

# HISTORIC PRESERVATION PLAN ELEMENT

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## *BOROUGH OF CLOSTER*

*Bergen County, New Jersey*

February 2011

**Prepared by the Closter Borough  
Planning Board  
and  
Historic Preservation Commission**

*With Assistance From:*

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Flemington, NJ 08822

Funding

This publication has been financed in part with federal funds from the National Park Service, U.S. Department of Interior, and administered by the New Jersey Department of Environmental Protection, Historic Preservation Office. The contents and opinions do not necessarily reflect the views or policies of the U.S. Department of Interior.

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In Appreciation

This Historic Preservation Plan recognizes the dedicated efforts of the Historic Preservation Commission in collecting and sharing this history, and assisting the Planning Board and Borough Council in crafting preservation and conservation policies and regulations designed to meet Closter's unique needs.

*"We shape our buildings; thereafter, our buildings shape us."*

Winston Churchill

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**EXECUTIVE SUMMARY**

Historic preservation planning involves both process and product. As process, it identifies desirable community assets and provides the vision for preserving, protecting and enhancing the historic buildings, structures and fabric of Closter. Understanding and documenting historic and cultural assets is a fundamental building block in this process.

As product, this Historic Preservation Plan (HPP) relates historic assets to significant persons, places and events in local and regional history, highlighting the civic ideals guiding those who settled into the vast old-growth forest, transforming it first to a rural, agricultural countryside and later a commuter suburb. The HPP weaves together the many stories that comprise the history of Closter to promote an appreciation for its unique built form and cultural landscape. It also highlights the need for a wide variety of tools and partnering efforts to address local historic preservation needs and objectives.

Historic preservation is all about values, and it is an arena of competing interests. Investment value, for instance, is claimed by some to increase and by others to decrease in response to historic designation. And if the ability to alter or remove a historic building is key to achieving an investment expectation, historic designations are seen as inimical to value.

Nonetheless, the intrinsic value of authenticity is one of the enduring benefits of protecting our heritage buildings. As society mobilizes toward more sustainable lifestyles, historic homes offer well-built, right-sized alternatives to sprawl that retain the craftsmanship, embodied energy and quality materials used in construction, rather than turning them into waste. At a time when nicely settled neighborhoods are increasingly being pulled apart and reshaped by oversized replacement homes, the preservation planning process should help Closter develop effective protective strategies to encourage retention and discourage removal of historic buildings.

As is customary, this HPP calls attention to the lifestyles of the original people in the Northern Valley and the settlers and settlement that drove them from the area. These stories reveal the devolution from a culture built on cooperating with the land to meet human needs to a culture of resource exploitation and waste in the "land of plenty". Where the Lenape lived in harmony with the land, through regenerative behaviors and lifestyles, the European settlers cut down the old-growth forests for settlement, farming and "civilization".

Consensus-building and partnering helps allay the apprehension and concern of property owners, who sometimes fear that preservation policies and regulations will have a negative impact on property values or prevent updating of structures to meet lifestyle needs. A broad-based education campaign about the community values reflected and expressed in these buildings, as well as the merits of preservation, will be key to a broader appreciation of their intrinsic value to the neighborhood fabric and their strong positive on real estate values.

**PURPOSE AND GOALS OF THE HISTORIC PRESERVATION PLAN**

The vision for heritage conservation in Closter is inclusive and embraces the full range of stakeholders and preservation partners to provide equitable approaches to protecting Closter's historic buildings, neighborhoods and streetscapes. It also examines lessons from the past that can inform future land use policy and regulations.

Protecting Closter's rich history and extensive inventory of historic buildings helps to retain the community's special character and authentic sense of place, connecting us with our past. Historic buildings, structures, neighborhoods, and inspired landscapes shape the community's identity, providing a sense of stability and enduring values.

The charm of Closter's physical setting is a fragile commodity, one that is easily damaged when style and scale are not respected. As the community changes over time, a significant disruption of neighborhood cohesiveness occurs when the scale and rhythm of the neighborhood and its landscape are ignored. And when buildings are removed or replaced, depriving us of the personal experience of these places and their physical presence, important elements of community character are frequently lost and their stories forgotten.

The "teardown" replacement homes that are encroaching into established neighborhoods are typically far larger in size than the homes they replace, substantially undermining traditional neighborhood character. And when the teardown is a historic home, the loss extends beyond the lot lines to affect neighborhood character and the investments of other property owners. At the same time, another more subtle threat involves the slow erosion of Closter's historic fabric, setting and materials, as insensitive changes continue to diminish the quality of historic buildings and landscapes.

This Plan examines these risks and current regulation of historic assets. Effective preservation will require a range of tools and working partnerships, where the efforts of an informed and concerned citizenry maintain and enhance Closter's civic virtues, desirable community character and quality of life. Protecting the buildings and places that tell the story of Closter's past fosters an appreciation of the community, enriches it and helps move it toward a more sustainable future.

To advance historic resource conservation and preservation in Closter, the following goals are intended to guide Closter's preservation policies, strategies and actions:

- Goal 1 - *Safeguard the cultural, social, economic and architectural heritage of Closter.*
- Goal 2 - *Maintain cohesive neighborhoods and a compatible, harmonious context for historic assets and discourage new construction that would be destructive of the character of Closter's historic neighborhoods.*

- Goal 3 - *Promote appreciation of our cultural, physical and architectural heritage, including historic landmarks, and engage all stakeholders in a common understanding of the importance of preserving Closter's cultural heritage.*
- Goal 4 - *Prevent destruction, demolition or inappropriate alterations to historic resources.*
- Goal 5 - *Preserve, protect and centrally store historic artifacts and documents.*
- Goal 6 - *Empower residents of historic neighborhoods to protect and preserve their neighborhood's identity.*

## **FRAMEWORK FOR HISTORIC PRESERVATION PLANNING IN NEW JERSEY**

### *The New Jersey Municipal Land Use Law*

As Closter faces the challenges of a complex 21<sup>st</sup> century, the town's historic fabric and resources will likely come under strong pressures for change. The stories behind these structures combine to form our collective history, and retaining them keeps their stories accessible, reminding us how we got here. Oversized new houses, insensitive to their context, can easily undermine this desirable character when these replacements are taller and more massive, with far more floor area, lot coverage, tree removal, lawn sprinkling and other neighborhood impacts.

Preservation of historic sites and districts serves to promote the aesthetic, environmental, cultural and economic values within the Borough and retains the authentic character of place. New Jersey's Municipal Land Use Law (MLUL) provides strong tools to protect historic resources both at the site-specific and neighborhood level. These tools, which include the authority to appoint a historic preservation commission, to prepare inventories of historic properties and to designate landmarks and districts, can help to prevent the tearing down and replacement of an individual historic home and protect the fabric, feel and features of historic buildings and districts.

The Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) encourages "...municipal action to guide the appropriate use or development of all lands" in ways that promote the general welfare through local plans and zoning. The MLUL (NJSA 40:55D-2) highlights the importance of conserving our heritage, as reflected in historic landscapes, buildings and structures. The following purpose explicitly calls for protection of historic resources:

- j. *To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;*

The civic design principles of the “pre-sprawl” era provided a strong sense of community through the type, style and arrangement of buildings. Conserving historic sites and districts helps retain the authentic character that enriches our understanding of “place” and allows the past to inform and influence the evolving landscape.

In furtherance of its heritage conservation objectives, the MLUL provides for preparation and adoption of a Historic Preservation Plan Element (*N.J.S.A. 40:55D-28b.10.*) as follows:

- “(10) a historic preservation plan element:
- (a) indicating the location and significance of historic sites and historic districts;
  - (b) identifying the standards used to assess worthiness for historic site or district identification; and
  - (c) analyzing the impact of each component and element of the master plan on the preservation of historic sites and districts”.

This historic preservation plan includes the requisite identification of historic resources and their significance. It also reviews how Closter can assure that this heritage is not lost by examining how other plan elements affect historic preservation.

The MLUL also provides regulatory tools unrelated to historic preservation through zoning that can be particularly helpful in this arena, including building and lot requirements. Many large homes have already replaced smaller dwellings in Closter and their design and arrangement typically reflects little concern for preexisting neighborhood character and context. Additionally, as these large homes replace their comparatively diminutive forerunners in neighborhoods that have aged gracefully over time, congruence yields to incongruity. And with each occurrence, the aura of a well-settled neighborhood is chipped away and replaced with a new, and sometimes harsh, reality.

As Closter continues to identify, promote and protect its historic and cultural resources, this Historic Preservation Plan suggests cohesive tools and provides an action plan for neighborhood conservation and historic preservation efforts to achieve these goals.

### *Consistency with State Planning Efforts*

#### *State Development and Redevelopment Plan*

The adopted 2001 State Development and Redevelopment Plan (SDRP) includes a series of “Statewide Goals, Strategies and Policies” to guide the State’s future development and redevelopment. These include “*Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value*”, which is to be supported by strategies designed to

- Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, and investment and management techniques.



- Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites.
- Support the important role of the arts in contributing to community life and civic beauty.

The adopted 2001 SDRP promotes historic preservation with a series of policies that recognize the importance of our cultural heritage to the economic vitality and quality of life in our State. The SDRP articulates a “Vision of New Jersey in the Year 2020” when “...residents, workers and visitors alike recognize the central role that New Jersey’s history, arts, architecture, culture, recreational opportunities and scenic beauty plays in our quality of life, and also its significant impact on our economic prosperity and environmental quality.”

According to the State Plan’s “2020 Vision”:

- “Historic sites and districts are given special recognition in their communities and are integrated into local zoning and development strategies.
- Seeking to maximize the unique character of their communities, nearly all municipalities in New Jersey have enacted ordinances recognizing the value of local history and providing limited protection of historic resources.
- In addition, these communities have conducted surveys to identify and map the location of sites, landmarks and districts as part of the master plan process.
- Utilizing the state’s building code that enables economically viable rehabilitation of historic properties, builders and developers embrace the ideals of conserving resources by revitalizing existing neighborhoods. Creative use of building codes now encourages the retention of the historic fabric of our communities.
- Development projects around the state provide for archeological investigations and on-site public observation, enhancing the understanding of our past and increasing the awareness of the current cultural diversity of the state.

The Draft Final 2010 SDRP is currently posted for public comment. As written, it provides the following statewide goal related to historic preservation:

### **9.0 Historic, Cultural & Scenic Resources**

Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites, and ensuring that new growth and development is compatible with historic, cultural and scenic values and in ways that are consistent with the vision and goals of the State Plan.

The Draft Final SDRP also outlines “The Challenge: To protect, enhance and, where appropriate, rehabilitate historic, cultural and scenic resources through appropriate means that will enhance not only the historic, cultural heritage and scenic resources, but also make significant contributions to the State’s economy.”

The evolving State Plan policies related to historic preservation can be contrasted as follows:

2001 - Enhance, preserve and *use* historic... assets

2010 - Protect, enhance, and *where appropriate rehabilitate* historic... resources

While these appear as subtle distinctions, the State's policy priorities appear to be shifting to limit rehabilitation to instances where it is *appropriate*, suggesting that the asset value of historic resources will play heavily in this determination.

*NJ Historic Preservation Plan*

The NJ Partners for Preservation (the NJ Historic Preservation Office and Preservation NJ) outline a vision for Historic Preservation in the NJ Historic Preservation Plan. This vision includes:

- a broad, inclusive movement that identifies and interprets sites and events associated with all people who have contributed to making New Jersey what it is today;
- an essential tool for revitalizing our towns and cities and preserving our countryside;
- an important source of jobs, income and tax revenues;
- an important way to understand how diverse peoples and cultures have come together to create the society we know today; and
- a source of identity and continuity as we move forward into the future.

Closter's historic preservation plan strives to integrate Closter's vision for historic preservation with the goals of the New Jersey's State Plans as they relate to historic preservation. Historic districts, transportation corridors, buildings, structures, and archaeological sites connect us with our collective history and link the past, present, and future.

This historic preservation plan promotes a balance between the preservation, maintenance and interpretation of the Borough's critical historic resources and essential historic landscape, and the community's need for adaptive changes in the use of lands and buildings.

*Certified Local Government Status*

Closter Borough's Historic Preservation Commission is one of only 43 accepted into New Jersey's Certified Local Government (CLG) program, administered by the National Park Service (NPS) through the New Jersey Historic Preservation Office (HPO). Closter qualified for certification with a properly structured local ordinance and a Historic Preservation Commission that meets the required level of expertise.

Participation in the CLG program affords the Borough opportunities to review and comment through Section 106 of the National Historic Preservation Act as consulting parties on federally funded, licensed, permitted, or otherwise assisted projects having potential to affect historic properties in the Borough.

As a CLG, the Borough is also eligible for state grants for educational and preservation activities. CLG activities are aimed at accomplishing one or more of the following general goals and include a broad range of activities, in addition to forming a commission and obtaining grants:

1. To protect important cultural resources
2. To gather information on cultural resources (survey and research)
3. To gain recognition for historic properties (National Register nomination and local review and designation)
4. To inform people about the benefits of historic preservation
5. To become more visible in the community
6. To inform residents about the commission and its work
7. To garner support for preservation
8. To create enthusiasm for preservation
9. To dispel myths about preservation

## **A BRIEF HISTORY OF CLOSTER**

### *Origins*

The geopolitical territory we refer to as New Jersey is surrounded by the waters that give it its distinctive shape. The ocean shoreline has advanced and retreated across the coastal plain bringing primordial beaches as far inland as the New Jersey Turnpike. The impact of water over geologic time carved massive canyons through hard rock and left as reminders the Hudson Palisades on the east and the Delaware Water Gap to the west. This water-dominated landscape underwent a series of geomorphologic changes that created its hills and valleys. The retreat of the glaciers and the ensuing inundation created a massive lake extending across the area we refer to as The Great Swamp. As the lakes dried up, the wetlands became food sources for prehistoric animals and early Paleo-Indian humans followed game here. A 10,000-year-old mastodon skeleton was found on an archeological site known as Dwarskill, in Closter. Later the indigenous group now known as the Lenni Lenape settled the area, taking advantage of the varied ecosystem.<sup>1</sup> In fact, due to clay deposits and build up of thick organic plant matter over them, soils in Bergen County are among the most productive in the state. The soils occurring naturally in the landscape are the result of erosion and decomposition of the parent geologic material.

The surface hydrology, the rivers, streams, lakes and ponds that serve as nature's drainage system continues to evolve and change. However, the significant phases of natural evolution responding to geomorphologic changes saw a series of transitions from water adapted plants and animals in a very wet landscape to more upland adapted species as the landscape dried out. During these changes, surface vegetation went from numerous generations of plant

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<sup>1</sup> Garbe Morillo, Patricia. "Closter and Alpine". 2001.

material that grew to maturity and beyond, slowly dying back and decaying into the forest floor as part of the deep humus that developed over the millennia.

By the time the waters had receded, they left behind a coastline that made New York Harbor particularly well suited to future commerce with its multiple waterways, wide bays and estuaries. Likewise, the receding lake left behind a series of low sandstone ridges, which became the building blocks for the earliest settlers' homes<sup>2</sup>, who found an increasingly populated lower Manhattan to be quickly "overdeveloping".

*The Lenni Lenape*

The Lenni Lenape Indians (translated as "original people" or "real people") tilled the soil, hunted in the woods and fished in the rivers before the Dutch arrived in the early 17th Century. English settlers called them the Delawares, after Sir Thomas West, the third Lord de la War, for whom the bay and river were named. A migrating people, the Lenape cultivated crops in spring (corn, squash, beans, pumpkin and tobacco), hunted and traveled to the shore during the summer for clams and oysters, traveled in the fall to hunt in the woods of Pennsylvania before repeating the cycle by returning to their villages for spring planting.

The Lenape believed that everything had a soul and worshipped the Creator and lesser deities with a deep reverence for the natural world. Viewing themselves as a small part of a natural continuum where all benefitted from sharing resources, the Lenape were poorly equipped to understand the concept of purchasing land.

An incredible abundance of plant and animal life awaited the Europeans in the New World, and this was particularly alluring given that they were already depleting resources in their towns and villages of origin. The colonists and European visitors to the colonies were surprised by the seemingly limitless natural resources, advising correspondents of the amazing wealth of fish and fowl, which they had never seen before in Europe. However, where the regenerative lifestyle of the "original people" allowed them to easily share these blessings for a thousand years, European settlers who emphasized natural resources as commodities began to shape their surroundings to mimic the environs they left in Europe.

While the Lenape and the early explorers appeared initially able to coexist, this was largely due to the needs of the Europeans. Since fur trappers needed pelts and European boat crews needed water, fuel, and food, they traded these commodities for the axes, kettles, cloth, liquor and rifles.

It is well known that liquor had very debilitating effects on Lenape society, but rifles also had a significant impact on Lenape society. When available, firearms became the weapon of choice, a preference that quickly led to reliance. And as the fur trappers depleted the beaver and other of nature's caretakers, the Lenape were increasingly willing to trade their land for the European goods they had come to rely upon.

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<sup>2</sup> Garbe Morillo, Patricia. "Closter and Alpine". 2001.

As permanent European settlements intruded upon the native landscape, they revealed drastic cultural differences with the native people. Where Europeans needed to assert territoriality and “improve” the land with farm fields, pastures, houses, barns and fences, Lenape villages were transient, moving from habitat to habitat in a way that maximized abundance and reduced their “footprint” on the land, which no individual had “owned” before European contact.

These diametrically opposed views led to increasing hostilities and conflicts between the Lenape and the European settlers, with perceived infractions by one group leading to bloody retaliation by the other. And in addition to these conflicts between increasingly hostile factions, the loss of native lands combined with alcohol and the devastation of European-introduced diseases (small pox, measles, syphilis, scarlet fever) had nearly erased the native Lenape culture from the Northern Valley by the Time of the Revolution.

As lands were lost to colonial farmers and forests were cleared, the Lenape migrated from the Delaware Valley to Ohio and Indiana and northward to Ontario, Canada. While the majority of the Lenape today are in Oklahoma, Kansas, and Wisconsin, there are some who remain in New Jersey and Pennsylvania to this day.

Physical evidence of the Lenape culture (fluted points, tools and other artifacts) has been found all over New Jersey, unearthed by over three centuries of human activities that disturbed the soil. These artifacts flowed to the land surface with each successive plowing of farm fields or were revealed during the construction of buildings, roads or public works projects.

#### *The Arrival of Europeans in New Jersey*

The Province of New Jersey was originally settled by Europeans as part of New Netherland. However, control of the Province was exchanged a number of times, becoming a proprietary colony under English rule after the surrender of Fort Amsterdam in 1664. While the Dutch Republic reasserted control for a brief period (1673-1674), British rule prevailed, with the Province remaining one of the Middle Colonies of British America. Before they were united as a royal colony in 1702, the Province consisted of two political divisions, East Jersey and West Jersey. Closter lies within the geographical boundaries of what was known as East Jersey, until it became part of the United States as the State of New Jersey in 1776. During the centuries prior, however, Closter changed hands between what is now New Jersey and what is now New York. The final boundaries were settled in 1769.

#### *Closter's Early Settlers*

The early settlers were predominantly Dutch, and the culture and even the language of the old country (and a local “Jersey Dutch” dialect) pervaded until 1770 when Benjamin Blackledge opened the first school, which would teach English. In 1669 Governor Philip Carteret granted a

strip of land extending from the Hudson River to the Tiena Kill, to the Balthaser De Hart. The De Hart heirs sold the granted land to the Vervalen brothers, but heavy wooded cover prevented them from setting up permanent residence there. This granted land was eventually settled by the Tallmans, Bogerts, Meyers, VerValens, and the Powlesses.

The North and northeast portions of what is now Closter were formed from parts of 3 land grants, and were settled by the Naugles (Nagles), Auryansens, Ferdons, Harings, Ackermans, Blauvelts, Coles, and Eckersons. The part of Closter that lies west of the Tiena Kill was part of the original French Patent settled by the Duries (formerly the du Rijs) and the Demarests (formerly the De Marets). Many of these early settlers' names reflect the Dutch family naming practices, which used patronymics (using the father's first name as a surname, with addition of "-ce" or "-sen" to indicate "son of.")



Dutch influence is readily visible in the early architecture. Most of the early homes were built of native red sandstone, and each one faced south and had long eaves. This house type, seen throughout Bergen County, is a "physical representation of the melding of the various cultural mixes that make up the Jersey Dutch." It is "found nowhere else (it is one of the three architectural styles indigenous to the United States.)". Interestingly, "A major aspect of the Jersey Dutch building tradition is that of 'putting your best foot forward,' meaning that the front of a structure is usually of better-quality material than the

back. This was recalled through oral tradition by Percy F. Adriance (9th-generation Jersey Dutch, born in 1886), who recalled that it was said by the British soldiers as they marched through Bergen County: 'The Jersey Dutch build their churches so that the front looks like St. Peter's Abby; but as if to fool the Lord, they make the rear rather shabby.' Whether or not the British actually said that, it is true that the best-dressed stone used in the construction of churches (and houses) is on the front wall. As one walks toward the rear, the walls get progressively worse in stone quality (the rear walls are often rubble)."<sup>2</sup>

For the first 200 years of settlement in the area, Closter's residents were chiefly involved in agricultural pursuits. Farmers grew rye, wheat, corn, fruit, and other vegetables in the fertile soils of Bergen County, and surpluses were taken to New York. Closter remained remote and agricultural until 1859, when the Northern Railroad arrived.

The origins of the name Closter are uncertain, although it is believed that it may derive from the Dutch word "Klooster," which can be roughly translated as "cloister" or "secluded place." The area of Closter, being at the northern end of the Northern Valley, was secluded, with the Palisades to the East and the rugged Rockland area to the North. Later, the spelling of Closter was changed to make it "less Dutch."<sup>3</sup> The word can be roughly translated as "convent" or

<sup>2</sup> Adriance, Tim. "A Short Study of the Jersey Dutch." 2010.

<sup>3</sup> Garbe Morillo, Patricia. "Closter and Alpine." 2001.

“monastery.” This is indeed fitting, considering the deeply religious convictions of the early Dutch settlers.

*The Fight for Independence*

The lands that later came to be the Village of Closter were known as neutral ground during the Revolutionary days, though its location was indeed quite central. The British were entrenched in New York City and Washington’s troops were in the Hudson Highlands. Although no major battles were fought in Closter, it was a scene of numerous foraging raids by both the British and Continental armies.

One such noted raid took place on May 9, 1779 when a raiding party seized Samuel Demarest, burned his home, killed his son Cornelius and wounded his son Hendrick. Most notorious and documented by three newspaper accounts was the murder of 90 year old Dowe Tallman who lived in a stone house on Piermont Road in Closter. Similar incidents were common throughout the county. The Tories considered Closter a hotbed of rebels and a threat to the loyal subjects of the King.

Piermont Road was a focal point in the many raids and skirmishes which took place. A monument on Piermont Road recalls the Lone Horseman, who is credited with warning General Greene at Fort Lee that the British were coming. When Lord Cornwallis landed at Lower Closter Landing (later called Huyler’s Landing) with 5,000 troops on November 20, 1776, climbed the Palisades and headed south, the soldiers at Ft. Lee had already moved on to Hackensack. This event is commemorated by the Lone Horseman, depicted on the Closter Borough seal, known as the “Paul Revere of Bergen County.”



*The Railroad Years*

Closter prospered after the post Civil War years and in 1859 the Northern Railroad opened the area to increased commerce. Now, the population of Dutch and French settlers who opened blacksmith shops, gristmills, general stores and hotels were growing larger with small booms in home building. Closter was beginning to establish itself as a town of commuters, and in 1865 the commuting time to New York City was 58 minutes. New York bankers and businessmen were attracted to the area, and they built large homes on Durie Avenue.

Daris Johnson and James Taveniere, two industrious residents, can be credited with helping to bring power, light, and water to Closter. In 1904 Closter incorporated, and in 1906 the Closter National Bank was built. In the early 1900’s, commuters to New York City took the railroad

and then the ferry, and most had offices in the Wall Street area. Closter, which grew year by year, became known as a lovely and flourishing neighborhood.

Main Street became a bustling, prosperous hub of activity in Closter. Postal service began when the railroad did, although home mail delivery service was not offered until almost 100 years later. Telephone service came to Closter at the beginning of the 20th century with a switchboard installed in the rear of a shoe store on Main Street. By 1911 there were 170 telephone subscribers. Banking services were offered by Closter Mutual Savings and Loan, which was incorporated in 1888, when Closter was an affluent community along the Hudson River, filled with farmlands, a commerce area and transportation by rail to and from New York City. Closter's Fire Department, the "Knickerbocker Hook and Ladder Company" came into being in 1898.

During the summer, residents relaxed by fishing and swimming in the Hudson River, the Hackensack Creek or Tenakill Brook. When winter came around, there was ice-skating, hockey, and bobsledding to be enjoyed.

*A Center of Education and Worship*

Closter was also the educational center for the Northern Valley area and Old Harrington Township for over 150 years. Formal schooling began here when Benjamin Blackledge arrived in Closter in 1760 to teach the Dutch citizens the King's English. The first private school was located in a stone house on Harvard Street and was for boys only. Later when Closter became a railroad suburb, Isabella Hammond opened a private school in the basement of the Dutch Reformed Church in 1864.

The first public school in Harrington Township opened in 1770 in a Barn on High Street, while the new school known as the "Elms" was completed in 1871. This building stands at the juncture of Durie and Demarest Avenues. In 1900, classes expanded to a new building, the Village School. High school classes were added in 1909 and the first graduating class was in 1913. In 1929, the primary grades were moved to the new Tenakill School. This two-story Beaux Arts building includes interesting elements such as the combination of Renaissance motifs and Colonial Revival designs and the separate entrances for boys and girls.<sup>4</sup> Closter later became a receiving district for high school pupils from nearby towns. With the completion of Northern Valley Regional High School at Demarest in 1955, Closter High School was dissolved and Village School became the middle school. In 1996, Tenakill Grammar School became the borough's Middle School, educating grades 5 through 8, after the Village School was closed and sold to a private developer.

The early Dutch and French Huguenot settlers established many of the town's houses of worship. The first of these establishments was the Closter Dutch Reformed Church building dedicated in 1862. Not only was this the first formal house of worship, the Church later

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<sup>4</sup> McCabe & Associates, Inc. "The Closter Historic District." 2004.



became the first public meeting area and housed the first school in the Closter historic district. The Congregational Church was built in 1879 and St. Paul's Lutheran Church was erected in 1888.

The A.M.E. Zion Church, an important African American landmark, was founded in 1896. St. Mary's Roman Catholic Church was originally housed in Hammond Hall on Durie Avenue (later home to the American Legion before it burned down in the latter half of the 20<sup>th</sup> century) The Catholic Church moved in 1914 to Marian Hall, where it remained until a new church building was dedicated in 1960. The Closter Gospel Assembly occupied a chapel from 1923 to 1965. In 1953, Temple Beth-El of Northern Valley was built.

The Jehovah's Witnesses created a Kingdom hall in 1966 and constructed a new building in 1987. In 1994 the Emmaus Mission Church was built at the site of St. Mary's stone Catholic mission church, at the corner of Durie and Demarest Avenues. In 1990 the Sada Vaswani Center of New Jersey was opened in the former Masonic Lodge to provide Hindu worship ceremonies and cultural events.

*"A Tradition of Sculpture"*

A January 11, 2004 New York Times article titled "A Tradition of Sculpture" noted the exhibition "Civic Pride: A Sculptural History of Closter" at the town's Abram Belskie Museum of Art. Succinctly summarizing Closter's long and distinguished sculpture tradition, it referenced the notable leaders in the field who trained and practiced in Closter.

*"Among the New York City residents who moved to bucolic Closter in the 19th century was J. Massey Rhind, a sculptor who worked on Grant's Tomb. He set up a studio and sculpture yard in town in 1899. And he became the first of a series of sculptors who lived and worked in Closter."*

J. Massey Rhind (1860-1936) had developed a promising career in Europe when he decided to emigrate from his native Scotland to the United States. At that time, the Beaux-Arts tradition in architecture held sway. Massive public buildings required extensive sculptural programs; Massey was able to provide sculptures that blended seamlessly with architecture, making him a favorite with the major architects of the time. By the time of his arrival in Closter in 1899, he had already executed designs for the façade of the Alexander Memorial Hall, Princeton University (1892); a set of the Astor Memorial Doors, Trinity Church, New York City (1896); and the sculptural program of Grant's Tomb (1897). A chance visit to Closter convinced the successful artist and businessman to open up a marble-carving yard on Demarest Avenue next to the railroad tracks. His many notable commissions include the decorations for the Shelby County Courthouse (Memphis, Tennessee), the Wayne County Building (Detroit, Michigan), the Federal Building (Providence, Rhode Island), and the United States Court House and Post Office (Indianapolis, Indiana). These projects feature the massive allegorical figures favored by a nation that, while imagining itself the heir of democratic Athens and Republican Rome, enjoyed dressing itself in the pomp of imperial grandeur. A greater reticence is expressed in

Massey's depiction of President William McKinley, carved from a thirty-five ton piece of marble and the centerpiece of McKim, Meade & White's National McKinley Birthplace Memorial in Niles, Ohio (1917).

Following in Rhind's footsteps was Robert Alexander Baillie. After an apprenticeship in Closter under Rhind, Baillie studied at The Cooper Union for the Advancement of Art and Science. Baillie then returned to Closter, opening his own sculpture yard on the north side of Demarest Avenue, near the Tenakill Brook and steps away from his residence on High Street. One of Baillie's commissions, the *Friendship of English-Speaking People* by Malvina Hoffman, found its way to London to become the main adornment of Bush House, the former headquarters of the BBC. Baillie was also chosen to work on sculpture used at the World's Fair in St. Louis.<sup>5</sup>

Closter is also known for the creative genius of sculptor Abram Belskie (1907-1988), born in London, England and raised in Glasgow, Scotland. At the age of 15, he apprenticed to a painter and graduated from the Glasgow School of Art in 1926 at the age of 19. Arriving in New York City on November 11, 1929 (just weeks after the stock market crash ushered in the Great Depression), Belskie worked in the studio of the London-born sculptor John Gregory in the fabrication of bas-reliefs for the façade of the Folger Shakespeare Library in Washington, DC. Noting that Abram Belskie "became a leading creator of medallions and one of the nation's top medical illustrators", the Times also cited his 1955 bas-relief for the base of a flagpole near Manhattan's Battery Park honoring the first Jewish settlers in the United States.

In 1931 Abram Belskie moved to Closter, where he would remain for the next 57 years. It was Alexander Baillie's reputation that first attracted Abram Belskie to Closter. He worked at Baillie's studios until, in 1938, a friend (renowned sculptor Malvina Hoffman) introduced him to physician Dr. Robert Latou Dickinson. Dickinson was a pioneer in the creation of medical models which were used to teach students anatomy, procedure and diagnosis. The doctor knew that the effectiveness of such models relied on the interpretation of a sensitive sculptor.

While Belskie was exceptionally talented in the fine arts, he also became an outstanding contributor to the medical field, collaborating with Dr. Dickinson to create a revolutionary line of three-dimensional medical models used to teach generations of medical students.

This collaboration began in 1939 with the creation of life-sized models for the exhibit of Maternal Health at the World's Fair. This "Birth Series" was completed in six months, receiving major acclaim for its beauty and accuracy. Belskie and Dickinson continued to collaborate, creating thousands of medical models until Dickinson's death in 1950. During their 11-year partnership, they revolutionized the world of medical models, incorporating new plastics and latex.

The use of soft latex simulated the feel of human tissue, which allowed medical students to palpate rare "tumors" which they might not have had the opportunity to feel during the course

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<sup>5</sup> Cahill, William.: "A History of Closter's Sculptors," 2010.

of their studies. Belskie's models were far more useful than the previous cardboard models used for medical study, and many found their way into noted places like the Museum of Natural History in New York City, the Field Museum in Chicago and the Museum of Health in Cleveland.

Belskie also worked with other physicians, and while never a doctor himself, he was a full faculty member of the New York Medical College. He there taught several generations of physicians and became the first forensic artist, pioneering the field of reconstructing features post mortem. Prior to his death on November 7, 1988, Belskie won many awards and left a lasting legacy still celebrated in his beloved town of Closter. In 1993 the Belskie Museum of Arts and Science was founded by the Closter Lions Club and donated to the Borough of Closter with the purpose of preserving, housing and exhibiting the works of Abram Belskie.

Another notable artist-resident of Closter was Marcel Jovine (1921-2003). Born in 1921 in Naples, Italy, Jovine studied at the Royal Academy of Turin. After World War II he settled in Closter in a spacious Victorian house which he used as home and studio; this building is now protected as a historic resource under the town's preservation ordinance. Jovine's professional life had three distinct iterations, the first of which found him an industrial and toy designer, creating such classics as the *Blessed Event*, a baby doll that earned the Ideal Toy Company one million dollars its first year of release. His most widely known toy creations were the *Visible Man* and the *Visible Woman*, anatomical models of men and women with removable plastic organs. A pamphlet included with the kit instructed children how to assemble and disassemble the model, facilitating learning. The *Visible Engine*, a model of a V-8 engine, followed. He also produced the *Cosmorama*, a working model of a planetarium. Each of these was revolutionary in the world of educational toys<sup>6</sup>. Jovine turned to fine art when the Borough of Closter asked him to create its seal, which would commemorate the ride of the Closter Horseman. This commission began a new phase of Jovine's career, that as an award-winning medallist. He created over two hundred designs for medals and commemorative coins, including the 1980 *Lake Placid XIII Winter Olympic Medal*, the 1987 *Constitution Commission Bicentennial Medal* and 1983 *American Numismatic Society 125th Anniversary Plaque*, regarded by many numismatic experts as being the most significant example of medallist art of the twentieth century. Marcel Jovine's third successful career was that of a leading animalier, or sculptor of animals. Among his bronzes of horses are *Affirmed*, *John Henry* and *Conquistador Cielo*.

The following testament can be regarded as a creed by all the sculptors associated with Closter:

*"Art should be in the service of mankind. It is a privilege to work with one's hands, as sculptors do. In such work lies the secret of man's strength and fortitude: the balance of a confident mind and a stout heart. To work, to dream, to hope, to learn; to live deep instead of fast, to take root and to have borne fruit: this harmony: this is what man must live for"* - Abram Belskie

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<sup>6</sup> M. Renolds, Donald. "Remembering Marcel Jovine." 2009

## **HISTORIC PRESERVATION EFFORTS AND CHALLENGES**

Examples of both grand and modest architecture from the major periods combine to make Closter a special place. A rich collection of Dutch farmhouses, built by Closter's earliest settlers, embodies the physical expression of this early culture and offers us a window into the time before we were a new nation. Here we can climb stairs that were climbed by the original homeowner and see shadows cast through the windows just as they appeared centuries ago.

Effective heritage planning and historic resource protection need to be fully integrated into the Borough's land use, economic development and other strategic plans. Heritage conservation and historic preservation must be core elements in any concerted effort to keep Closter the unique and special place that has been cherished for generations. Toward this end, a proliferation of partnering efforts, bringing together homeowners and shop owners, cultural and educational organizations and government agencies, can call special attention to the Borough's myriad historic assets and their unique needs. Building lasting preservation partnerships among all stakeholders, and spreading the knowledge of what makes Closter distinctive, will be key ingredients in achieving the Borough's heritage conservation goals.

Downtown revitalization efforts across the country are continuing to be inspired by art and history. Walkable downtowns, with energized pedestrian environments, attract high real estate values and promote healthy lifestyles and social interaction. These are powerful economic development drivers in the 21<sup>st</sup> Century and the historic buildings, along with their stories and distinctive features, are powerful building blocks for revitalization.

### *Closter's Downtown*

The Closter business district developed in the late 1800's because of the arrival of the Northern Railroad in 1859. Originally, it was a group of frame one-and-two-story shop buildings housing dry goods and butcher shops, carriage and sleigh manufacturers, boot and shoe stores, hotels, livery stables, tailors and wheelwrights. Its building stock developed and redeveloped continuously through the 20<sup>th</sup> Century as it thrived as "Closter City," the hub of the Northern Valley. It still retains a good number of its original 19<sup>th</sup> Century shop buildings exhibiting numerous historic elements. Later buildings from the 1900's through the 1940's also show significant attractive architectural elements of their time period.

In 1997, Closter received a federal grant to beautify the downtown business district, and the targeted area was named the "Renaissance District." The purpose of the upgraded Renaissance District was to improve the appearance and the viability of the businesses operating there. This Renaissance District is contained within the "historic railroad district" outlined in the Bergen County Sites Survey of 1982, encompassing the easternmost portion of Harrington Avenue, Old Closter Dock Road from the intersection near Borough Hall to Nagle Street, and small, central portions of Railroad Avenue, Durie Avenue and Perry Street. A

complete list of properties within the Renaissance District can be found in Closter Borough Code Section 29-05.

In 1998, a municipal board was created to assist in overseeing the new brick paver sidewalks, light poles, signage, clock and street furnishings for the downtown area. The Closter Improvement Commission was formed, and it holds the responsibility by ordinance to assist “in the protection of the historical quality of the downtown renaissance zone.” (Borough Ordinance Section 29-05) The ordinance gives little direction as to the manner of accomplishing this, and it gives no power of enforcement to the Improvement Commission.

The knowledge and expertise of the Historic Preservation Commission, however, would allow supervision of changes to the downtown buildings and assure the retention of the historic fabric of this area. Despite the efforts of the Improvement Commission, the downtown district could be improved visually and traffic-wise. A stronger vision and cohesive plan for improvements, signage and façade changes is sorely needed. Since there is insufficient property available downtown for large-scale redevelopment, Closter’s historic downtown district’s lifeline lies in its historic charm. Historic designation of the district would provide the assistance of a knowledgeable board with the power to architecturally review façade improvements. A cohesive vision provided by the Design Guidelines would protect the historic charm of the downtown area.

Although the entire Renaissance District is eligible for historic designation, property owners’ fears of extra costs and bureaucratic red tape have caused objection to designation in the past. Education of the property owners is needed, since Federal tax credits of up to 20% are currently available for any eligible commercial building. Additionally, New Jersey is well on its way to passing the Historic Property Reinvestment Act, which would provide an economic incentive to revitalize older neighborhoods and reuse historic structures by providing a State tax credit for their rehabilitation. Under this legislation, a taxpayer would be allowed a credit against his/her personal income tax, or a business would be allowed a credit against its corporate business tax.

In addition to the downtown commercial area, the historic industrial area along Railroad Avenue and Herbert Avenue also deserves planning attention with an eye toward preserving whatever remains of its historic character and significance.<sup>7</sup>

### *Historic Preservation Efforts to Date*

New Jersey takes center stage when the significant events of our nation’s history are chronicled. From the training and battles that forged our union in Washington’s time, the birthplace of the industrial revolution and the development of modern communications, New Jersey is prominently represented.

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<sup>7</sup> Stella, Irene: “Closter’s Downtown and Renaissance District,” 2010.

Fortunately, since 2001 Closter has been among the 165 New Jersey communities that currently have Historic Preservation Commissions. Closter's Historic Preservation Commission was created by ordinance, pursuant to the authority granted to municipalities under the Municipal Land Use Law (MLUL).

Because the Historic Preservation ordinance is enabled under the MLUL, it is intended to advance the same goals as any local plan and regulation. The purposes of the MLUL (N.J.S.A. 40:55D-2) that are particularly relevant to Closter's historic preservation activities include:

“a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;”

“e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;”

“g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;”

“i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;”

“j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;”

These purposes provide direct linkage between historic preservation and the “triple bottom line” of “people, profit and planet.” It is also noteworthy that the Historic Preservation Commission is the only body authorized by the MLUL where the membership must include persons technically knowledgeable in the areas of concern (building design, construction and architectural history).

Closter has risen to the historic preservation challenge with preservation activities, designations, studies and design guidelines that will help protect these valuable resources. Nonetheless, the historic resources that contribute so much to Closter's special character merit additional protective strategies and actions.

### *Balancing Preservation and the Rights of Property Owners*

Successful historic preservation efforts balance the interests of the public with the needs and rights of owners of historic structures. The key to finding and achieving a balance is public involvement. Balance means retaining important built elements of community identity and character that foster a public memory of Closter's heritage. Balance also means managing the

pace, scale and impact of change in ways that are sensitive to the historic context. Achieving balance is difficult without conscious planning and coherent and well-articulated public policies that support both preservation goals and desirable lifestyles. Having an accessible plan is essential to balancing the needs of the homeowner, the neighbors, and the community at large.

To the family that occupies an historic building, it is not a museum, but rather a home that must accommodate their 21<sup>st</sup> century lifestyle. Nonetheless, the unique characteristics of a historic building are regularly lost when “improvements” involve removal of historic materials or insensitive additions. The intimate scale and cohesive feeling of most Closter neighborhoods are easily lost when the 21<sup>st</sup> century trend for large scale replacements supplant modest comfortable homes.

As the Borough moves forward in developing an action plan that will implement Closter’s vision and goals for historic preservation, the participation of property owners, among the most important preservation partners, will be a key ingredient for success.

The Historic Preservation Commission should collaborate with the owners of designated sites and other historic homes to build upon a common interest in preserving Closter’s historic resources, protecting neighborhood character and improving property values. These partnering efforts can lead to a broader appreciation of Closter’s history and the importance of its historic resources. Increased public education will also create a deeper understanding of the story of Closter as an evolving place.

Closter’s exposure to the 21<sup>st</sup> century “teardown” phenomenon has revealed that Closter’s undesignated historic buildings are highly susceptible to being partially or entirely lost. Thus, designating appropriate landmarks and districts will continue to be an important tool as this process goes forward, especially because in reality, not all buyers of old houses are fond of historic properties and respect their past. When historic houses are situated on oversized lots, they become attractive to tear down because the developer can then build multiple large, new houses in its place. And new homeowners, unaware of the intrinsic value and character of an historic house to its occupants, its block, its neighborhood and its community, regularly purchase these homes with plans for drastic alterations or removal and replacement.

### *Economic Benefits of Historic Designation*

Concerns that a designation as an historic house can have a detrimental effect on real estate value are frequently expressed during the debate over whether to designate historic landmarks and districts. A Texas study examining the effects of designation on property values across nine Texas cities found that, in most cases, historic designation is associated with higher property values.<sup>8</sup> Similarly, in South Carolina, home prices in a sample of cities and

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<sup>8</sup> “Historic Preservation and Residential Property Values: An Analysis of Texas Cities” *Urban Studies*, Vol. 38, No. 11, 1973–1987, 2001, Robin M. Leichenko, N. Edward Coulson and David Listokin

towns were seen to increase more and faster for buildings in historic districts.<sup>9</sup> And a study by New York's Independent Budget Office<sup>10</sup> examined sales of one-, two-, and three-family houses from 1975 through 2002, and concluded that:

- "All else equal, prices of houses in historic districts are higher than those of similar houses outside historic districts."
- "Although prices for historic properties have at times increased less rapidly than for similar properties outside historic districts, overall price appreciation from 1975 through 2002 was greater for houses inside historical districts."

Although different from a local historic designation, listing in the National Register can also increase a property's value. Donovan D. Rypkema, a noted real estate and economic development consultant, writing for the National Park Service, observed:

"Perhaps the greatest potential for a National Register listing to increase property value, however, is a result of a lesson we are only recently relearning. On a sustainable basis, real estate will not maintain or enhance its value without there being a *combination of a spirit of community and a sense of place*. A National Register district in and of itself is a reflection of a sense of place. Increasingly it is that "place" around which grassroots neighborhood groups center the rebirth of a spirit of community. That phenomenon has many ramifications but *increased long term property values* is certainly among them.

Finally, in our search for a relationship between National Register listing and property value we should not forget that listing in the National Register is an effect not a cause. It is because a property or a district had *special architectural, historical, or cultural quality* that it was listed, not the other way around. In the end, when preservationists have sufficiently educated a broader audience on the value of that quality, it will be the property attributes themselves that generate a monetary premium. And the National Register will serve its intended purpose, to provide objective, national recognition to the local economic endowment that historic buildings represent."<sup>11</sup> (*emphasis added*)

### *Designating Landmarks*

Historic buildings will come under threat of loss and neighborhood charm will be in peril whenever a real estate profit opportunity becomes sufficiently attractive. As historic buildings are re-occupied by new owners who are insensitive regarding appropriate repairs and alterations, the authenticity of the building and its setting face damage or destruction, thereby compromising their intrinsic value. Landmark designations can provide protection for historic

<sup>9</sup> Historic Districts Are Good for Your Pocketbook: The Impact of Local Historic Districts on House Prices in South Carolina. South Carolina Historic Preservation Office, (undated).

<sup>10</sup> Background Paper titled "The Impact of Historic Districts on Residential Property Values", New York City Independent Budget Office (September 2003)

<sup>11</sup> "The Economic Effect of National Register Listing." Donovan D. Rypkema (undated)



buildings from insensitive alterations without impairing the functionality of the building for its permitted uses.

Before a building is considered for landmark designation, a Nomination Report is completed, which may be submitted by homeowners, other interested citizens or the HPC. This Report contains historical information (with bibliography) and reasons why (according to the ordinance) a building might be eligible to become a locally designated landmark. As research begins, the HPC notifies the homeowners about the nomination and invites them to discuss the proceeding and its implications.

Once a nomination report is developed, a public hearing is scheduled. At the public hearing on a nomination, the HPC discusses the historical information and criteria for designation, and listens to any testimony on the subject property, and then votes for or against recommending the property to the Borough Council for designation. Only the Borough Council (an elected body) has the authority to designate a building as a landmark. After the HPC forwards its recommendations to the Borough Council, the Council takes a vote on whether to forward the nomination report to the Planning Board. Once received by the Planning Board, that body has 60 days in which to consider the nomination report, hold a public hearing, and forward its recommendations back to the council. If action is not taken by the Planning Board within the 60-day period, then the council is free to act upon the nomination report with out input from the Planning Board. Once back at the Council, another public hearing is held and only upon a majority vote of the Borough Council can a building, site, object or district be declared a designated local landmark. Landmark designation procedures are detailed in the HP Ordinance.

### *Alterations to Designated Landmarks*

Once a building is designated a local landmark, changes to the exterior of the building that would adversely affect the public's view from the street must be approved by the Historic Preservation Commission as detailed in the HP Ordinance. It should be noted that review is only of exterior alterations that would be visible from a public right of way.

Maintenance and repairs of existing materials, paint colors and emergency repairs are not required to come before the Commission. Minor exterior work can be approved in an expedited manner, without going through a public hearing. Changes to the building, such as additions, demolition, change of siding, and window replacement must be approved by the HPC at a public hearing. Review of the proposed alterations ensures that they are sensitive to the character of the historic structure.

At the public hearing, the applicant has the opportunity to present the proposed work and make the case for the proposed changes. The Commission evaluates the proposals according to the criteria set out in the HP Ordinance and votes to approve or disapprove. An owner who disputes the decision of the HPC may appeal the case before the Closter Zoning Board of Adjustment.

**HISTORIC RESOURCES IN CLOSTER**

*Historic Resource Survey*

Figure 1 illustrates historic resource areas throughout the Borough of Closter, including twelve landmark sites and the located outside the Closter Historic District, which in 2002 received a Certificate of Eligibility for listing on the National Register. This map illustrates these landmark building locations in green, identifies the locally designated Harrington/West Street historic district in yellow and includes the balance of the Closter Historic District in red.

Throughout the Closter Historic District, existing uses are either residential or commercial, with the southern and western portions of the district being predominantly residential and the northeastern section of the district being part of Closter’s downtown commercial core.

Appendix A, the Closter Historic District Study (McCabe, 2004) identifies over 200 historic buildings in the Borough. The overall level of architectural integrity in the study area is mixed, with McCabe concluding that “the majority of the buildings in Closter have received at least one alteration of one kind or another” and that “most of the buildings have retained a medium level of integrity.

The Closter Historic District Study found that “two of the approved statewide historic contexts apply to the Borough of Closter”. These included:

- Context #10: Immigration and Agricultural, Industrial, Commercial and Urban Expansion, 1850-1920, and
- Context #11: Metropolitan New Jersey, 1910-1940.

The Study provides valuable information that can aid the protection of important historic properties through proper planning, and will also be useful in the development of educational materials to help residents and property owners appreciate and care for the buildings and sites that contribute to their cultural heritage.

At present, twelve (12) buildings are designated as historic landmarks and one historic district (West Street/Harrington Avenue Historic District) has been designated in Closter. These are outlined in Tables 1 and 2.

**Table 1 - Designated Historic Landmarks in Closter (Ordinance # 2002:888)**

1. The John Naugle House	75 Harvard Street	Block 2001	Lot 9
2. Isaac Naugle House	80 Hickory Lane	Block 2103	Lot 7
3. Daniel DeClark House	145 Piermont Road	Block 2004	Lot 9
4. Auryansen House	377 Piermont Road	Block 1903	Lot 10
5. Walter Parsells House	639 Piermont Road	Block 1703	Lot 2.02
6. David & Cornelius VanHorn House	11 Cedar Lane	Block 403	Lot 36

7. Durie Ternure House	25 Schraalenburgh Road	Block 302	Lot 1
8. Abram & David Demaree Main house	110 Schraalenburgh Road	Block 402	Lot 1
9. David D. Doremus House	269 Piermont Road	Block 1905	Lot 3
10. Matthew Bogert House	1 County Road	Block 1712	Lot 1
11. J. Jordan House	20 Piermont Road	Block 1806	Lot 12.01
12. John Ferdon House	102 Blanche Avenue	Block 1402	Lot 24

**Table 2 - West Street/Harrington Avenue Historic District**

<b>WEST STREET</b>	<b>HARRINGTON AVENUE</b>
125 Old Closter Dock Road Block 1201 Lot 1	248 Harrington Ave. Block 903 Lot 5
227 West St. Block 1301 lot 1	264 Harrington Ave. Block 903 Lot 6
232 West St. Block 904 Lot 3	270 Harrington Ave. Block 1312 Lot 1
233 West St. Block 1301 Lot 25	280 Harrington Ave. Block 1312 Lot 2
237 West St. Block 1301 Lot 24	283 Harrington Ave. Block 1301 Lot 20
238 West St. Block 904 Lot 4	289 Harrington Ave. Block 1301 Lot 19
243 West St. Block 1301 Lot 23	290 Harrington Ave. Block 1312 Lot 3
244 West St. Block 904 Lot 5	295 Harrington Ave. Block 1301 Lot 18
247 West St. Block 1301 Lot 22	
250 West St. Block 904 Lot 6	
251 West St. Block 1301 Lot 21	
254 West St. Block 904 Lot 7	
258 West St. Block 904 Lot 8	
268 West St. Block 904 Lot 9	
277 West St. Block 1312 Lot 38	
280 West St. Block 903 Lot 7	
286 West St. Block 903 Lot 8	
289 West St. Block 1312 Lot 37	
292 West St. Block 903 Lot 9	
328 West/311 High St. Block 903 Lot 10	

Figure 2 indicates the status of historic resources regarding their contribution to the district certified as eligible for National Register listing. Included are buildings identified as “key contributing” in dark blue, “contributing” in light blue with “non-contributing” buildings indicated in green.

The key contributing buildings are at the periphery of the district to the north and south, central and southeast portions. Contributing buildings are found throughout the district and substantially outnumber those not contributing to the designation.

#### **IMPLICATIONS OF CURRENT ZONING FOR HISTORIC PRESERVATION IN CLOSTER**

The removal and replacement of older homes with large new homes has been an expanding trend during the late 20<sup>th</sup> and early 21<sup>st</sup> Century. While the recent recession slowed the pace of such change, many seek desirable suburban locations like Closter for the opportunity to reconstruct the home of their dreams in place of an existing home.

Local zoning plays a large part in whether the incentive for removal and replacement of these homes can be discouraged. Additionally, when the home that is lost is an authentic element of historic fabric, the loss is two-fold: the absence of the original member and its harmonizing impact on the neighborhood and the imposition of the new building which is generally out of scale and character with the existing neighborhood.

Historic properties in Closter are generally situated in the Residence B and Business Zones, although a number are also found in the Residence A District. The small lot character prescribed by the Business Zone (7,500 square foot minimum) and the Residence B District (12,500 square feet) are lot sizes that bear a high correlation to existing developed areas.

Figure 3 provides an analysis of existing zoning, including an identification of parcels by size. The business district spans the frontage of Closter Dock Road from Louis Street to Durie Avenue. Apart from this district, the balance of the Closter Historic District is zoned residential.

Closter has ameliorated the potential impact of residential subdivisions by requiring at least one-acre minimum for any residential lot to be subdivided. This discourages attempts to divide large older historic properties where such subdivision would otherwise be permitted. Closter also enacted Floor Area Ratio (FAR) standards, but the continuing teardown trend warrants additional local action.

#### **2008 MASTER PLAN REEXAMINATION**

*"The more a downtown maintains its historic distinctiveness, the more successful it is when competing against new shopping centers."*

Closter Planning Board, 2008

The 2008 Master Plan Reexamination noted that the machinery of historic preservation had begun in earnest in Closter, with a historic preservation ordinance, creation of the Historic

Preservation Commission and the designation of twelve properties as historic sites. The Reexam also suggested further historic preservation efforts directed at

- "...neighborhoods, including areas of High Street, Demarest Avenue and Old Closter Dock Road may be considered for designation in the future"
- The north side of Old Closter Dock Road, in the commercial area between Railroad Avenue and Harrington Avenue, which has received an opinion of eligibility from the State Historic Preservation Office (SHPO Opinion: 3/24/1998 Old Closter Dock Road Historic District (ID#356) SR: 10/3/1980 NR: 1/9/1983 (NR Reference #: 83001476).

The Reexamination also noted that CLG grants administered by the State Historic Preservation Office had funded:

- A Historic District Survey report had been compiled (2004) for a proposed District of approximately 250 properties (including the West Street/Harrington Avenue District as well as the entire downtown to Borough Hall)
- Historic property Design Guidelines (2006) [www.closterhistoricpreservation.org](http://www.closterhistoricpreservation.org)

According to the Reexam, Closter's attempted designation of a large (250 properties) district was abandoned after one hearing, for several reasons, including:

- the "unwieldy size" of the proposed district,
- the inherent difficulties of communicating with a large number of commercial property owners, including absentee owners, and
- negative commentary particularly from property owners in the downtown

In 2008, the Planning Board took note that the HPC was discussing the individual designation of

- the Closter Borough Hall,
- the Naugle/Auryansen Cemetery off Hickory Lane,
- the railroad depot at 1 Station Court (now a private residence), and
- two (2) Victorian-era houses on Durie Avenue.

Among the "unsuccessful attempts at designation" cited in the Reexam were:

- individual designation of Closter's sole remaining Lustron house, and
- the Durie Avenue Historic District.

As inducement for property owners to comply with the requirements of the historic preservation ordinance, the Reexam suggested possible incentives, such as façade improvement loans or grants and technical assistance.

The 2008 Reexam called education "key"; citing studies showing downtown historic designation makes good economic sense, and is consistent with the Smart Growth principles in the State Development and Redevelopment Plan.

Overarching recommendations of the 2008 Reexam for historic preservation included:

1. *Continue to promote the preservation of historic resources in a manner consistent with Smart Growth principles as articulated in the State Development and Redevelopment Plan.*
2. *Continue education programs of historic sites and districts.*
3. *Continue to pursue designation of historic sites and districts.*

## RECOMMENDATIONS FOR HISTORIC PRESERVATION IN CLOSTER

### *Public Participation in the Historic Preservation Planning Process*

During the development of this plan, suggestions were solicited from a wide range of stakeholders in forums that include public workshop meetings, along with several focus groups and personal interviews. These comments and recommendations have helped shape this Historic Preservation Plan Element and should continue to be actively solicited as the Borough proceeds to implement preservation strategies.

### *Preserve and Expand the Closter Historic District*

Quite palpable in Closter is the fact that its distinct character relies heavily on its historic resources. This has been recognized with the designation of the West Street/Harrington Ave District, and other designated sites around Closter. To preserve this recognition, the Borough should strengthen and enforce standards that protect this distinction. Materials provided by the National Park Service and the Department of the Interior provide excellent guidance, though they are not technically restrictive.

The Secretary of the Interior's four approaches, the "Standards for Rehabilitation" target the alterations that threaten Closter's historic resources, and are detailed below.

1. A property will be used **as it was historically** or be given a new use that requires **minimal change to its distinctive materials, features, spaces, and spatial relationships**.
2. The historic character of a property will be retained and preserved. **The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
3. Each property will be recognized as a physical record of its time, place, and use. **Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

6. Deteriorated historic features will be **repaired rather than replaced**. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. **Replacement of missing features will be substantiated by documentary and physical evidence.**
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. **Treatments that cause damage to historic materials will not be used.**
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships** that characterize the property. The new work shall be **differentiated from the old** and will be **compatible** with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, **if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

(bolded for emphasis)

Clearly these standards, and the more detailed "Guidelines", which describe acceptable treatments for exterior materials, exterior features, and interior features, will be valuable instruments in Closter's historic preservation efforts. These broad standards, along with the detailed design guidelines developed in 2006 and the pursuit of other local and national designations will guarantee the protection of Closter's unique history.

As Closter seeks to avoid loss of its resources, historic integrity will be a primary concern on the site-specific level. Integrity is the ability of a property to convey its significance, and the NPS identifies seven aspects that define integrity:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association

The question of integrity is based on significance; and can be answered by examining whether a property retains the identity for which it is significant. Steps can be followed when making this determination:

1. Define the essential physical features that must be present for a property to represent its significance.
2. Determine whether the essential physical features are visible enough to convey their significance.
3. Determine whether the property needs to be compared with similar properties.

4. Determine, based on significance and essential physical features, which aspects of integrity are particularly vital to the property being maintained and if they are present.

These aspects of integrity can be used to assess whether a property's historic character will be threatened by proposed work, and serve as a guide for gauging viability.

Figure 4 illustrates the proposed expansion of Closter's locally-designated historic district on a parcel map. Extending from Durie Avenue westward to the West Street/Harrington Avenue Historic District, this expanded district includes commercial portions of the historic downtown as well as well-kept historic dwellings.

These several blocks of additional locally-designated historic district are important elements in protecting the historic character of Closter's Historic District. Buildings located within this expansion area clearly illustrate the prevailing historic architectural styles, including original detailing, that made the neighborhood worthy of National Register designation.

Figure 5 identifies the area of proposed expansion of the local historic district on an aerial photograph. As can be seen, the pattern of development shows homes oriented closely to the street with deep rear yards along County Route 502. The expansion of the locally designated district also takes in the portion of Closter Dock Road west of the railroad, including important elements of the historic fabric of the downtown.

### *Sustainability and Historic Preservation: Perfect Together*

Preservation is *sustainable development* for many reasons, including:

- The demolition of buildings adds significant amounts of material to landfills. The EPA has determined that building construction debris constitutes approximately one third of all waste generated in this country.<sup>12</sup>
- It requires less material effort and cost to make an existing building more energy efficient than to replace it with a new building. Also, it is energy expended locally with materials and workers, rather than in the long-distance shipping of manufactured materials.
- The materials that were used to create an existing building required a certain amount of energy to get them there in the first place (i.e. to cut the wood, transport it to the site and to construct the building). That is energy that is embodied in the existing building -- energy that would be destroyed by the destruction of these buildings.

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<sup>12</sup> Donovan D. Rypkema, *Historic, Green and Profitable*, Speech given at the Traditional Building Conference, Boston, March 8, 2007



- In calculating the energy used in a building, much is made of how much annual energy is used in the building. Even in a new, energy efficient building, the energy saved pales in comparison with that used in construction. “The energy consumed in the construction of a building is 15 to 30 times the annual energy use.”<sup>13</sup>

Educating building owners or buyers to these facts would allow more thoughtful treatment of historic buildings.

### *Strategic Planning on all Scales*

#### *Neighborhood Level*

Expanding the number of locally-designated historic properties within the Closter Historic District, deemed eligible in 2002 for listing on the National Register, is a key strategy. As noted above, Figure 5 depicts the expanded locally-designated historic district recommended at this time. The historic buildings therein exhibit a high level of original detail and are generally well maintained.

#### *Site level*

Careful attention is also required at the building- and site-specific level, where insensitive repairs, replacement or alterations can be destructive of historic features and values. Representative examples of distinctive styles, and the rhythms and spacing of void and solid massing merit attention to detail as buildings are adapted and altered.

At the site level, the proper treatment for historic buildings will vary depending on the quality of the resource and the needs of the user. The Secretary of the Interior has developed the following accepted treatment approaches for historic resources, each of which is accompanied by more detailed guidelines:

- Preservation (maintenance and repair to maintain the existing form, integrity and materials),
- Rehabilitation (modifications that preserve features that convey historical, cultural or architectural values),
- Restoration (depicting the form features and character of a property as it appeared in another time through the removal and/or replacement of features), and
- Reconstruction (replicating the appearance of a site or building with new construction).

### *Demolition Review and Homeowner Guidance*

The Borough has developed *Closter Design Guidelines for Landmarks and Landmark Districts*, which provide detailed design guidance for alterations to historic buildings. The Design

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<sup>13</sup> Ibid.

Guidelines also address the issue of demolition through review and issuance of Certificates of Appropriateness (C/A).

All building permits and development applications involving activities that affect the exterior of a property within a Landmark District or of individual Landmark status also require a C/A, including demolition or partial demolition of a building/structure or any part thereof in a Landmark District or to a Landmark.

The National Trust for Historic Preservation recommends the use of demolition review laws, which are typically, but not exclusively, separate and distinct from historic preservation ordinances. These laws preclude the demolition of *any* building or structure over a certain age, or any building or structure identified for protection—regardless of significance— for a specific period of time, to allow for a determination of historical or architectural merit. To permit an opportunity for the historic structure to be saved following its review, some communities adopt *demolition delay* ordinances that discourage demolition and require an exploration of alternatives. Closter may wish to enact such a regulation, since such delay can have the effect of discouraging destruction and encouraging adaptive use and restoration or rehabilitation.

The National Trust for Historic Preservation also provides valuable advice for owners of historic homes that can help assure that physical “improvements” also protect the cultural fabric and real estate values that accrue from protection and enhancement of these resources. [www.preservationnation.org/resources/homeowners/](http://www.preservationnation.org/resources/homeowners/)

### *Historic Preservation Policies and Implementation Strategies*

The identification of shared objectives and workable strategies is, as with any strategic plan, of utmost importance. The following eight (8) policies are designed to guide Historic Preservation efforts in Closter. Strategic approaches for accomplishing these goals are described below:

#### **Policy 1. Preserve and protect historic, architectural, cultural, archaeological, and aesthetic resources and the spatial relationships of these resources.**

Closter deserves a carefully crafted plan for preservation, with multiple approaches that target the key goals of preserving, protecting and enhancing the Borough’s cultural resources. Strategies that can advance this policy include:

- Expand an ongoing oral history project, possibly in conjunction with local schools, to document the history and culture of Closter.
- Continue to pursue grants, donations, and other types of funding should be pursued to acquire, stabilize, rehabilitate, restore, interpret, protect and promote significant historic resources in Closter.

- Develop a partnership with an eligible organization or agency to serve as the recipient of preservation easements should be explored, to permit owners of significant historic properties to benefit from tax advantages through easement donation.
- Establish a voluntary Neighborhood Conservation Initiative, where participants receive advice on maintaining and improving their homes and landscapes, as well as advice on retaining “contributing” status. This is a grassroots alternative, and allows those passionate about the history of Closter to contribute to its preservation in a tangible way. Popular because the structure is friendly and not reliant on any sort of hierarchy, homeowners are often more receptive to advice provided in this format.
- Create a new information book about historic structures in Closter, similar to the Historic Homes book produced in 1976.

**Policy 2. Cultivate education, understanding, appreciation and civic pride in beauty and accomplishments of Borough’s past and promote use of the historic area for education, pleasure and welfare of the public.**

Understanding the historical value of the resources in Closter is key to motivating the general public to take action to protect them. Lack of awareness can lead to lack of concern, but there are a number of ways to prevent this, including:

- Partner with local schools to aid in augmenting the local history curriculum.
- Develop educational preservation workshops to draw the attention of residents to preservation success stories.
- Involve existing neighborhood associations in building support for recognition of historic resource values as part of a neighborhood pride initiative.
- Develop and maintain interpretive exhibits and information in Borough-owned parks
- Promote and foster a “public memory” of the destinations and experiences that have shaped Closter.

**Policy 3. Promote heritage-based economic growth that furthers historic preservation goals in Closter.**

Economic growth and Historic Preservation are not at odds, contrary to recent widespread belief. Historic Preservation can actually spur economic growth in towns like Closter, which have particularly visible and appreciable history.

- Promote heritage tourism appropriate to Closter. This booming industry, where travelers crave culture with their vacations, presents a unique opportunity for Closter.
- Organize annual Closter Heritage events around central themes and important personages in Closter’s history, and publish a calendar of these events.
- Develop a Closter Heritage Trail and self-guided tour to provide a low-maintenance facet to the “Closter Experience”.

- Explore opportunities for development and/or enhancement of an intra-agency historic preservation network (a coalition of government and non-profit organizations) to promote regional history sites, museums, and other heritage tourism interests.

**Policy 4. Identify, designate, and regulate Historic Districts and Historic Sites to preserve their intrinsic value.**

Historic designations are important on a local, state, and national level, and National Register listing is a key feature in defining the historic quality of a site or district. These designations afford Closter dignity and pride, which will further other historic preservation initiatives while unifying the historic resources.

- Protect the National, State, and locally designated resources to the greatest extent possible.
- Expand the locally-designated historic areas within and beyond the “Closter Historic District”.
- Explore the nomination of other historic properties outside of the Closter Historic District for National and State Register recognition.
- Update and expand the Historic Resources Inventory.
- Develop an automated database of all historic buildings, structures and sites, a practical and functional tool that will facilitate updates and additions.

**Policy 5. Maintain cohesive historic neighborhoods, ensure a compatible and harmonious context for historic buildings, structures, sites and districts while respecting scale and existing footprints, and prevent new construction that would be destructive of neighborhood character.**

Protection of the historic “fabric” that exists in Closter is a key issue that affects most homeowners within the district. To offer a more predictable pathway to approval of alterations in the historic district, the following tools can work in combination to afford Closter better protection for its historic resources:

- Ensure that the detailed design guidelines developed in 2006 are followed during the design review process.
- Reexamine zoning bulk (lot area, coverage, setbacks) and other requirements for their effects on additions and infill redevelopment.
- Eliminate zoning that is detrimental to historic preservation.

**Policy 6. Prevent unwarranted demolition, destruction or other actions disruptive to historic resources and encourage sensitive rehabilitation of these buildings and structures.**

In a desirable commuter area such as Closter, the market-driven imperative to “teardown” can be devastating on community character. Closter must commit to the protection of its historic

resources, and these tools will be important components of the strategic approach. Provisions should be made for Historic Preservation Commission to

- Review proposed demolitions of **any** building or structure built prior to 1940.
  - Enact demolition delay legislation, to be implemented as a new ordinance or as a bylaw to the existing historic preservation ordinance.
- Require detailed photographic records and other appropriate documentation prior to the scheduled destruction of any “contributing” historic resource.
- Develop a locally funded façade grant program for designated historic resources that include historically or architecturally significant buildings and structures.

**Policy 7. Pursue smart and sustainable approaches, where possible, to accomplish these goals.**

Sustainability goes hand-in-hand with historic preservation, and wherever possible sustainable approaches should be taken. Particularly recommended is

- Reuse of existing buildings, which saves energy in the following ways:
  - By eliminating the energy demands from demolition;
  - By retaining the “embodied energy” of the existing building; and
  - By minimizing the need for energy consumptive reconstruction, which again produces embodied energy.
- Elimination or reduction of solid waste generation and disposal, which advances environmentally friendly objectives while preserving historic buildings.
- Salvage and reuse of non-toxic materials in buildings and structures approved for demolition when demolition is inevitable, to achieve sustainability objectives and reduce the use of landfills.

**Policy 8. Engage, involve and communicate with stakeholders and all citizens about the importance of preserving historic resources.**

Ultimately, the people who live, work and visit in Closter will be the most important resources in the accomplishment of historic preservation goals. To garner support and educate the public, the following options are recommended:

- Develop and sponsor workshops and technical bulletins for homeowners about historically appropriate alterations and additions.
- Provide design guidance regarding building modifications that will not threaten loss of a home’s status as “contributing” on the National Register.

The loss of historic resources in Closter has been due in part to lack of familiarity with the “key” elements and features of the properties. Broad-reaching educational strategies will aid in prevention of this unfortunate occurrence, and further each historic preservation goal. The backlash that has been seen from homeowners frustrated because they are unable to alter their

homes as they see fit should subside as they are educated about *why* their homes are significant and which features are important to preserve.

#### **SUMMARY**

Closter is blessed with a rich history, where the legacy of its favorite citizens is intertwined with the stories of generations of residents and woven into a landscape that is unique and special. This Historic Preservation Plan Element calls for a coordinated set of actions by a range of actors and interest groups that share the common objective of maintaining Closter's resources for the enjoyment of generations to come.

Success will require serious efforts by all stakeholders, but the rewards will benefit Closter residents and visitors now and long into the future, when its historic, local charm will no doubt be increasingly rare.

## APPENDIX I – 1982 SURVEY &amp; 1999 REVISIONS

*(Note- Inclusion in this list does not imply or confer historic designation status)*

#	Block/Lot	Address	Description
1	243/1	102 Blanch AVE	John Ferdon House
2		96 Bradley PL	Isaac Naugle Farm
3		23 Bogert ST	23 Bogert Street
4		15 Carr PL	15 Carr Place
5		270 Durie AVE	William Edwards
6		276 Durie AVE	William Edwards, Jr.
7		286 Durie AVE	James C. Blauvelt
8		305 Durie AVE	J. Blauvelt
9	607/15	323 Durie AVE	Kenneth & Inex Wray House
10	1003/21	421 Durie AVE	Harold Hess House
11		63 Harvard ST	Barn of John J. Naugle Farm
12	144/1A	75 Harvard ST	John Naugle House
13		80 Herbert AVE	United States Bronze Powder Works
14	281/5B	80 Hickory LN	Isaac Naugle House
15	237/8A	119 Hickory LN	Henry Naugle House
16	2102/7	203 Hickory LN	McBain Farm House & Farm
17		349 High ST	349 High Street
18		354 High ST	354 High Street
19		360 High ST	360 High Street
20	520/6	290 Knickerbocker RD	290 Knickerbocker Road
21	100/51A	390 Knickerbocker RD	J.M. Serviss House
22		149 Old Closter Dock RD	149 Old Closter Dock Road
23		257 Old Closter Dock RD	C.A. Demarest & Bros Hardware
24		700 Old Closter Dock RD	Mrs. M. Aspen House
25		779 Old Closter Dock RD	L. Meyer House
26		39 Piermont RD	P. Parsel House
27	240/2A	20 Piermont RD	J. Jordan House
28	229/3	145 Piermont RD	William De Clark
29	237/3	269 Piermont RD	David D. Doremus House
30	272/3B	377 Piermont RD	Haring-Auryansen
31		450 Piermont RD	G. Aurrianson House
32		485 Piermont RD	G.F. Trautwein House
33	239/6	639 Piermont RD	Tallman-Vanderbeck "Lone Star" Inn
34	256/5	110 Schraalenburgh RD	Abram & David A. Demaree House
35	294/2	257 Schraalenburgh RD	Durie-Turnure
36		285 Schraalenburgh RD	William Wray House
37	49/5	151 West ST	Vervalen House
38		227 West ST	227 West Street

39		51 Willow RD	J. Brinkerhoff
40	2102/8	N of Hickory LN, S of Susan DR	Closter Burial Ground; Naugle/Auryansen Cemetery
41		NW Border of Closter, Harrington Park, Norwood	Dwarskill Archeological Area

## APPENDIX II - 2004 MCCABE SURVEY

*(Note- Inclusion in this list does not imply or confer historic designation status)*

#	Block/Lot	Address	Significance	Description
1	1712/1.02	1 County RD	Key Contributing	1.5 story, five-bay, center hall, vernacular Greek Revival style house, Matthew S. Bogert House(c. 1852)
2	1003/1	308 Demarest AVE	Contributing	2.5 story, three-bay, L-plan, vernacular, late Queen Anne style house (c. 1876-1912)
3	1003/2	312 Demarest AVE	Contributing	2.5 story, three-bay, square plan, vernacular, late Queen Anne style house (c. 1876-1912)
4	1003/3	316 Demarest AVE	Contributing	2.5 story, three-bay, T-plan, vernacular, late Queen Anne style house (c. 1876-1912)
5	1003/4	320 Demarest AVE	Contributing	2.5 story, three-bay, T-plan, vernacular, late Queen Anne style house (c. 1865-1876)
6	1316/25, 26	325 Demarest AVE	Contributing	2.5 story, three-bay, Foursquare with pyramidal roof (c. 1912-1925)
7	1003/5, 6	330 Demarest AVE	Contributing	2.5 story, five-bay, center hall, modified Colonial Revival style house (c. 1890-1912)
8	1316/24	333 Demarest AVE	Contributing	2.5 story, three-bay, vernacular front gable house (c. 1876-1900)
9	1003/7,8	336 Demarest AVE	Contributing	2 story, three-bay, L-plan, vernacular Queen Anne style house (c. 1876-1912)
10	1316/23	339 Demarest AVE	Non Contributing	1 story, three-bay ranch (c. 1950s)
11	1003/9	340 Demarest AVE	Contributing	2.5 story, two-bay, vernacular farmhouse (c. 1913-1923)
12	1316/22	343 Demarest AVE	Contributing	2.5 story, three-bay, Second Empire style house (c. 1870)



13	1003/10	344 Demarest AVE	Non Contributing	2 story, five-bay contemporary house (c. 1992)
14	1316/ 19,20	351 Demarest AVE	Non Contributing	2 story, three-bay contemporary house (c. 1949)
15	1316/17	357 Demarest AVE	Non Contributing	1 story, five-bay, contemporary ranch house (c. 1959)
16	1316/15	365 Demarest AVE	Non Contributing	1.5 story, three-bay, Cape Cod style house (c. 1952)
17	1316/14	371 Demarest AVE	Non Contributing	1.5 story, three-bay, side gable Bungalow (c. 1923)
18	1316/13	375 Demarest AVE	Contributing	2.5 story, five-bay Foursquare with pyramidal roof (c. 1900-1923)
19	1316/12	377 Demarest AVE	Non Contributing	2 story, two-bay contemporary house (c. 1978)
20	1316/11	381 Demarest AVE	Contributing	2.5 story, two-bay Bungalow style house (c. 1900-1923)
21	1007/12	455 Demarest AVE	Contributing	1.5 story, two-bay, Second Empire style house (c. prior to 1876)
22	1007/13	447 Demarest AVE	Contributing	2.5 story, two-bay vernacular house (c. 1976-1891)
23	1008/3	448 Demarest AVE	Contributing	1.5 story, three-bay vernacular house (c. prior to 1876)
24	1008/4	460 Demarest AVE	Contributing	2.5 story, two-bay Second Empire style house with a complex L-plan (c. prior to 1976)
25	1003/11	483 Durie AVE	Contributing	2.5 story, three-bay, T-plan Italianate style school converted into apartments (c. 1871)
26	1317/20	494 Durie AVE	Contributing	2 story, three-bay, center hall institutional building (c. 1930-1949)
27	1316/10	495 Durie AVE	Non Contributing	2 story, two-bay contemporary house (c. 1984)
28	1316/9	511 Durie AVE	Contributing	2 story, multiple bay, rectangular plan Renaissance Revival style school (c. 1899-1900)
29	1313/6	520 Durie AVE	Non Contributing	1.5 story, three-bay Cape Cod style house (c. mid-1940s)
30	1313/5	526 Durie AVE	Non Contributing	1.5 story, three-bay Cape Code style house (c. mid-1940s)
31	1312/23	531 Durie	Contributing	1.5 story, two-bay Bungalow (c.

		AVE		1924)
32	1313/4	534 Durie AVE	Non Contributing	2 story, gabled L-plan dwelling with extensive 1 story addition (c. 1876/1950)
33	1312/22	535 Durie AVE	Contributing	1.5 story, three-bay Bungalow (c. 1913-1923)
34	1312/21,25	539 Durie AVE	Non Contributing	2 story commercial building with modern façade (c. after 1959)
35	1313/3	540 Durie AVE	Contributing	2 story, four-bay commercial building (c. prior to 1923)
36	1312/20	541 Durie AVE	Contributing	1 story, four-bay commercial building (c. 1940s)
37	1313/2	546 Durie AVE	Contributing	2 story, three-bay commercial building (c. 1913-1923)
38	903/5	248 Harrington AVE	Contributing	2.5 story, three-bay, L-plan Second Empire style house (c. 1865-1976)
39	903/6	264 Harrington AVE	Contributing	2.5 story, three-bay Foursquare with pyramidal roof (c. 1912-1923)
40	1312/1	270 Harrington AVE	Contributing	2.5 story, three-bay, Second Empire style house (c. by 1876)
41	1312/2	280 Harrington AVE	Contributing	2.5 story, three-bay Second Empire style house (c. after 1876)
42	1301/20	283 Harrington AVE	Contributing	1.5 story, L-plan church (c. late 19 <sup>th</sup> century)
43	1301/19	289 Harrington AVE	Contributing	2.5 story, two-bay Second Empire style house (c. 1865-1876)
44	1312/3	290 Harrington AVE	Contributing	2.5 story, three-bay, square plan Second Empire style house (c. before 1876)
45	1312/4,5	294 Harrington AVE	Non Contributing	2 story, four-bay wide rectangular plan contemporary office building (c. late 1960s)
46	1301/18	295 Harrington AVE	Contributing	2.5 story, three-bay vernacular Queen Anne style L-plan house (c. 1865-1876)
47	1312/6	300 Harrington	Contributing	2.5 story, two-bay L-plan vernacular Queen Anne style

		AVE		house (c. 1880-1900)
48	1301/16,17	301 Harrington AVE	Contributing	2.5 story, four-bay house (c. 1876-1913)
49	1312/7	304 Harrington AVE	Contributing	2.5 story, two-bay, rectangular plan, vernacular Queen Anne style house (c. 1880-1900)
50	1312/8	308 Harrington AVE	Non Contributing	2 story, four-bay contemporary commercial building (c. after 1959)
51	1312/9	312 Harrington AVE	Contributing	2 story, three-bay vernacular L-plan farmhouse (c. before 1876)
52	1301/14,15	313 Harrington AVE	Non Contributing	1 story, five-bay modern commercial building (c. 1959)
53	1312/10	314 Harrington AVE	Contributing	2.5 story, four-bay, Georgian Revival style house (c. early 20 <sup>th</sup> century)
54	1301/13	317 Harrington AVE	Non Contributing	2 story, multiple bay contemporary office building (c. 1975-1999)
55	1312/11	322 Harrington AVE	Contributing	2.5 story, three-bay, front gable house (c. 1900-1912)
56	1312/12.01	326 Harrington AVE	Non Contributing	1 story, three-bay rectangular cinder block commercial building (c. 1949-1959)
57	1501/11	239 Herbert AVE	Contributing	2.5 story, three-bay, vernacular L-plan house (c. 1890-1897)
58	1501/10	243 Herbert AVE	Contributing	2.5 story, multiple bay vernacular L-plan house (c. 1890-1897)
59	1501/9	249 Herbert AVE	Contributing	2.5 story, three-bay vernacular house (c. 1890-1897)
60	1501/7,8	257 Herbert AVE	Contributing	Complex of buildings, commercial (c. 1923-1930)
61	1207/3,4	270 Herbert AVE	Contributing	2.5 story, three-bay, L-plan, Carpenter Gothic style house (c. 1861-1876)
62	1306/1	277 Herbert AVE	Contributing	2.5 story, vernacular L-plan house (c. 1891-1897) (Demolished 2010)
63	1207/2	280 Herbert	Contributing	2.5 story, three-bay, L-plan,

		AVE		Carpenter Gothic style house (c. 1861-1876)
64	1207/1	288 Herbert AVE	Contributing	2.5 story, three-bay, side gable vernacular house (c. before 1876)
65	1305/7.01	295 Herbert AVE	Non Contributing	Large 1 story warehouse (c. after 1959)
66	1305/6	303 Herbert AVE	Non Contributing	1 story, two-bay commercial building (c. 1949-1959)
67	1304/1,2,3,4	Herbert AVE at Old Closter Dock RD	Non Contributing	Narrow, long triangular shaped park, "Veterans' Park"
68	903/4	275 High ST	Contributing	Complex 2 story Beaux Arts brick school (c. 1928-1929)
69	1312/35	325 High ST	Non Contributing	2 story, multiple bay contemporary split level house (c. 1985)
70	1312/34	335 High ST	Contributing	2.5 story, five-bay center hall Georgian Revival style house (c. 1876-1908)
71	1316/1	346 High ST	Contributing	2.5 story, three-bay front gable, side hall house (c. 1876-1912)
72	1312/33	347 High ST	Contributing	2.5 story, three-bay Colonial Revival style house (c. 1908-1913)
73	1316/2	352 High ST	Contributing	2.5 story, three-bay vernacular Queen Anne style house (c. 1876-1912)
74	1312/32	353 High ST	Contributing	2.5 story, three-bay side hall, front gable house (c. before 1876)
75	1316/3	358 High ST	Contributing	2.5 story, two-bay Dutch Colonial Revival style house (c. 1923-1930)
76	1312/31	359 High ST	Contributing	2.5 story, two-bay Foursquare (c. 1908-1913)
77	1316/4	362 High ST	Contributing	1.5 story, center hall, Second Empire style house (c. 1865-1876)
78	1312/30	363 High ST	Contributing	2.5 story, two-bay, elaborate Foursquare (c. 1908-1913)
79	1316/5	388 High ST	Contributing	2.5 story, two-bay vernacular Queen Anne style house (c. 1876-1912)
80	1312/28	367 High ST	Contributing	2.5 story, three-bay, L-plan Queen Anne style house (c.

				before 1876)
81	1312/27	375 High ST	Contributing	2.5 story, two-bay, vernacular Queen Anne style house (c. 1876-1908)
82	1316/6	376 High ST	Contributing	2.5 story, three-bay, vernacular Colonial Revival style house (c. 1876-1903)
83	1316/7	382 High ST	Contributing	2 story, multiple bay, vernacular Queen Anne style house (c. 1876-1912)
84	1316/8	384 High ST	Contributing	2.5 story, three-bay, Colonial Revival style house (c. 1913)
85	1312/26	385 High ST	Non Contributing	2 story, three-bay contemporary house (c. 1985)
86	1312/24	395 High ST	Contributing	2.5 story, three-bay, Dutch Colonial Revival style house (c. 1923-1930)
87	1317/1	410 High ST	Contributing	2.5 story, three-bay, L-plan vernacular Queen Anne style house (c. 1876-1912)
88	1317/2	414 High ST	Contributing	2.5 story, three-bay, L-plan vernacular Queen Anne style house (c. 1876-1912)
89	1313/7	417 High ST	Non Contributing	1.5 story, three-bay Cape Cod style house (c. mid-1940s)
90	1317/3	418 High ST	Contributing	2.5 story, three-bay, L-plan vernacular Queen Anne style house (c. 1876-1912)
91	1313/8	421 High ST	Non Contributing	1.5 story, four-bay Cape Cod style house (c. mid-1940s)
92	1317/4	422 High ST	Contributing	2.5 story, three-bay, L-plan vernacular Queen Anne style house (c. 1876-1912)
93	1314/6	427 High ST	Contributing	2.5 story, two-bay, vernacular house (c. prior to 1876)
94	1317/5	430 High ST	Non Contributing	2 story, six-bay, contemporary Colonial Revival style house (c. 1984)
95	1314/7	433 High ST	Non Contributing	1.5 story, six-bay split level house (c. after 1959)
96	1314/8	435 High ST	Non Contributing	1 story, side gable ranch (c. after 1959)
97	2601/4	440 High ST	Key Contributing	1 story, two-bay storage building (c. 1881-1923)

98	1314/5	441 High ST	Contributing	2.5 story, three-bay, side hall vernacular Italianate style house (c. 1859-1876)
99	1318/1	444 High ST	Contributing	2.5 story, complex house (c. 1859-1876)
100	1314/4	447 High ST	Contributing	2 story, three-bay, side hall vernacular Italianate style house (c. after 1876)
101	1318/2	450 High ST	Contributing	2 story, three-bay, side hall, vernacular L-plan Italianate style house (c. 1859-1876)
102	1315/5	453 High ST	Contributing	2.5 story, three-bay, L-plan vernacular house (c. 1900-1912)
103	1318/3	454 High ST	Contributing	2.5 story, two-bay, side hall vernacular house (c. 1900-1912)
104	1315/4	459 High ST	Contributing	2.5 story, three-bay, L-plan vernacular house (c. 1900-1912)
105	1007/1	460 High ST	Contributing	2.5 story, three-bay, L-plan Second Empire style house (c. 1865-1876)
106	1315/3	465 High ST	Contributing	2.5 story, three-bay, Second Empire style house (c. 1865-1876)
107	1007/2	466 High ST	Contributing	2.5 story, three-bay, side hall, Second Empire style house (c. 1865-1876)
108	1007/3	472 High ST	Contributing	2.5 story, three-bay, side hall, Second Empire style house (c. 1865-1876)
109	1701/10	475 High ST	Contributing	1.5 story, three-bay, Bungalow with a side gable roof (c. 1912-1923)
110	1007/4	478 High ST	Contributing	2.5 story, five-bay, Queen Anne style house (c. 1912-1920)
111	1701/9	479 High ST	Contributing	2 story, multiple bay, T-plan house (c. 1912-1923)
112	1701/8	485 High ST	Contributing	2.5 story, two-bay vernacular house (c. 1876-1912) (Demolished 2005)
113	1704/1,2	496 High ST	Contributing	2 story, multiple bay, t-plan house (c. 1912-1923)
114	1305/1	11 Homans AVE	Contributing	1 story, five-bay commercial building (c. 1923-1930)
115	1316/29	11 Legion PL	Non	2 story, contemporary split level

			Contributing	house (c. 1964)
116	1316/28	19 Legion PL	Contributing	2.5 story, three-bay, vernacular Carpenter Gothic style house (c. 1865-1876)
117	1316/27	21 Legion PL	Contributing	2.5 story, three-bay, vernacular, L-plan house (c. 1890-1912)
118	907/19	26 Legion PL	Contributing	2.5 story, two-bay, Dutch Colonial Revival style house (c. 1908-1913)
119	907/20	30 Legion PL	Contributing	2.5 story, three-bay, L-plan, vernacular Queen Anne style house (c. 1876-1912)
120	907/21	34 Legion PL	Contributing	2.5 story, three-bay, L-plan, vernacular Queen Anne style house (c. 1876-1912)
121	913/12	40 Legion PL	Contributing	2.5 story, L-plan, Second Empire style house (c. 1865-1876)
122	1003/26	51 Legion PL	Contributing	2.5 story, three-bay, rectangular plan house (c. 1876-1913) (Demolished)
123	1310/1,2	5 Lewis ST	Contributing	1 story, three-bay, vernacular church (c. 1896)
124	1202/4	3 Naugle ST	Contributing	2.5 story, three-bay, side hall, vernacular L-plan house (c. late 19 <sup>th</sup> century)
125	1202/3	7 Naugle ST	Contributing	2.5 story, two-bay Foursquare with pyramidal roof (c. 1909)
126	1202/2	11 Naugle ST	Contributing	1.5 story, three-bay, Dutch Colonial Revival style house (c. 1919)
127	1301/2	116 Old Closter Dock RD	Contributing	2 story, three-bay, center hall plan house (c. 1865-1876)
128	1301/3	120 Old Closter Dock RD	Contributing	2 story, three-bay, rectangular plan house (c. 1923-1930)
129	1201/1	125 Old Closter Dock RD	Contributing	2 story, five-bay Gothic Revival Style house (c. 1840-1861)
130	1301/4	126 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, Second Empire style house (c. late 19 <sup>th</sup> century)
131	1301/5	132 Old Closter Dock	Non Contributing	2 story, five-bay contemporary split level (c. 1970s-1980s)

		RD		
132	1301/6	134 Old Closter Dock RD	Non Contributing	2 story, five-bay, contemporary split level house (c. 1970s-1980s)
133	1201/21	137 Old Closter Dock RD	Contributing	2.5 story, four-bay, Queen Anne style house (c. 1876-1912)
134	1301/7	142 Old Closter Dock RD	Contributing	2.5 story, four-bay, Dutch Colonial Revival style house (c. 1913-1923)
135	1201/20	143 Old Closter Dock RD	Non Contributing	2 story, three-bay contemporary house (c. 1964)
136	1201/19	147 Old Closter Dock RD	Contributing	2.5 story, three-bay, vernacular L-plan house (c. 1880-1912)
137	1201/18	153 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1880-1912)
138	1201/17	155 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1880-1912)
139	1301/8	158 Old Closter Dock RD	Contributing	2.5 story, two-bay, side hall, Dutch Colonial Revival style house (c. 1923-1930)
140	1201/16	159 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1880-1912)
141	1301/9	162 Old Closter Dock RD	Non Contributing	1 story contemporary commercial building (c. after 1959)
142	1201/15	163 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1880-1912)
143	1301/10	170 Old Closter Dock RD	Contributing	2 story commercial building with complex form (c. 1870)
144	1302/1	171 Old Closter Dock RD	Contributing	Vernacular church with three-bay front gable form (c. 1888)
145	1302/32	175 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1876-1902)
146	1302/31	179 Old	Contributing	2.5 story, two-bay, side hall



		Closter Dock RD		vernacular house (c. 1876-1902)
147	1302/30	181 Old Closter Dock RD	Contributing	2.5 story, two-bay, side hall vernacular house (c. 1876-1902)
148	1302/28,29	183-185 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, vernacular house (c. 1908-1913)
149	1301/12	190 Old Closter Dock RD	Contributing	3 story complex commercial building (c. late 19 <sup>th</sup> century/early 20 <sup>th</sup> century)
150	1302/27	193 Old Closter Dock RD	Contributing	2.5 story, two-bay, side gable house with large addition (c. late 19 <sup>th</sup> century)
151	1302/25,26	195 Old Closter Dock RD	Contributing	1 story, four-bay, auto service garage (c. 1913-1923)
152	1302/24	197 Old Closter Dock RD	Contributing	2 story, three-bay, rectangular plan, Italianate style building (c. late 19 <sup>th</sup> century/early 20 <sup>th</sup> century)
153	1312/13	198 Old Closter Dock RD	Non Contributing	1 story commercial building with flat roof (c. 1954-1959)
154	1312/14	200 Old Closter Dock RD	Non Contributing	2 story professional building (c. early 19 <sup>th</sup> century but with many alterations)
155	1312/23	207-211 Old Closter Dock RD	Contributing	Two part commercial building - 2.5 story, two-bay front gable house / 1 story, four-bay, polygonal plan commercial building (c. 19 <sup>th</sup> and 20 <sup>th</sup> century)
156	1312/15	210-212 Old Closter Dock RD	Contributing	1 story, rectangular plan divided commercial building (c. 1930-1949)
157	1302/21	213-215 Old Closter Dock RD	Contributing	1 story, two-bay, rectangular commercial building (c. 1900-1912)
158	1312/16	214 Old Closter Dock RD	Contributing	3 story, five-bay brownstone and brick commercial building (c. 1908-1913)
159	1312/17	214 Old Closter Dock	Non Contributing	Narrow 1 story commercial building (c. 1930-1949)

		RD		
160	1302/20	217 Old Closter Dock RD	Contributing	2.5 story, three-bay, Second Empire style commercial building (c. 1865-1876)
161	1312/18	218 Old Closter Dock RD	Contributing	2 story vernacular brick commercial building (c. 1923-1930)
162	1302/18	219 & 219A Old Closter Dock RD	Contributing	2.5 story, three-bay, vernacular house that is now a commercial building (c. 1876-1902)
163	1302/17	221 Old Closter Dock RD	Contributing	2 story, three-bay, rectangular plan commercial building (c. 1908-1913)
164	1312/19	222-226 Old Closter Dock RD	Non Contributing	1 story commercial building divided into 5 units (c. 1949-1953)
165	1302/16	223-229 Old Closter Dock RD	Contributing	3 story, multiple bay, wide Second Empire style commercial building (c. 1860-1867)
166	1313/1	230 Old Closter Dock RD	Non Contributing	2 story commercial building with a rectangular plan (c. 1949-1959)
167	1302/15	231 Old Closter Dock RD	Contributing	3 story rectangular plan Renaissance Revival/ Art Deco style commercial building (c. 1920s)
168	1314/1	234 Old Closter Dock RD	Contributing	2 story, multiple bay, trapezoidal plan commercial building with Beaux Arts elements (c. 1923-1930)
169	1302/14	235 Old Closter Dock RD	Contributing	2 story, four-bay Romanesque revival style commercial building (c. 1913)
170	1303/1	237 Old Closter Dock RD	Contributing	2 story, three-bay rectangular commercial building (c. prior to 1930)
171	1314/1,2	242 Old Closter Dock RD	Contributing	Shopping center consisting of irregular "L" shaped complex of one-story brick buildings (c. 1923-1930/ 1930-1949/ prior to 1959)
172	1303/1	243 Old Closter Dock RD	Contributing	3 story, two-bay commercial building - original Union Hotel (c. prior to 1930)

173	1305/5	245-247 Old Closter Dock RD	Contributing	1 story, three-bay rectangular commercial building (c. 1913-1923)
174	1305/4.01	251-253 Old Closter Dock RD	Contributing	2 story, six-bay rectangular commercial building (c. 1913-1923)
175	1305/3	259 Old Closter Dock RD	Contributing	2 story, multiple bay, Italianate style commercial building (c. 1865)
176	1309/7	265 Old Closter Dock RD	Contributing	1 story, three-bay commercial building (c. 1930-1949)
177	1309/7	267 Old Closter Dock RD	Non Contributing	1 story, multiple bay commercial building (c. after 1959)
178	1314/3	272 Old Closter Dock RD	Contributing	2 story, three-bay commercial building (c. 1923-1930)
179	1309/6	273 Old Closter Dock RD	Non Contributing	2 story, three-bay rectangular commercial building (c. 1923-1930)
180	1309/5	277 Old Closter Dock RD	Non Contributing	2 story, two-block commercial building with a wide tunnel (c. 1990s)
181	1309/4	277 Old Closter Dock RD	Non Contributing	2.5 story, Post-modern commercial building with urban Federal style elements (c. 1990s)
182	1315/1	278 Old Closter Dock RD	Non Contributing	1 story, multiple bay, polygonal plan commercial building (c. after 1959)
183	1309/3	295 Old Closter Dock RD	Contributing	2 story, six-bay rectangular Moderne style municipal building (c. 1937-1938)
184	1315/2	302 Old Closter Dock RD	Contributing	2.5 story, five-bay, vernacular L-plan house now used for commercial purposes (c. prior to 1876)
185	1701/11	315 Old Closter Dock RD	Contributing	2.5 story, two-bay, vernacular L-plan house (c. 1876-1912)
186	1007/6	332 Old Closter Dock RD	Contributing	2.5 story, three-bay, vernacular house (c. 1900-1912)
187	1007/7	336 Old	Contributing	2.5 story, three-bay, vernacular

		Closter Dock RD		house (c. prior to 1876)
188	1704/18	337 Old Closter Dock RD	Contributing	1.5 story, three-bay, Colonial Revival style house (c. 1930-1949)
189	1704/17	343 Old Closter Dock RD	Contributing	2 story, three-bay, Dutch Colonial Revival style house (c. 1923-1930)
190	1007/8,9,10,11	348 Old Closter Dock RD	Non Contributing	2.5 story, three bay, house with additions now used for commercial purposes (c. prior to 1876)
191	1704/16	351 Old Closter Dock RD	Contributing	1.5 story, three-bay, Tudor Revival style house (c. 1923-1930)
192	1710/9	354 Old Closter Dock RD	Contributing	2.5 story, three-bay, vernacular Carpenter Gothic style house (c. early 20 <sup>th</sup> century)
193	1704/15	357 Old Closter Dock RD	Contributing	2.5 story, three-bay, brick Colonial Revival style house (c. 1923-1930)
194	1710/10	360 Old Closter Dock RD	Contributing	2 story, two-bay, Colonial Revival style house (c. 1913-1923)
195	1704/14	363 Old Closter Dock RD	Contributing	2.5 story, two-bay, late Queen Anne style house (c. 1900-1913)
196	1710/11	366 Old Closter Dock RD	Contributing	2.5 story, three-bay, Foursquare (c. 1900-1912)
197	1704/13	369 Old Closter Dock RD	Contributing	2.5 story, two-bay, late Queen Anne style house (c. 1900-1913)
198	1711/1	372 Old Closter Dock RD	Contributing	2.5 story, three-bay, T-plan, late Queen Anne style house (c. 1895)
199	1704/12	373 Old Closter Dock RD	Contributing	2 story, two-bay, rectangular plan house (c. 1913-1923)
200	1711/2	376 Old Closter Dock RD	Contributing	2.5 story, three-bay, L-plan late Queen Anne style house (c. 1895)
201	1704/11	377 Old Closter Dock	Non Contributing	2 story, three-bay, contemporary house (c. 1949-1959)

		RD		
202	1711/3	380 Old Closter Dock RD	Contributing	2.5 story, three-bay, late Queen Anne style house (c. 1895)
203	1704/10	383 Old Closter Dock RD	Non Contributing	1 story, three-bay, rectangular plan Ranch (c. 1949-1959)
204	1711/4	388 Old Closter Dock RD	Contributing	2.5 story, two-bay, late Queen Anne style house (c. 1890)
205	1705/5	395 Old Closter Dock RD	Contributing	2 story, seven-bay, buff brick L-plan commercial building (c. 1910)
206	1712/1.01	400 Old Closter Dock RD	Non Contributing	2 story, six-bay, neo-Colonial Revival style house (c. 2002)
207	1712/2	412 Old Closter Dock RD	Contributing	2.5 story, three-bay, Dutch Colonial Revival style house (c. 1923-1930)
208	1706/16	415 Old Closter Dock RD	Contributing	2.5 story, two-bay, Colonial Revival style house (c. 1900-1923)
209	1713/13,14,15	418 Old Closter Dock RD	Contributing	2.5 story, three-bay, vernacular Queen Anne style house (c. 1900-1913)
210	1706/15	419 Old Closter Dock RD	Non Contributing	1 story, three-bay Ranch with rectangular plan (c. 1930-1949)
211	1706/14	423-425 Old Closter Dock RD	Contributing	2 story, two-bay, rectangular plan, multi-family house (c. 1923-1930)
212	1713/16	426 Old Closter Dock RD	Contributing	2.5 story, five-bay, L-plan, Queen Anne style house (c. 1900-1913) (Demolished 2010)
213	1706/13	427 Old Closter Dock RD	Contributing	1.5 story, three-bay Bungalow (c. 1900-1923)
214	1713/17,18	430 Old Closter Dock RD	Contributing	2.5 story, four-bay, vernacular T-plan house (c. late 19 <sup>th</sup> /early 20 <sup>th</sup> century)
215	1706/12	433 Old Closter Dock RD	Non Contributing	1 story, four-bay Ranch (c. 1930-1949)
216	1713/19	440 Old	Contributing	2.5 story, five-bay, late Queen

		Closter Dock RD		Anne style house (c. 1876-1913)
217	1706/11	441 Old Closter Dock RD	Contributing	2.5 story, three-bay, side hall, Colonial Revival style house (c. 1900-1923)
218	1706/10	445 Old Closter Dock RD	Contributing	1.5 story, four-bay, rectangular plan, Tudor Revival style "cottage" (c. 1900-1923)
219	1706/9	449 Old Closter Dock RD	Contributing	1.5 story, three-bay, center hall Bungalow (c. prior to 1923)
220	1714/1,2	450 Old Closter Dock RD	Contributing	2.5 story, three-bay, Colonial Revival style house (c. prior to 1876)
221	1007/17	45 Perry ST	Contributing	2.5 story, two-bay, Foursquare (c. prior to 1913)
222	1007/16	51 Perry ST	Contributing	2.5 story, three-bay, L-plan vernacular house (c. 1876-1912)
223	2601/2,3,4	Railroad Corridor	Contributing	Historic RR Corridor (c. 1868)
224	1317/6	1 Station CT	Key Contributing	1 story, six-bay, Stick style railroad station (c. 1875)
225	1705/4	30 Walnut ST	Contributing	1.5 story, five-bay, rectangular plan Dutch Colonial house (c. 1861-1876)
226	1204/3	151 West ST	Key Contributing	Altered 1.5 story, two-bay, Dutch Colonial style house "Vervalen House" (c. 1760)
227	1204/2	163 West ST	Contributing	2 story, three-bay, center hall Dutch Colonial Revival house (c. prior to 1923)
228	1203/15	177 West ST	Contributing	2.5 story, three-bay, vernacular L-plan farmhouse (c. 1876-1912)
229	1203/14	181 West ST	Non Contributing	1.5 story, three-bay, center hall Cape Cod (c. 1954)
230	805/40	186 West ST	Contributing	2.5 story, five-bay, Dutch Colonial Revival style house (c. 1861-1876)
231	1203/13	187 West ST	Contributing	2.5 story, three-bay, side hall, front gable house (c. 1876-1912)
232	1201/5,6	191 West ST	Contributing	2.5 story, L-plan, vernacular, Victorian Era house (c. 1876-1912)
233	1201/4	197-199 West	Contributing	2.5 story, four-bay, L-plan,

		ST		vernacular Queen Anne style house (c. 1891-1902)
234	1201/3	207 West ST	Contributing	2 story, four-bay, Craftsman era house (c. 1912-1923)
235	1201/2	211 West ST	Contributing	2 story, three-bay, side hall, front gable house (c. 1923-1930)
236	1301/1	229 West ST	Non Contributing	2.5 story, three-bay, side hall, front gable house with many alterations (c. 1876-1912)
237	904/3	232 West ST	Contributing	2.5 story, three-bay, L-plan, Carpenter Gothic style house (c. 1865-1876)
238	1301/25	233 West ST	Contributing	2.5 story, three-bay, T-plan, vernacular house (c. 1876-1912)
239	1301/24	237 West ST	Contributing	2.5 story, two-bay, vernacular Carpenter Gothic style house (c. 1876-1912)
240	904/4	238 West ST	Contributing	2.5 story, five-bay, Colonial Revival style house (c. 1900-1912)
241	1301/23	243 West ST	Contributing	1.5 story, side hall, Second Empire style house (c. 1865-1876)
242	904/5	244 West ST	Contributing	2.5 story, three-bay, Carpenter Gothic style house (c. 1865-1876)
243	1301/22	247 West ST	Contributing	2 story, three-bay, rectangular plan, Italianate style house (c. 1865-1876)
244	904/6	250 West ST	Contributing	2.5 story, five-bay, L-plan, vernacular Queen Anne style house (c. 1876-1912)
245	1301/21	251 West ST	Contributing	2.5 story, two-bay L-plan, vernacular Queen Anne style house (c. 1876-1912)
246	904/7	254 West ST	Contributing	2.5 story, three-bay, side hall, Foursquare (c. after 1912)
247	904/8	258 West ST	Contributing	2.5 story, three-bay, Second Empire style house (c. 1865-1876)
248	904/9	268 West ST	Contributing	2.5 story, three-bay, Second Empire style house (c. 1865-1876)
249	1312/38	277 West ST	Contributing	2.5 story, five-bay, Colonial Revival style house (c. 1876-

				1913)
250	903/7	280 West ST	Contributing	2.5 story, four-bay, L-plan, vernacular Carpenter Gothic style house (c. 1864)
251	903/8	286 West ST	Non Contributing	1.5 story, two-bay Bungalow with many alterations (c. early 20 <sup>th</sup> century)
252	1312/37	289 West ST	Contributing	2.5 story, two-bay, Foursquare (c. early 20 <sup>th</sup> century)
253	903/9	292 West ST	Contributing	2.5 story, three-bay, Colonial Revival style house (c. 1913)
254	1312/36	295 West ST	Non Contributing	2 story, three-bay, contemporary Colonial Revival style house (c. 1985)
255	903/10	328 West ST	Contributing	Vernacular version of a Wren-Gibbs church with three-bay front gable form and projecting centered tower (c. 1862)
256	1203/16	167 Westminster AVE	Non Contributing	1.5 story, three-bay Cape Cod (c. after period of significance)

**APPENDIX III - STATE AND NATIONALLY DESIGNATED HISTORIC LANDMARKS**

Name	Street Address	Block	Lot	SHPO ID #	National Register Reference Number
1. The John Naugle House	75 Harvard Street	2001	9	444	83001534
2. Isaac Naugle House	80 Hickory Lange	2103	7	443	83001537
3. Daniel DeClark House	145 Piermont Road	2004	9	438	83001488
4. Auryansen House	377 Piermont Road	1903	10	441	83001516
5. David & Cornelius VanHorn House	11 Cedar Lane	403	36	446	83001580
6. Abram & David Demaree Main House	110 Schraalenburgh Road	402	1	439	79001471
7. Henry Naugle House	119 Hickory Lane	2102	55	442	83001535
8. Harold Hess Lustron House	421 Durie Avenue	1003	21	3564	00000796
9. Tallman-Vanderbeck House	639 Piermont Road	1703	2.02	445	83001580
10. VerValen House	151 West Street	1204	3	447	83001580
11. Durie-Turnure House	257 Schraalenburgh Road	302	6	440	*DOE - Owner objection





## APPENDIX IV - PROPOSED FOR FUTURE CONSIDERATION

*(Note- Inclusion in this list does not imply or confer historic designation status)*

Category	Address	Block	Lot	Description
Residences/Farmland	Whitney Street	905, 906		Intact early 20 <sup>th</sup> century neighborhood
Residences/Farmland	51 Willow Road	1901	26	Victorian era farmhouse and barn
Residences/Farmland	681 Closter Dock Road	2401	51	Schaller Farm
Residences/Farmland	NW Corner of Old Closter Dock Road and Anderson Avenue	2402	20	Grand farmhouse and barn
Residences/Farmland	SW Corner of Schraalenburgh Road and Old Hook Road	202	1	Farmland
Residences/Farmland	151 West Street	1204	3	Early dutch stone house
Residences/Farmland	1 Station Court	1317	6	Former Closter Depot building on the Northern Railroad
Residences/Farmland	421 Durie Avenue	1003	21	Harold Hess Lustron House
Residences/Farmland	285 Schraalenburgh Road	302	9	The "William Wray House," an early Dutch frame house
Industry/Business	88-90 Herbert Avenue	1105	2	Former U.S. Bronze Powder Works factory (1918)
Industry/Business	130 Vervalen Street	1607	1	Closter Cinema
Industry/Business	422 Demarest Avenue	1008	1	DTR Gas Station, mid-20 <sup>th</sup> century modernist design
Industry/Business	235 Old Closter Dock Road	1302	14	Former Closter National Bank Building
Industry/Business	North side of Old Closter Dock Road			Historic Main Street area
Arts/Sculpture	Demarest Avenue	907	28	Alexander Baillie Studio, Abram Belskie trained here
Restaurants	208 Piermont Road	1901	47	Formerly "The Red Coach Inn," "China Chalet," more recently "Korea Palace," now incarnated as "Locale"
Restaurants	171 Schraalenburgh Road	203	1	Formerly "Cider Mill," went through many

				changes, including "Fiddlehead's" and "Delmonico's", now known as "Paulies"
Restaurants	624 Piermont Road	1702	8	Formerly "Villa Balatour," now "Korea Palace"
Restaurants	597 Piermont Road	1608	1	Formerly "Hofbrau," later known as "Danny's Steakhouse," and "Ondine's," now the "Assembly East Hill" catering facility
Restaurants	411 Piermont Road	1903	2	Formerly "Grist Mill," recently and for many years the "Peking Duck House," to become "Dimora's"
Other	511 Durie Avenue	1316	9	The former "Village School"
Other	Between Wilson Place and Susan Drive	2102	58	Nagle/ Auryansen Burying Place
Other	5 Lewis Street	1310	1, 2	AME Zionist Church
Other	171 Old Closter Dock Road	1302	1	Paul's Lutheran Church

**APPENDIX V: GLOSSARY OF TERMINOLOGY**

Architectural significance - importance of a property based on physical aspects of its design, materials, form, style, or workmanship

Art Deco style - a decorative style of the early 20<sup>th</sup> Century characterized by angular geometric forms. As architectural motifs, usually applied to commercial buildings and frequently included with moderne styles

Association - link of a historic property with a historic event, activity, or person.

Bargeboard - a trim board attached to extended eaves at a gable end, often ornately sawn or carved on Gothic Revival houses

Bay - the regular spacing of windows and doors; a "five-bay Georgian" façade, for instance, will have a central doorway and two windows on either side

Beaux Arts - a general term describing the application of various Classical elements to architectural designs according to the principles set forth at the Ecole des Beaux-Arts in Paris, especially in the latter 19<sup>th</sup> Century. In America, a particularly ostentatious architectural style used for monumental buildings (often government buildings) around the turn of the 20<sup>th</sup> Century.

Building - a resource created principally to shelter any form of human activity, such as a house

Bungalow - a general term for a small one-and-one-half-story rectangular house, usually sited perpendicular to the street, typically with some Craftsman detailing and a wide front porch

Cape Cod style - a one-and-one-half-story New England house, end-gabled with central chimney floor plan and steep roof, originally built in Massachusetts from 1700 on. Today, a small end-gabled house common in lower-cost housing developments

Carpenter Gothic style - a highly ornate, mid-19<sup>th</sup> Century variant of Gothic Revival with richly applied wood scrollwork at porch railings, bargeboards, and brackets. An expression of the new availability of power woodworking tools such as the lathe and scroll saw

Certified Local Government (CLG)- a local government officially certified to carry out some of the purposes of the National Historic Preservation Act

CLG - see Certified Local Government

Colonial revival style - a very popular late 19<sup>th</sup> and 20<sup>th</sup> Century style further embellishing Georgian and Dutch Colonial themes

Contributing (resource) - a building, site, structure, or object adding to the historic significance of a district

Craftsman - a popular American style in the early 20<sup>th</sup> Century exemplified by wide eaves, exposed rafter and beam ends, large porches and the use of rustic materials

Criteria - general standards by which the significance of a historic property is judged

Cultural affiliation - archeological or ethnographic culture to which a collection of sites, resources, or artifacts belong

Cultural resource - building, site, structure, object or district evaluated as having significance in prehistory or history

Design - quality of integrity applying to the elements that create the physical form, plan, space, structure and style of a property

District - a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development

Dutch Colonial - the houses built by Dutch settlers and others in New Netherlands, particularly along the Hudson River, in northern New Jersey and in eastern Long Island during the Colonial era. Also, a vague house style usually having a gambrel roof, in imitation of the original Colonial house style

Federal style - successor to the pre-Revolutionary Georgian style and the initial Classical Revival style. Strongly influenced by the work of the British architect Robert Adam and his brothers.

Front-gabled - having the house entry and a gable end facing the street, with the eaves on the sides

Gable - the triangular wall at the end of a gable roof

Gable end - that end of a house under the peak of a gabled roof

Gable front - having the main entry at the gable end

Gable roof - a roof of two equal slopes joined to create a gable at each end

Gambrel roof - a roof shape using two slopes per side, a gentle pitch from the ridge, then steeper to the eaves. Common from English and Dutch Colonial periods to the present, the

Dutch gambrel having shorter, flatter pitches at the top and long sweeping slopes to the extended eaves

Georgian style - a pre-Revolutionary War style common in the English colonies, noted for its rigid symmetry of rectangular floor plans, central axial entry and hall passage, evenly sized and spaced windows, and dual, symmetrical chimneys. Georgian followed the medieval and transitional Colonial styles, representing a new sophistication and a connection to the English class society

Gothic revival - a style of the mid-19<sup>th</sup> Century in the United States that attempted to reinterpret the romantic images of the earlier Gothic architecture of France and England

Greek revival - a 19<sup>th</sup> Century American style based on the Classical forms of Greek antiquity

Frieze - that part of the Classical entablature between the cornice above and the architrave below; in American Greek Revival style, a smooth board running beneath the cornice intended to appear as masonry

Hipped roof - a gabled roof "beveled" or hipped at both ends so that it slopes toward the peak from all four sides

Historic District - see "District"

Historic significance - importance for which a property has been evaluated and found to meet designation criteria

Integrity - authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period

Italianate style - a style inspired by the villas and manors of Renaissance northern Italy. Squarish in plan and somewhat formal, Italianate houses were well suited for suburban building lots and were extremely popular in the mid-19<sup>th</sup> Century

Key contributing (resource) - a building, site, structure, or object that has such a high level of historic significance that it could be individually designated without being a part of an historic district designation

Mansard roof - a roof of two pitches on all four (or more) sides of the house, the outer slope quite steep and the inner gently sloped. Named for the French architect Francois Mansart, it is typical of the American Second Empire style

Moderne style - (Art Moderne, Streamline Moderne) - a horizontal and sometimes rounded antihistorical style of the 1920's and 1930's that attempts to look streamlined. Frequently includes Art Deco elements

National Historic Landmark – a historic property evaluated and found to have significance at the national level and designated as such by the Secretary of the Interior

National Historic Preservation Act, as amended – 1966 legislation establishing the National Register of Historic Places and extending the national historic preservation programs to properties of state and local significance

National Register – short for the National Register of Historic Places - official federal list of districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering and culture

Noncontributing (resource) – a building, site, structure, or object that does not add to the historic significance of a district

Notification – the process through which property owners, public officials, and the general public are notified of nominations for designation of historic properties

Period of significance – span of time in which a property attained the significance for which it meets designation criteria

Preservation planning – series of activities through which goals, priorities, and strategies for identification, evaluation, registration and protection of historic properties are developed

Public notice – notification made through a public notice in a local newspaper

Pyramical roof – a hipped roof of four roughly equal sides meeting at the top in a pyramid

Queen Anne style – in the United States, a flamboyant interpretation in wood of the earlier English Queen Anne style; popular with the general public from about 1880 through 1910

Renaissance revival – design recalling the Italian Renaissance architecture of the 15<sup>th</sup> Century; In the United States, there were two periods in which this style was popular: 1840-60 and 1880-1935.

Resource – any building, structure, site or object that is part of or constitutes a historic property

Romanesque Revival style – inspired by the Romanesque architecture of southeastern France; Richardsonian Romanesque style – a heavy masonry style advanced by H.H. Richardson (1838-1886) in the Romanesque style

Second Empire style – eclectic Victorian style derived from the French architecture associated with Napoleon’s Second Empire (1852-1870). Often elaborate and ornate, it is most noted for the Mansard roof

Setting – quality of integrity applying to the physical environment of a historic property

Side-gabled – having the house entry and an eave side facing the street, with gables at the ends

Significance – importance of a historic property as defined by the National Register criteria

Site – location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure

State Historic Preservation Office – office in State or territorial government that administers the preservation programs under the National Historic Preservation Act

State Preservation Plan – document that sets forth the process by which a state develops goals, priorities and strategies for preservation planning officials

Stick style – a style of wood construction that appeared after the Civil War, designed to suggest the wood framework beneath. Vertical, horizontal and diagonal flat boards organize the exterior elevations by outlining panels of various siding textures. “Sticks” were also used to decorate gables, porch supports and brackets.

Structure – a functional construction made for purposes other than creating a shelter, such as a bridge

Theme – a trend or pattern in history or prehistory relating to a particular aspect of cultural development, such as dairy farming or silver mining; a local example would be the early Dutch stone houses

Tudor revival style – a masonry or stucco style that recalls the English architecture of the Tudor period (1485 – 1588), featuring steep roofs, cross gables, and massive chimneys

Vernacular style – architecture based on traditional regional or ethnic forms, not involving an architect or trained designer

Victorian – any of the styles built roughly during the reign of Queen Victoria (1837-1901)

Workmanship – quality of integrity applying to the physical evidence of the crafts of a particular culture, people or artisan

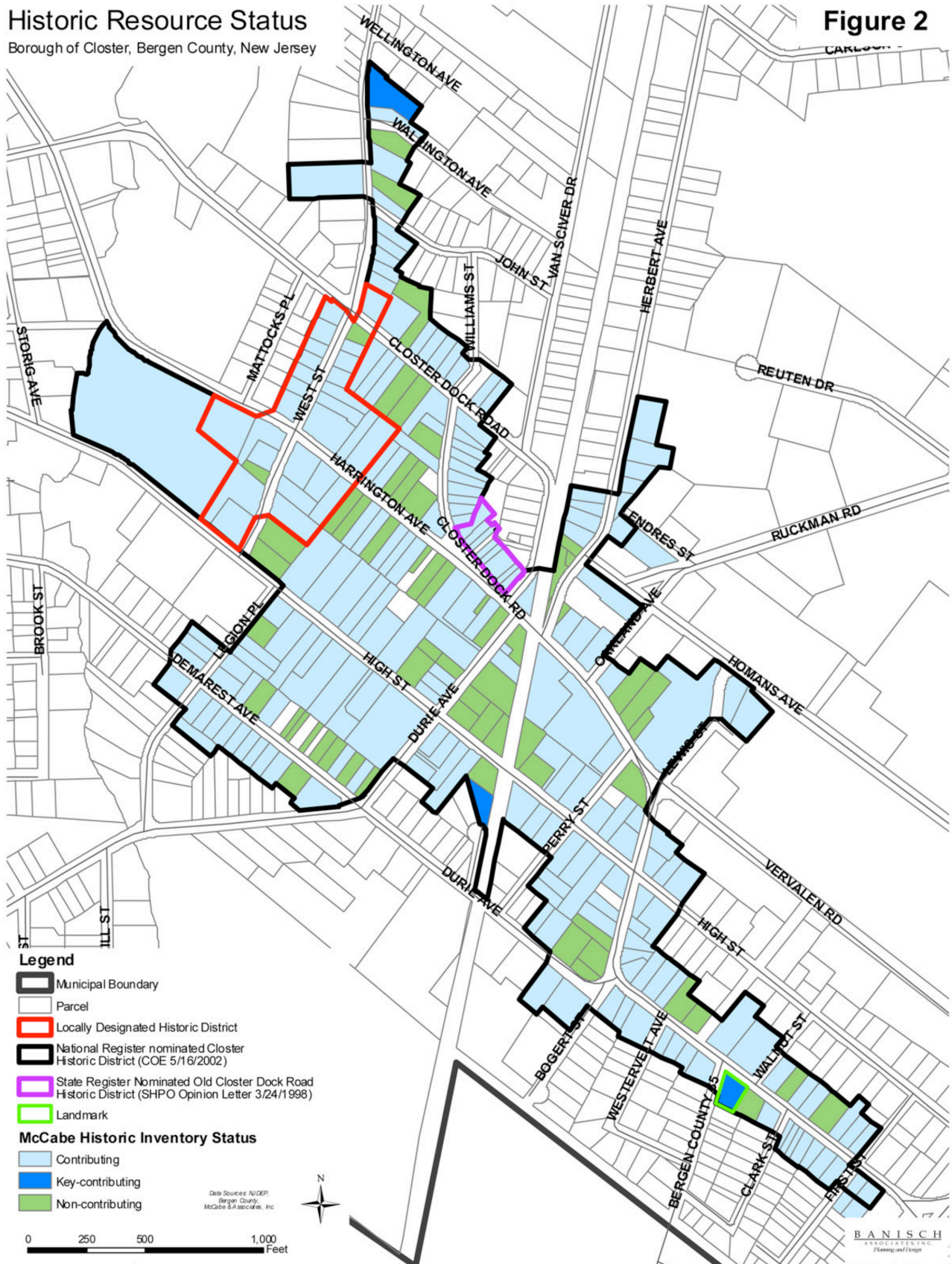


SOURCES: Foster, Gerald, *American Houses: A Field Guide to the Architecture of the Home*. (2004);  
Drew University Continuing Education Program, "An Introduction to Historic Preservation,"  
Glossary of National Register Terms (2007)



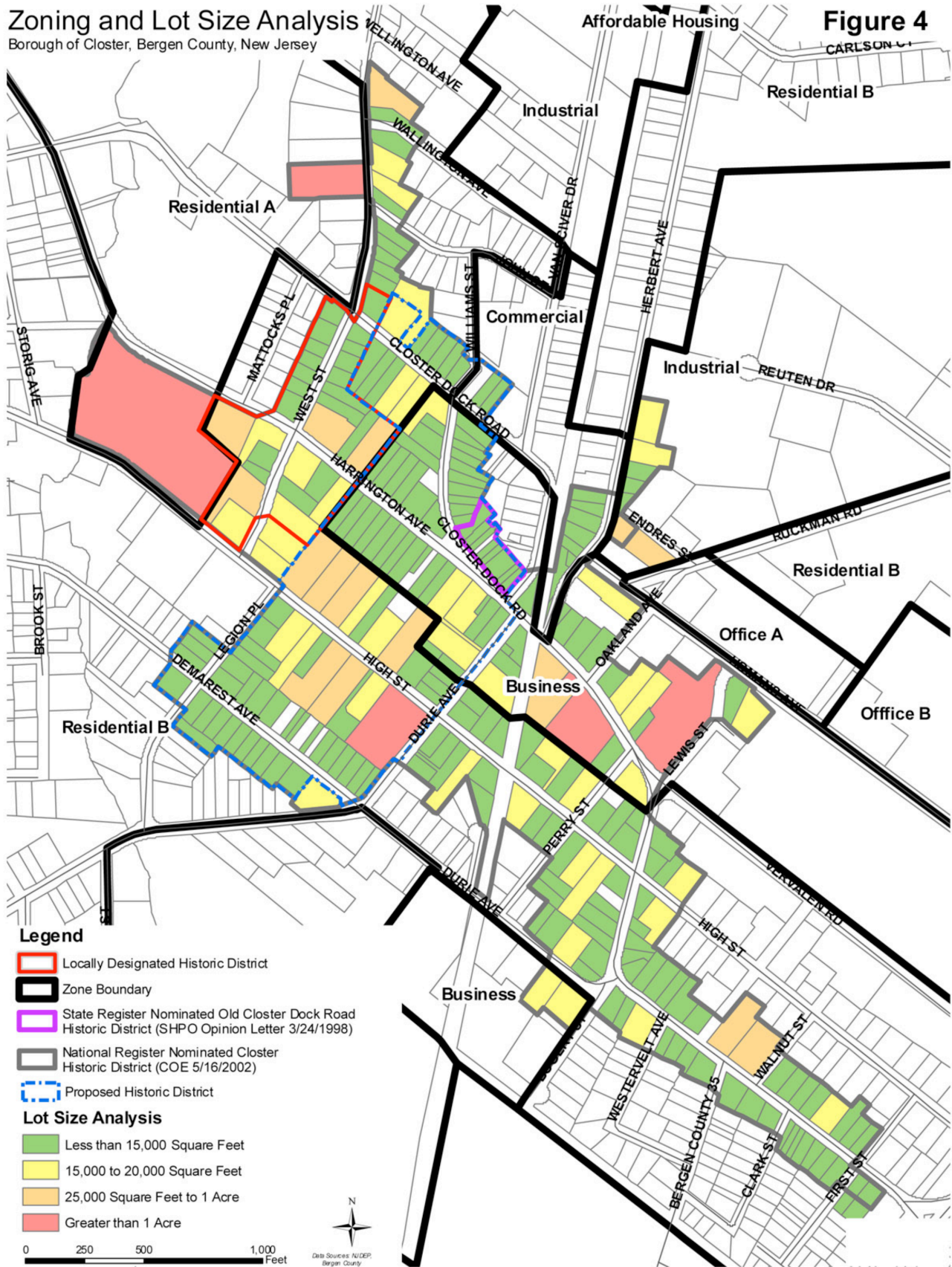
**Historic Resource Status**  
 Borough of Closter, Bergen County, New Jersey

**Figure 2**



**Zoning and Lot Size Analysis**  
 Borough of Closter, Bergen County, New Jersey

**Figure 4**



Proposed Expansion of Local Historic District

Figure 4

Borough of Closter, Bergen County, New Jersey

Legend

- Locally Designated Historic District
- Proposed Expansion of Local Historic District
- National Register Nominated Closter Historic District (COE 5/16/2002)
- State Register Nominated Old Closter Dock Road Historic District (SHPO Opinion Letter 3/24/1998)
- Landmark
- Parcel
- Municipal Boundary

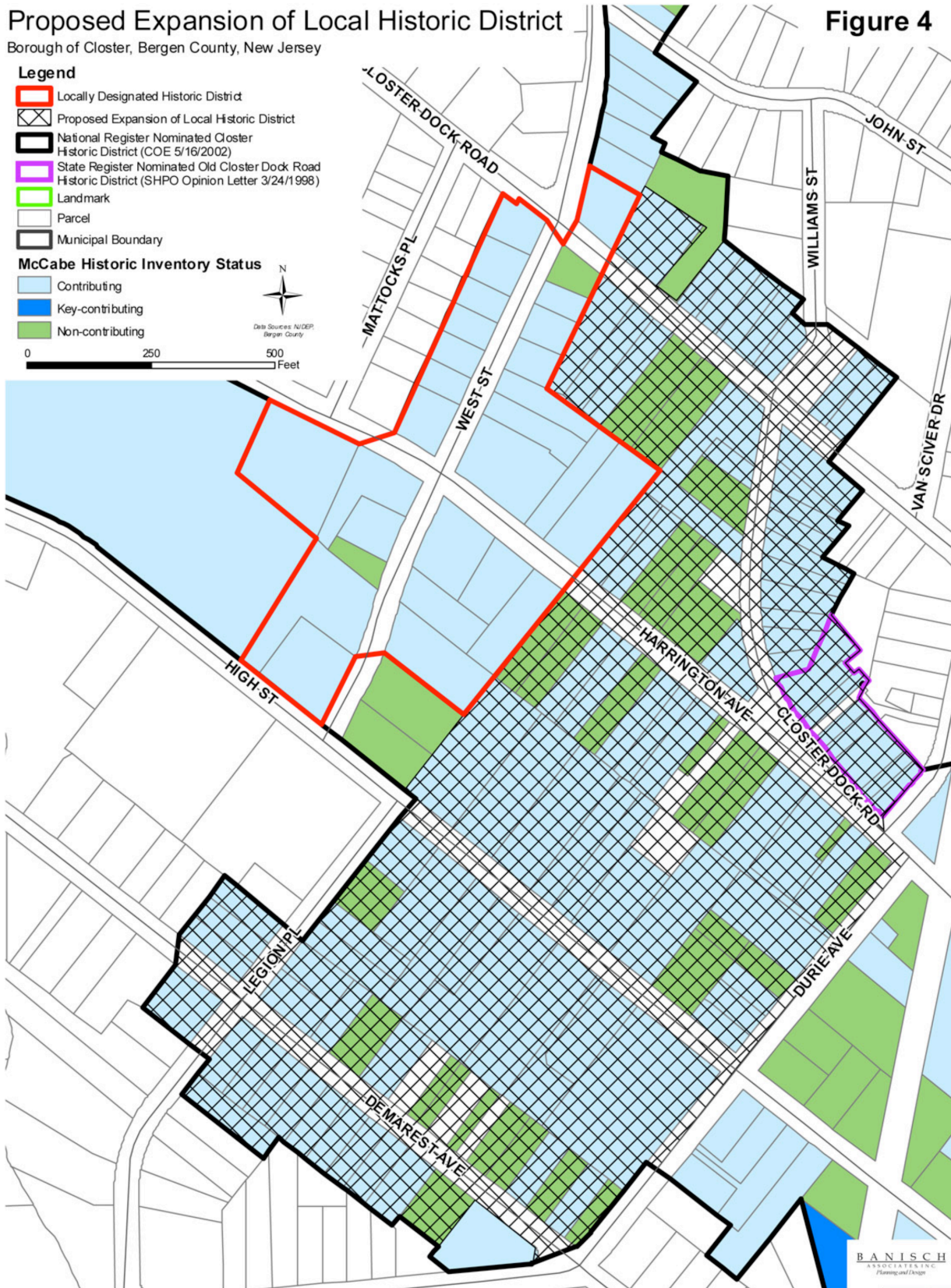
McCabe Historic Inventory Status

- Contributing
- Key-contributing
- Non-contributing



Data Sources: NJDEP  
Bergen County

0 250 500  
Feet



BANISCH  
ASSOCIATES INC.  
Planning and Design

Proposed Expansion of Local Historic District

Borough of Closter, Bergen County, New Jersey

Figure 5

