality in New Jersey has properties significant in architecture, history, archeology, engineering and/or culture eligible for the State and National Registers.

The State and National Registers provide a degree of review and protection from public encroachment. Section 106 of the National Historic Preservation Act of 1966, as amended, provides for review of any federally licensed, financed or assisted undertaking for properties listed on or eligible for the National Register. The State Register Law requires review of any state, county or municipal undertaking which encroaches on properties listed on the State Register.

Listing on the National Register provides eligibility for federal tax benefits. A series of federal laws enacted between 1976 and 1981, most importantly the Tax Act of 1976 and the Economic Recovery Act of 1981, encourage preservation by allowing favorable tax treatments for rehabilitation of income producing (depreciable) properties, and disincentives for demolition.

In New Jersey, State and National Register nomination applications are prepared by individuals, cultural/historical organizations, government agencies, professional consultants and historic sites surveyors, and submitted to the SHPO. SHPO staff reviews these applications for eligibility and adequate documentation, and prioritizes them for final processing. Property owners and local officials are notified and given an opportunity to comment. A public meeting is held for historic districts. Applications are then presented to a State Review Committee made up of professionals in the fields of architecture, history, architectural history and archeology. If passed by the State Review Committee, the nomination application is sent to the SHPO. If signed by the SHPO, the property is listed on the State Register. The nomination is then forwarded to Washington for consideration for the National Register.

If a private property owner (or a majority of private property owners in a historic district) objects to National Register listing by notarized letter to the SHPO, the nomination is sent to the National Register Office for a Determination of Eligibility, but the property is not listed on the National Register. A Determination of Eligibility provides for review of federally sponsored encroachments, but tax benefits and disincentives will not apply unless the property is actually listed on the National Register.

Listing on the State and National Registers does not place restrictions on private property owner rights. Within the limits of municipal zoning laws, private property owners are free to utilize, renovate, alter, sell or demolish their properties.

In addition to inclusion on the State and National Registers, preservation of New Jersey historic properties may be accomplished through local historic preservation ordinances. Although there is no state enabling legislation for local landmark or historic district ordinances at the present, over 40 municipalities have enacted some kind of local historic preservation ordinance. These vary from municipality to municipality in the authority granted to identify, designate and regulate historic properties. Some ordinances provide strong regulatory provisions including architectural review of alterations, demolition and new construction within the designated historic areas. Locally designated historic districts may be certified by the Secretary of the Interior for federal tax advantages.

Local landmarks and historic district regulations which may affect private property owner actions are completely separate from State and National Register regulations. The New Jersey and National Registers provide a degree of review and protection from public encroachments only.

For further information, contact the Department of Environmental Protection's Office of New Jersey Heritage, CN 402, Trenton, New Jersey 08625; Telephone (609) 292-2023.

September 1982

STATE AND NATIONAL REGISTER CRITERIA

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 persons significant 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 prehistory or history.

Ordinarily cemeteries, birthplaces or 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 properties 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 significant primarily 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 other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance 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 as 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 historical significance; or

- G. a property achieving significance within the past 50 years if it is of exceptional importance.

Adapted from "State and National Registers Nomination Manual" prepared by the State of New Jersey's Office of New Jersey Heritage, Department of Environmental Services.

SELECTED READING LIST FOR HISTORIC PRESERVATION

- ** Available for use in the Bergen County Office of Cultural and Historic Affairs
* Publications in library of T. Robins Brown and available for use upon request in Bergen County Office of Cultural and Historic Affairs. Library call numbers refer to collections of Johnson Public Library, Hackensack 274 Main Street, and of the Bergen County Historical Society. The Bergen County Historical Society's collection is located in the Johnson Library, but has a separate card catalogue.

I Historic Preservation, General

- * Wrenn, Tony P. and Elizabeth D. Mulloy. America's Forgotten Architecture. New York: National Trust for Historic Preservation and Pantheon Books, 1976.
- ** R974.9J95 Junior League of N.J. New Jersey: A Heritage for Now and Tomorrow, a Handbook for Historic Preservation. Princeton: State Council of NJ Junior Leagues, 1977.

II Historic Surveys, Methodology

- ** Derry, Anne, H. Ward Jandl, Carol D. Schull, and Jan Thorman. Guidelines for Local Surveys: A Basis for Preservation Planning. National Register of Historic Places, U.S. Department of the Interior, Washington, DC, Nov. 1977.
- *R720.973.M19 McKee, Harley Jr. Recording Historic Buildings. Washington, DC: U.S. Government Printing Office, 1971.
- ** National Register Division, U.S. Department of Interior, How to Complete National Register Forms, Jan 1977, and Guidelines for multiple resource and thematic group nominations.
- ** Office of New Jersey Heritage, New Jersey, Department of Environmental Protection, State and National Register Nomination Manual, no date.
- * Pitts, Carolyn, Michael Fish, Hugh J. McCauley, Trina Vaux. The Cape May Handbook. Philadelphia. The Athenaeum: 1977.
- ** Williamson Design Groups. Citizens Guide to Creating Historic Districts. Trenton, N.J.: New Jersey Department of Community Affairs, 1976.

III Research Guides

- ** Ellsworth, Linda. "The History of a House: How to Trace It." technical leaflet 59, AASLH, 1976
- *D808.066 Fel
808.066 F34 Felt, Thomas E. Researching, Writing, and Publishing Local History. Nashville: AASLH, 1976.

- ** Maryland Historical Trust. Reasearching Maryland Buildings.
Guide No.3, Annapolis, Maryland, N.d.

IV Industrial Archeology

- ** Comp, T. Allan and Donald Jackson. "Bridge Truss Types:
A Guide to Dating and Identifying". Technical Leaflet 95,
AASLH, May 1977.
- *609.73 Sa 5 Sande, Theodore Anton. Industrial Archeology. Brattleboro,
Vt.: The Stephen Greene Press, 1976.

V Architectural Dictionaries

- **R720.3 F62 Fleming, John, Hugh Honour and Nikolaus Pevsner. The
Penguin Dictionary of Architecture. Baltimore: Penguin
Books, 1967.
- ** McKee, Harley J. Amateurs Guide to Terms Commonly Used in
Describing Historic Buildings. Rochester: Landmarks Society
of Western New York, 1970.
- 720.9 F63 Fletcher, Bannister. A History of Architecture on the
Comparative Method, New York: Scribner's Sons, 1967.
- * Harris, Cyril M., ed. Historic Architecture Sourcebook.
New York: McGraw Hill, 1975.
- ** Saylor, Henry H. Dictionary of Architecture. New York:
John Wiley and Sons, 1963.
- ~~R720.9 St 9~~ Sturgis, Russell. A Dictionary of Architecture and Buildings
New York: McMillan, 1905.

VI American Architectural History

- ** Blumenson, John J.-G. Identifying American Architecture:
A Pictorial Guide to Styles and Terms, 1600-1945.
Nashville: AASLH, 1977.
- * American Buildings and Their Architects . New York:
Doubleday, 1970-78.
- Vol.1. William H. Pierson, The Colonial and
Neoclassical Styles.
- Vol.2. Part 1. William H. Pierson, Technology and
the Picturesque.
- Vol.2. Part 2. Not published.
- Vol.3. William H. Jordy, Progressive and Academic
Ideals at the Turn of the 20th Century.
- Vol.4. William H. Jordy, The Impact of European
Modernisism in the Mid-20th Century.
- * Andrews, Wayne. Architecture, Ambition and Americans:
A Social History of American Architecture. New York:
MacMillan, 1964.

720.9749 G74

Fitch, James Marston. American Buildings: The Historical Forces that Shaped It. New York: Houghton Mifflin, 1966.

Bowans, Alan. Architecture in New Jersey. New York: D. Van Nostrand, 1964.

* Hitchcock, Henry-Russell. Architecture: Nineteenth and Twentieth Centuries. Baltimore: Penguin Books, 1963.

* Kidney, Walter C. The Architecture of Choice: Eclecticism in America, 1880-1930. New York: George Braziller, 1974.

** John Poppeliers, S. Allen Chambers, and Nancy B. Schwartz. What Style Is It? Washington, DC: Preservation Press, 1977.

** Whiffen, Marcus. American Architecture Since 1780: A Guide to Styles. Cambridge, Mass: MIT Press, 1969.

** Carole Rifkind. Field Guide to American Architecture. New York: Plume, 1980.

VII Care, Repair, Restoration

** Albert, Dennis P., et al, A Bilingual Handbook for Older Homes (Warren R.I. Massasoit Historical Association, 1979). Available for \$4.75 from Massasoit Historical Association, ATTN: A. Lynch, 163 Butler Ave., Providence, R.I. 02906.

American Association for State and Local History, Technical Leaflets. Topics include research, nail chronology, how to avoid mistakes in restoring a house. Catalog of publications available AASLA, 1400 Eighth Ave., S., Nashville, TN 37203

* J. Henry Chambers, Cyclical Maintenance for Historic Buildings (Washington, DC: Office of Archeology and Historic Preservation. National Park Service, 1976) GPO Stock No. 024-005-00637-1 Available for \$2.75 from Superintendent of Documents, Government Printing Office Washington, DC. 20402

** Cynthia Howard, Your House in the Street Car Suburb (Medford MA.) (Cambridge, MA: Cynthia Howard, 1979) Available for \$6.50 from C. Howard AIA & Asso., 34 Ash Street, Cambridge, MA. 02138

John Milner Associates, The Beaufort (SC) Preservation Manual (West Chester, PA: John Milner Asso., 1979). Available for \$11.50 from Preservation Shops, NTHP, 1600 HST., NW, Washington, DC. 20006.

** Oakland Planning Dept., Rehab Right: How to Rehabilitate Your Oakland House Without Sacrificing Architectural Assets. (Oakland CA: Planning Dept. 1978)

Available for \$5.50 from Planning Dept, City Hall, 6th Floor
1421 Washington Street, Oakland, CA 94612.

- * Old - House Journal, monthly publication dealing with techniques for restoring, decorating, and preserving old houses. Yearly subscription available for \$16.00 from O-H-J 69 A Seventh Avenue Brooklyn, N.Y. 11217.
- * Old-House Journal 1983 Catalog, a buyers' guide to products and services for owners of houses built before 1939. Available for \$9.95 from O-HJ, 69 A Seventh Avenue, Brooklyn, NY. 11217
- * Preservation League of New York State, A Primer Preservation for the Property Owner and Technical Series. Topics include paint restoration, stone restoration, store front rehabilitation. A list of publications is available from PLNYS, 307 Hamilton St., Albany, NY. 12210.
- ** Technical. Preservation Services Division, Preservation Briefs. Topics include cleaning and waterproof coating of masonry buildings, repointing mortar, conserving energy in historic buildings, roofing for historic buildings; dangers of abrasive cleaning to historic buildings, aluminum and vinyl siding on historic buildings.
Available from TPSD, National Park Service, U.S. Department of the Interior, Washington, DC 20243, gratis.
- ** Technical Preservation Service, National Park Service, U.S. Department of the Interior, Respectful Rehabilitation: Answers to Your Questions about Old Buildings. Washington, D.C.: Preservation Press, 1982. Available for \$9.95 and \$2.50 handling and shipping from Preservation Bookshop, National Trust for Historic Preservation, 1600 H Street, NW, Washington, DC 20006.

VIII

Catalogs of Historic Preservation Publications

- ** "AASLH Books and Technical Leaflets," available from American Association for State and Local History, 708 Berry Road, Nashville, TN 37204.
- ** "Historic Preservation Bibliography, Heritage Conservation and Recreation Service," available from U.S. Department of The Interior, Washington, DC 20243
- ** "National Trust Preservation Book Shop Catalogue" available from Preservation Shops, National Trust for Historic Preservation, 1600 H Street NW, Washington, DC. 20006
- ** "Technical Assistance Notifications," HCRS Information Exchange available from National Park Service, U.S. Department of the Interior, Washington, DC. 20243

IX

** Historic Preservation Legislation

- ** State of New Jersey, County and Municipal Government Study Commission, The Outlook for Historic Preservation In New Jersey, July 1982.
- ** _____, Municipal Ordinances for Historic Preservation, 1983.
These and related publications available from C&MGSC, 115 West State Street, Trenton, NJ 08625.

National, public

Advisory Council on Historic Preservation

1522 K Street, N. W., Suite 430

Washington, DC 20005

Tel: 202-254-3967 or -3974

The primary policy advisor to President and Congress on matters of preservation. Publications.

National Park Service

U. S. Department of Interior

Washington, DC 20240

202-343-1100

Maintains the National Register of Historic Places, National Historic Landmark, Historic American Building Survey, and Historic American Engineering Record programs. Certifies tax incentive historic preservation projects. Sets technical preservation standards and guidelines. Publications.

Northeast Regional Office

600 Arch Street

Philadelphia, PA. 19106

Tel: 215-597-0652

National, private

American Association for State and Local History

708 Berry Road

Nashville, Tennessee 37204-2804

Tel: 615-242-5583

Membership organization serving historical societies, museums, and historians. Many publications on preservation topics.

Historic House Association of America

1600 H Street, NW

Washington, DC 20006

Tel: 202-673-4025

Membership organization for owners of historic houses. Provides technical advice, has conferences. Publications.

National Trust for Historic Preservation

1785 Massachusetts Avenue, NW

Washington, D. C. 20036

Tel: 202-673-4000

Mid-Atlantic Regional Office

1600 H Street, NW

Washington D. C. 20006

Tel: 202-673-4203

Lois Snyderman, field representative

The largest membership preservation organization. Provides professional advice. Has grant program, conferences. Publications.

The Old-House Journal

69A Seventh Avenue

Brooklyn, NY 11217

Tel: 212-636-4514

Subscription publication with how-to information for owners of pre 1930 houses. Also yearly catalog of suppliers of products and services for old houses.

Preservation Action

1700 Connecticut Avenue NW, Suite 400A

Washington D. C. 20009

Tel: 202-659-0915

A membership organization which is the national citizen's lobby for historic preservation. A publisher of Preservation Network Alert, providing information on current and pending legislation affecting historic preservation.

New Jersey, public

New Jersey Historical Commission

113 W. State Street, CN 520

Trenton, NJ 08625

Tel: 609-292-6062

Conducts survey of Black Historic Places in New Jersey. Promotes knowledge of and preservation of the history of New Jersey. Publications.

Office of New Jersey Heritage (Formerly Office of Historic Preservation)

Department of Environmental Protection

CN 402

Labor and Industry Bldg., Room 707

Trenton, NJ 08625

Tel: 609-292-2023

The office of the State Historic Preservation Officer. Administers historic preservation grants. Maintains State Register of Historic Places and nominates to National Register of Historic Places. Makes Environmental Impact determination of effect on historic properties. Maintains statewide inventory of historic properties. Reviews tax incentive preservation projects. Publications.

New Jersey, private

Association of New Jersey Landmark Commissions

c/o B. William G. Bryant

15 Autumn Lane

Middletown, NJ 07748

Tel: 201-671-0101

Serves local landmark commission members by holding educational conferences.

Preservation New Jersey Inc.

RD 4, Box 864

Mapleton Road

Princeton, NJ 08540

Tel: 609-452-1754

Joan Gearren, Executive Director

Membership preservation organization. Provides professional advice, holds conferences.

Publishes Preservation Perspective, NJ with Office of New Jersey Heritage.

Bergen County, public

Bergen County Cultural and Heritage Commission

355 Main Street

Hackensack, NJ 07601

Tel: 201-646-2882

Advises on the development of county programs to promote public interest in local and county history and in the arts.

Bergen County Historic Sites Advisory Board

355 Main Street

Hackensack, NJ 07601

Tel: 201-646-2882

Advises Board of Chosen Freeholders on historic preservation including Bergen County Stone House Survey and Bergen County Historic Sites Survey.

Bergen County Office of Cultural and Historic Affairs

355 Main Street

Hackensack, NJ 07601

Tel: 201-646-2882; Bergen County Historic Sites Survey: 201-646-2323.

Ruth Van Wagoner, Administrator; T. Robins Brown, Historic Sites Survey Coordinator.

Administrative arm of Bergen County Cultural and Heritage Commission and of the

Bergen County Historic Sites Advisory Board. Conducts Historic Sites Survey. Serves as a central clearing house for county arts and historical organizations. Maintains preservation information files. Repository for reports of Bergen County Stone House Survey and Bergen County Historic Sites Survey.

Bergen County, private

Information on Bergen County historical societies and on historic sites and museums is contained in "Cultural Directory for Bergen County" and in the "Bergen County Cultural Calendar," both available gratis from Bergen County Office of Cultural and Historic Affairs, 355 Main Street, Hackensack, New Jersey 07601.

Prepared by
Bergen County Office of Cultural and Historic Affairs
6-1983

CRITERIA FOR INCLUSION IN THE BERGEN COUNTY HISTORIC SITES SURVEY

The survey includes sites, buildings, structures, streetscapes and districts dating from the period prior to recorded history, referred to as "pre-history" (i.e., "Indian Cultures"), on to current time.

Types of sites included are:

1. Agricultural, including barns, farmhouses, sheds, minor outbuildings and fences.
2. Commercial, including stores, office buildings, banks, restaurants, taverns, markets, warehouses, spas, utility company buildings and gas stations.
3. Educational, including schools, academies, colleges, universities, museums, libraries, theatres, concert halls, opera houses and zoos.
4. Governmental, including courthouses, city halls, town halls, borough halls, civic centers, jails, post offices, custom houses, firehouses, police stations and firehouses.
5. Industrial, including mills, factories, foundries, furnaces, breweries, tanneries, ropewalks, mines, quarries, kilns, windmills, water mains, dams and machinery.
6. Landscape Architecture, including commons, squares, parks, gardens, greens, cemeteries, gazebos, monuments, pavillions, fences, fountains, paving and street furniture such as benches, street lights and statues.
7. Medical, including hospitals, sanitariums, infirmaries, clinics and dispensaries.
8. Military, including arsenals, armories, forts, barracks, camp sites, reservations and battlegrounds.
9. Recreational, including racetracks, amphitheaters, swimming pools, gymnasiums, bandstands, stadiums, playing fields, courts, parks and cinemas.

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CRITERIA FOR INCLUSION IN BERGEN COUNTY HISTORIC SITES SURVEY: (Con't.)

10. Religious, including churches, chapels, synagogues, meeting houses, seminaries, convents, burial vaults and mausoleums.
11. Residential, including houses, cottages, apartment buildings, tenements, industrial housing complexes, hotels and motels.
12. Scientific and technological, including laboratories, test sites and agricultural stations.
13. Social, including lodges, clubhouses, fraternity houses and amusement parks.
14. Transportation, including paths, trails, milestones, railroads, canals, ferries, bridges, aqueducts, viaducts, airports, tollhouses, lighthouses, tunnels, subways, stables, carriage houses, garages, car barns, road markers, boats, ships and train stations.
- Other, Architectural curiosities and archeological sites.

The criteria used in the selection of sites to be included in the Survey, are whether the sites:

- a. Are important to the general development of the area and the unique cultural heritage of their communities.
- b. Are significant examples of an architectural style or period.
- c. Are representative examples of vernacular architecture of the area.
- d. Are associated with important persons or groups, with a social or political movement, or with an historical event.
- e. Are significant examples of structural or engineering techniques.
- f. Are significant in their setting, such as landscaping, planning or other aspects of the environment, either natural or manmade.
- g. Constitute a cohesive grouping of sites which meet one or more of the above criteria, so as to justify an historic district, or thematic grouping of sites.

These criteria are less rigid than those of the National and New Jersey Registers of Historic Places. Consideration is given to sites of national, state and, in particular, local significance. The locally significant buildings, structures, and districts are of importance to Bergen County and its seventy municipalities.

CHANGES IN EXISTING LAW:

- Repeals 3-year amortization provision
- Repeals accelerated depreciation provision
- Repeals 10% investment tax credit and replaces it with a new investment tax credit
- Repeals straight-line depreciation, making a new structure on the site of a demolished historic building eligible for accelerated depreciation

PROVISIONS OF NEW LAW:

- Provides a new accelerated cost recovery system with depreciable fixed depreciation lives of 15, 35, and 45 years. Accelerated depreciation of 100% for low income housing and 175% for all commercial buildings (old or new) may be elected. (This provision is effective as Jan. 1, 1981)
- Allows investment tax credit (ITC) for rehabilitation:
 - 10% for buildings at least 30 years old
 - 20% for buildings at least 40 years old
 - 35% for certified rehabilitation of certified historic structures
- Only 20% historic category includes ITC for residential structural rehabilitation
- Only 10% historic category may depreciate 100% rehab cost at straight line over a 15-year accelerated cost recovery period because that category is subject to a 15% adjustment to basis rule.
- Example: \$100,000 certified rehab of certified historic structure. The 20% ITC of \$20,000 can be deducted from taxes owed for 1981 and can be depreciated over a 15-year period.
- Example: \$100,000 rehab of a 40-year old building. The 35% ITC of \$35,000 can be deducted from taxes owed for 1981 and the remainder - \$65,000 - can be depreciated over a 15-year period.
- Requires projects to meet "substantial rehabilitation" such as qualify for 10% ITC. Rehab costs must exceed 50,000 or the adjusted basis of the building, whichever is greater.
- Structures with at least a 15-year lease qualify for the ITC.
- Structures leased to tax-exempt organizations and governmental agencies are eligible for 10% ITC. Provision is effective retroactively to July 26, 1980.
- Rehabilitation may also qualify for that portion of the building that is not rehabilitated.

SUMMARY OF PRESERVATION TAX INCENTIVES
IN THE ECONOMIC RECOVERY TAX ACT OF 1981
AS AMENDED BY THE TAX EQUITY AND FISCAL RESPONSIBILITY ACT OF 1982

Major changes affecting tax treatment of investment in the rehabilitation of historic structures are part of the new tax act, the Economic Recovery Tax Act of 1981 (PL 97-34). The new law as amended by the Tax Equity and Fiscal Responsibility Act of 1982 provides the following:

CHANGES IN EXISTING LAW:

- Repeals 5-year amortization provision
- Repeals accelerated depreciation provision
- Repeals 10% investment tax credit and replaces it with tiered investment tax credit
- Repeals straightline disincentive, making a new structure on the site of a demolished historic building eligible for accelerated depreciation

PROVISIONS OF NEW LAW:

- Provides a new accelerated cost recovery system with electable fixed depreciation lives of 15, 35, and 45 years. Accelerated depreciation of 200% for low income housing and 175% for all commercial buildings (old or new) may be elected. (This provision is effective to Jan. 1, 1981).
- Allows investment tax credit (ITC) for rehabilitation:
 - 15% for buildings at least 30 years old
 - 20% for buildings at least 40 years old
 - 25% for certified rehabilitation of certified historic structures
- Only 25% historic category includes ITC for residential rental rehabilitation.
- Only 25% historic category may depreciate 87.5% rehab cost at straight line over a 15-year accelerated cost recovery period because this category is exempt from full adjustment to basis rule.

Example: \$100,000 certified rehab of certified historic structure. The 25% ITC of \$25,000 can be deducted from taxes owed and \$87,500 can be depreciated over a 15-year period.

Example: \$100,000 rehab of a 40-year old building. The 20% ITC of \$20,000 can be deducted from taxes owed but only the remainder - \$80,000 - can be depreciated over a 15-year period.

- Requires project to meet "substantial rehabilitation" test to qualify for ITC. Rehab costs must exceed \$5,000 or the adjusted basis of the building, whichever is greater.
- Lessees with at least a 15-year lease qualify for the ITC.
- Structures leased to tax-exempt organizations and governmental entities now qualify for ITC (this provision is effective retroactive to July 30, 1980).
- Owner-occupant may take credit for that portion of the building that is income-producing.

with demolition of an historic building.

EFFECTIVE DATE: JANUARY 1, 1982

TRANSITION RULES: All projects begun on or after 1/1/82 must meet the requirements of the new law to utilize the new investment tax credit. Projects in process become subject to the new law on 1/1/82. This means that expenses incurred before that date will be subject to the provisions of the old law, and expenses incurred on or after that date will be subject to the provisions in the new law.

EXCEPTION: If the expenses incurred after 1/1/82 on a project in process are not sufficient to meet the substantial rehabilitation test, the project may continue under the old law until completion of the project.

Early calculations indicate that the new ITC combined with 15-year straight-line depreciation is a better incentive for preservation than any other tax treatment currently available, including that for new construction.

For further information on the new tax law and application procedures, contact William Forwood of the Office of New Jersey Heritage, Department of Environmental Protection, CN 402, Trenton, NJ 08625, telephone: 609-292-2025.