

MAHWAH HISTORIC PRESERVATION COMMISSION

February 1, 2016 Agenda-revised 1.19.16

Roll Call	Present	Absent	Excused
Barbara Shanley, Chair			
Jack Bolan			
Randall Brewster			
Reshmee Cuman			
Carol Greene, Historian			
Deborah Grob			
Anne Powley			
Gus Vasiliadis			
Ronald Wohlberg			
Karen Fasouletos, Alternate II			
Yvonne Beatrice, Alternate I			

Flag Salute:

Sunshine Statement Read by Secretary:

Public Session: Mr. James E. Jaworski, Esq., Mr. Tibor Latinscics, Engineer, Conklin Associates

Legal:

Minutes: HPC January 11, 2016 minutes

Chair's Report:

Mahwah Heritage Awards: Darlington Schoolhouse (NYNJTC) January 21, 2016 presentation report

Quackenbush Barn Repair: Contractor: Frame 2 Finish

Darlington Schoolhouse: Replacement of RVR Culvert Over Darlington Brook, Application for Project Authorization #14-1624

Apple Ridge Development: Stream Restoration File#0200-14-0007.1 Arch. Survey Report

Committee Reports:

Winters Farmhouse: Mrs. Shanley, Mrs. Greene

Quackenbush Barn: Mrs. Powley, Mr. Wohlberg, Mrs. Shanley (Eagle Scout, Michael Delcher)

Glasgow Outhouse: Mr. Wohlberg, Mrs. Shanley

Mahwah Museum Liaison: Mrs. Greene

MHPC Sign and Sites Brochure: Mrs. Powley, Mrs. Grob

Bergen County Division of Cultural & Historic Affairs 2016 History Grant: Mrs. Powley

Carmelite Retreat: Mrs. Greene, Mrs. Shanley

HPC Facebook Page: Mrs. Cuman and Mrs. Fasouletos

Applications:

None at this time.

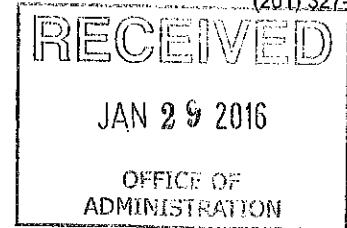
NJDEP:

None at this time.

New Business:

This agenda is subject to change

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446



Mahwah Historic Preservation Committee
Mahwah Township Hall
475 Corporate Drive
Mahwah, NJ, 07430

January 28, 2016

Re; Winter Farmhouse

Dear Ladies & Gentleman,

Among the challenges associated with the Winter Farmhouse is that in its current state it serves no real function. When something does not have a function, it is not valued and is allowed to slide into disrepair. Conklin Associates has been retained to investigate a meaningful adaptive reuse of the Winter Farmhouse. The options which we would like to discuss with the HPC include the following;

- 1) **Relocation;** The NY/NJ Trail Conference (TC), the occupant and 50% owner of the Darlington School House (DSH) is in need of a Toolshed for their extensive equipment. In the 1800's there used to be a workers village of homes adjacent to the DSH along Chicken Run. If the TC is interested in the adaptive meaningful reuse of the structure, would the HPC be receptive to the relocation of the Winter Farmhouse to the DSH. Please consider the following;
 - A) Meaningful use.
 - B) Historical compatibility.
 - C) Good public access with adjacent parking.
 - D) Community focal point of the DSH.
 - E) The location on public land would address the insurance and liability issues.

Challenges & Details;

- a. Is it possible to relocate?
- b. Expense?
- c. Would be on Bergen County Parkland adjacent to the DSH with an easement in favor of the TC.
- d. Would be a Green Acres Encumbrance. Need their approval.
- e. Wetlands buffer waiver.
- f. SHPO review?
- g. Highlands Waiver.
- h. Building Permits.
- i. Legal & Regulatory hoops and hurdles.
- j. Partnership with HPC, TC and Bergen County Parks.

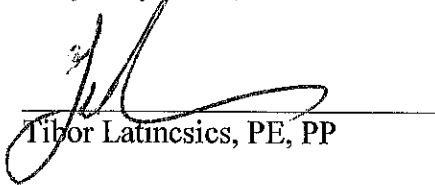
- 2) **Gatehouse;** At one time there was discussion among Ramapo Preserve residents as to making Farmstead Lane & Weathervane Way private roads and a Private Gated Community. Concept stalled due to lack of follow-up. Needs to be investigated if there is still interest in this concept, the Winter Farmhouse could serve as a "Gate House". See attached Draft Letter.

Challenges & Details;

- a. Community consensus on a Gated Community.
 - b. Property value increase versus short and long term expenses.
 - c. Winter Home would need to be renovated.
 - d. Would the Homeowners Association bear the long term maintenance and tax expense.
 - e. A Minor Subdivision a creating a 6000 SF lot about the Gatehouse leaving a conforming 80,000 SF for the Mother Lot 50.01. Variances justified by Historical Preservation.
- 3) **Accessory Structure;** The last alternative would the use of the structure as an accessory use to a new home on Lot 50.01. with a powderroom and kitchenette.

I am available for questions and discussion at 201-327-0443 or Tibor@conklinassocaites.com.

Very truly yours,



Tibor Latincsics, PE, PP

cc: Provance Builders, LLC
James Jaworski;

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

January 28, 2016

Mr. Edward Goodell
Executive Director
NY/NJ Trail Conference
Darlington School House
600 Ramapo Valley Road
Mahwah, NJ, 07430

Re; Tool House
Winter Farmhouse

Dear Ed,

This is my understanding that the NY/NJ Trail Conference is in need of and seeking a Tool House to store their equipment in close proximity to the headquarters at the Darlington Schoolhouse (DSH). My client Provance Builders, LLC is the owner of the Winter Farmhouse, another Historic Building on Ramapo Valley Road. Photographs of the 970 SF structure are attached. Provance is seeking for an appropriate use of the structure and to relocate it to a suitable location consistent with its history. Relocation of the Winter Farmhouse in proximity to the DSH along Chicken Run in the general locale of the former workers village for use as a tool house may be a "Win-Win". I would add that due to Historic, Environmental and Highlands restrictions locating a modern structure in proximity to the DSH would be an extreme challenge. The historic Winter Farmhouse may have "Legs"

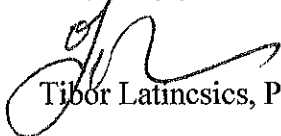
Challenges & Details;

- 1) Any plan would be subject to approval by the Mahwah Historic Preservation Committee and ultimately the Mahwah Planning Board due to deed restrictions which run with the Farmhouse.
- 2) I suspect the State Historic Preservation Office would need to approve the relocation.
- 3) Would require approval by Bergen County Parks and an easement in favor of the Trail Conference for operation and maintenance of the Tool House.
- 4) Green Acres Encumbrance issues?
- 5) Highlands Exemption?
- 6) Wetlands Transition Area Waiver.
- 7) Provance Builders would upgrade the exterior of the structure and relocate it.

- 8) I expect that Mahwah Township would request a commitment from the Trail Conference to properly maintain the structure.
- 9) Building Permits?
- 10) Who extends utilities?
- 11) Coordination of the relocation with when the Trail Conference has a crane on site for the Trakas Bridge would be prudent.
- 12) The location has to be such that it would not conflict with a possible future entrance to Ramapo Reservation. It may need to be located between Chicken Run and Ramapo Valley Road.
- 13) A field stone crawl space foundation would be appropriate. With all the rock wall work projected for the DSH, if Provance performed the excavation, would the Trail Conference construct the field stone & mortar foundation?

A pretty good list of challenges, many of which would be required for any sort of toolhouse beyond a 10'x10' shed. Please contact me if there is an interest in this opportunity.

Very truly yours



Tibor Latincsics, PE,PP

cc; Provance Builders, LLC
Mahwah Historic Preservation Committee
James Jaworski, Esq.

CONKLIN ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
P.O. BOX 282
29 CHURCH STREET, RAMSEY, NJ 07446

DRAFT LETTER

January 26, 2016

Mr. Chris Howard
7 Farmstead Road
Mahwah, NJ 07430

Mr. Ilija Pavlovic
11 Weathervane Court
Mahwah, NJ 07430

Mr. & Mrs. Jonathan Selman
15 Farmstead Road
Mahwah, NJ 07430

Mr. William Borra
10 Weathervane Court
Mahwah, NJ 07430

Mr. Frank Cerisano
10 Farmstead Road
Mahwah, NJ 07430

Mr. & Mrs. Vallabhaneni
4 Weathervane Court
Mahwah, NJ 07430

Happy New Year to All!

Conklin Associates has been retained to investigate the adaptive reuse of the Historic Winter Farmhouse at the intersection of Farmstead Lane and Ramapo Valley Road. Among the challenges with the farmhouse is that in its current condition it serves no real purpose or function. When something does not have a function it is not valued and is allowed to slide into disrepair.

At one time there was discussion among Ramapo Preserve residents as to making Farmstead Lane & Weathervane Court private roads and a Private Gated Community. If there was still interest in this concept, the Winter Farmhouse could serve as a "Gate House".

Threshold Challenges & Details;

- a) Community consensus on a Gated Community?
- b) Property value increase versus short and long term expenses of roadway maintenance?
- c) Winter Home would be renovated by Provance Builders, LLC.
- d) Would the Homeowners Association bear the long term maintenance and tax expense?
- e) A Minor Subdivision creating a 6000 SF lot about the Gatehouse leaving a conforming 80,000 SF for Lot 50.01. Variances for the Historic Farmhouse would be justified by Historical Preservation.

I am available to discuss this matter at 201-327-0443 or tibor@conklinassociates.com.

Very truly yours,

DRAFT

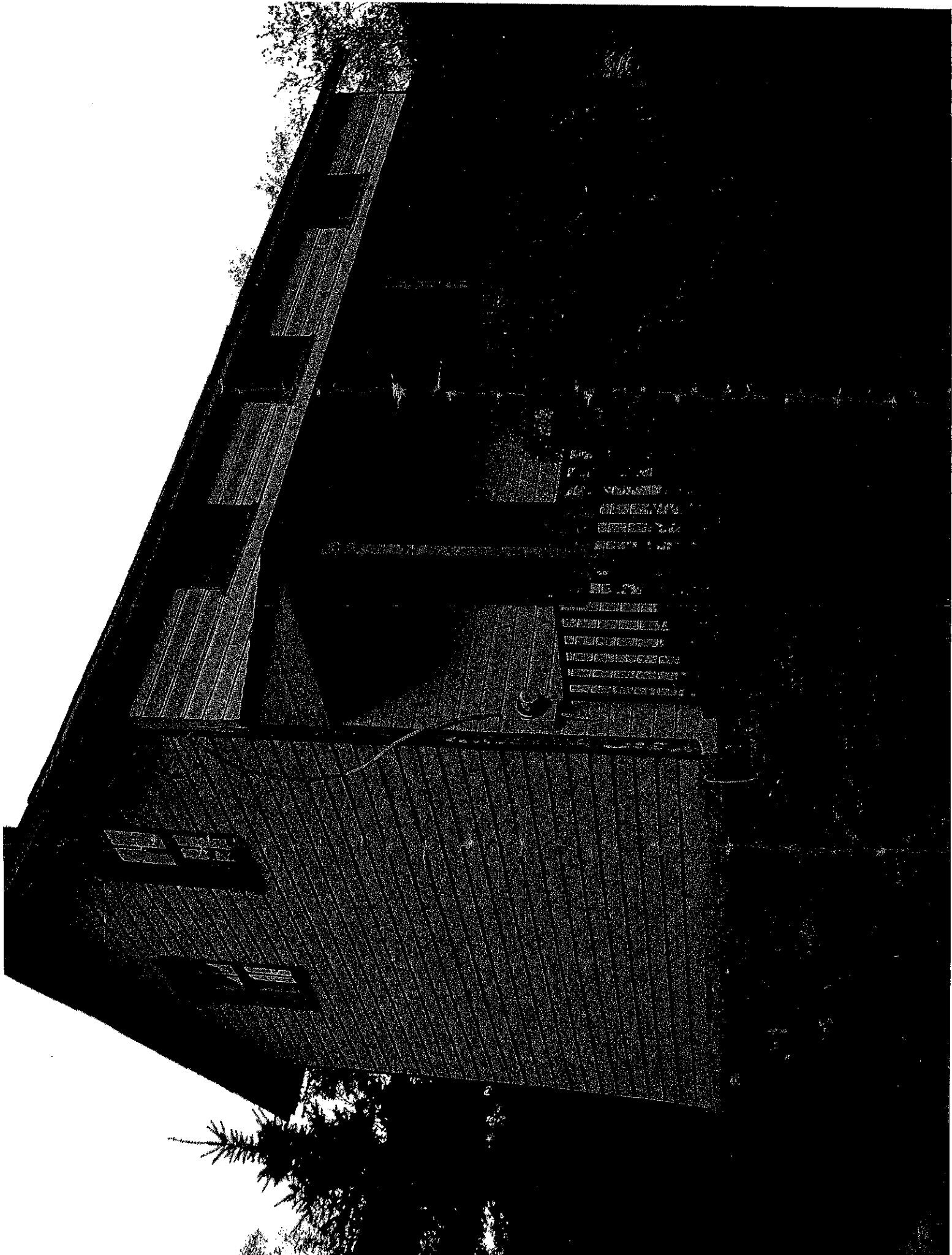
Tibor Latincics, PE, PP

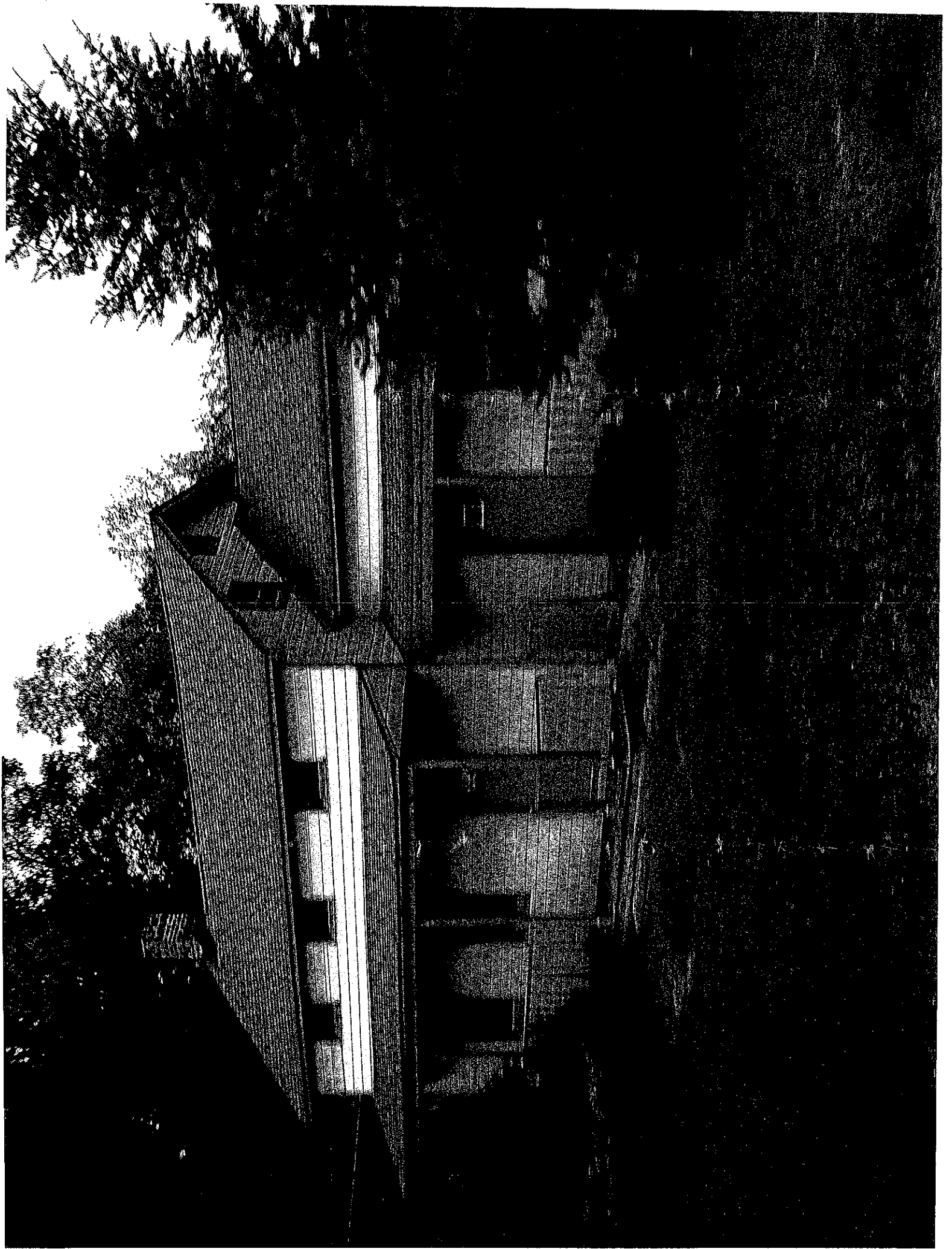
cc: Provance Builders, LLC
James Jaworski, Esq.

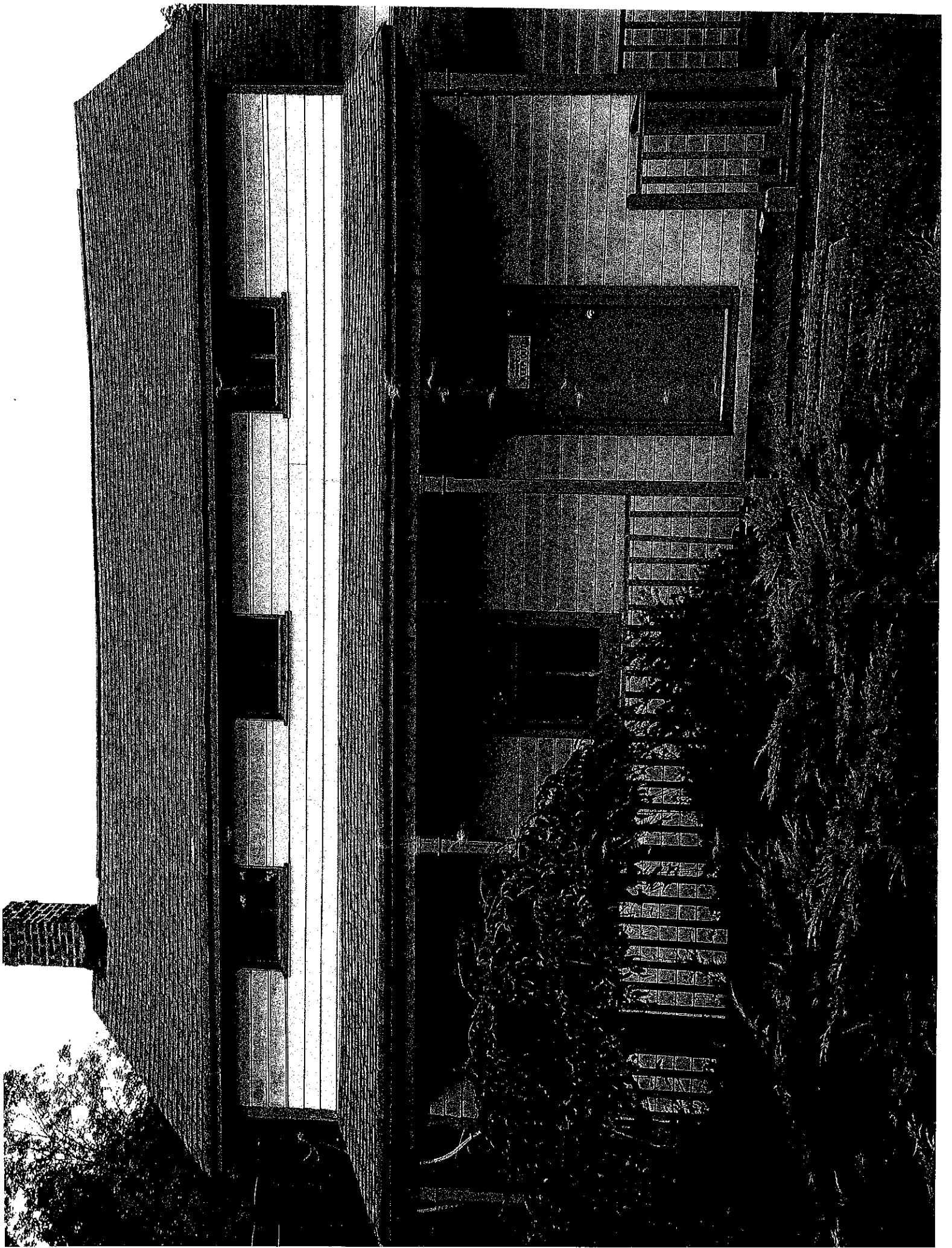
THE WINTER FARMHOUSE

c. 1844

Thomas Winter (b. 1820) built this home on family land c. 1844. The style is "vernacular" with some Greek Revival influences, common to the era. Winter married twice and had ten children from 1844 to 1874. This rare, 970 sq. ft. structure typifies the frugal use of space in early rural Mahwah. The family worked their crop fields up the hills to the east, and a large animal barn and sheds stood 100' to the northeast. The Winter family purchased land from the Ramapo Patent in the 1790s and remained prominent in Mahwah as entrepreneurs, dairymen, storekeepers and tradesmen until the 1940s.









Project #: 15-1366-3
HPO-A2016-149

State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES

HISTORIC PRESERVATION OFFICE

P.O. Box 420

Trenton, NJ 08625-0420

TEL. (609) 984-0176 FAX (609) 984-0578

CHRIS CHRISTIE
Governor

BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

January 25, 2016

MEMORANDUM

TO: Stacey MacEwan, Project Review Officer
Division of Land Use Regulation

FROM: Daniel D. Saunders, Administrator
Historic Preservation Office

SUBJECT: Bergen County, Upper Saddle River Borough & Mahwah Township
Apple Ridge Development and Stream Restoration
Block 401, Lots 2 & 4; Block 127, Lots 1, 3, 4, 5, 6, & 7
DLUR File #0200-14-0007.1

Thank you for providing the Historic Preservation Office (HPO) with the opportunity for review and comment on the potential for the above-referenced project to affect historic and archaeological resources. These comments are in response to the following archaeological survey reports received by the HPO on December 16, 2015:

White, Sharon D. and Laura Cushman

September 16, 2014 *Phase IA Historical and Archaeological Survey, Estates at Apple Ridge, Block 127, Lots 1 and 3-7, Mahwah Township, Bergen County, New Jersey.* Prepared for Apple Ridge Parent, LLC, Florham Park, NJ. Prepared by, Richard Grubb & Associates, Inc., Cranbury, NJ.

White, Sharon D. and Lynn Alpert

October 17, 2014 *Phase IB Archaeological Survey, Estates at Apple Ridge, Block 127, Lots 1 and 3-7, Mahwah Township, Bergen County, New Jersey.* Prepared for Apple Ridge Parent, LLC, Florham Park, NJ. Prepared by, Richard Grubb & Associates, Inc., Cranbury, NJ.

White, Sharon D. and Laura Cushman

September 16, 2014 *Phase IA Historical and Archaeological Survey, Village at Pleasant Brook, Block 401, Lots 1, 2, & 4, Borough of Upper Saddle River, Bergen County, New Jersey.* Prepared for Apple Ridge Parent, LLC, Florham Park, NJ. Prepared by, Richard Grubb & Associates, Inc., Cranbury, NJ.

White, Sharon D. and Lynn Alpert

October 28, 2014

Phase IB Archaeological Survey, Village at Pleasant Brook, Block 401, Lots 1, 2, & 4, Borough of Upper Saddle River, Bergen County, New Jersey.
Prepared for Apple Ridge Parent, LLC, Florham Park, NJ. Prepared by,
Richard Grubb & Associates, Inc., Cranbury, NJ.

The HPO has reviewed the four above-referenced cultural resource reports and determined that the level of Phase I archaeological testing completed for this project is not sufficient to determine the presence and significance of historic and archaeological resources within the area of potential effects (APE). The HPO is unable to provide final comment at this time due to the need for additional testing and clarification on survey methodologies and findings. Specifically, the following issues must be addressed and a revised copy of the report, incorporating the revisions within the main body of the report, must be submitted to the HPO:

1. Additional testing is needed throughout the APE. Specifically, all areas of ground disturbance should be tested, and testing intervals should be stratified based on the archaeological sensitivity determination.

The HPO's *Guidelines for Phase I Archaeological Investigations: Identification of Archaeological Resources* specify that an average of 17 shovel test pits (STPs) should be excavated per acre within a project's APE. The project area covering both Mahwah Township and Upper Saddle River Borough is over 100 acres, indicating that close to 1700 STPs should have been excavated. However, the above-referenced reports state a total of 298 STPs were completed in select portions of the APE. The entire area of potential ground disturbance, from both construction activities and stream restoration, needs to be addressed and surveyed through Phase I testing. Areas excluded from testing must be clearly delineated and mapped, and reasons for excluding areas must be clearly stated. While the reports explain that areas within 150 feet of Pleasant Brook were not tested due to a wetlands buffer, further explanation is needed as to why significantly fewer STPs were excavated.

Please note all portions of the APE, including areas of medium and low sensitivity, need to be subjected to a shovel testing protocol to provide scientifically duplicable evidence of the environmental conditions as well as identify any potentially buried cultural deposits. The current Phase I survey only identified and investigated areas of areas of high sensitivity for historic and prehistoric resources. However, the entire APE should be stratified into areas of high, medium, and low sensitivity for archaeological resources and tested accordingly. That is, investigations should be most intensive in high potential areas and least intensive in low potential areas. When assigning sensitivity, please ensure that portions of the APE within 500 feet of waterways are considered high sensitivity for containing Native American archaeological resources. Additionally, any area of the APE within 300 feet of historic roadways (E. Crescent Avenue) has the potential to contain historic resources.

Consequently, to determine which areas of the project require additional survey please identify and map all areas of high, moderate, and low sensitivity throughout the APE. Ensure that testing is completed in all areas of ground disturbance and is stratified based on the sensitivity determination. Any areas excluded from testing should be fully explained and visually represented.

2. More information and documentation is needed on the Apple Ridge Golf Course, designed by prolific golf course designer Hal C. Purdy in the 1960s. Specifically, an intensive level architectural survey form is needed to assess the National Register eligibility of the golf course. Please provide more information about the design of the golf course, within the context of golf course design after World War II and Hal C. Purdy's other designs. In addition, the course should be assessed within its historic context as part of the post-WWII development of the area from agrarian to suburban in nature.
3. The findings of Phase I study throughout the 100 acre project area should be considered holistically. The portions of the APE in Mahwah Township and Upper Saddle River Borough appear to have been surveyed as the same time; however, the two sides of the project are treated as separate undertakings and reported separately (in different reports). To better understand the Native American and historic occupation at this location, the findings from each study should be considered holistically and not divorced from each other. Also please note that having multiple, separate survey reports for the same project area greatly increases the amount of time required to review the survey reports. If possible, please document the findings of archaeological survey, including the additional testing detailed above, in one comprehensive revised Phase I report.

Additional Comments

Thank you again for providing this opportunity for review and comment on the potential for this project to affect historic and archaeological resources. The HPO looks forward to receiving the results of the additional archaeological survey and reporting discussed above. Please reference the HPO project number 15-1366 in any future calls, emails, submissions, or written correspondence to help expedite your review and response. If you have any questions, please do not hesitate to contact Deirdre Kelleher of my staff at (609-292-1913).

D.D.S.

Cc: Mahwah Historic Preservation Commission
Sharon D. White, Richard Grubb & Associates, Inc.
Charles Thomas, Bowman Consulting Group, Ltd.



HPO Project Number 14-1624-5
HPO- A2016-225

State of New Jersey

MAIL CODE 501-04B

DEPARTMENT OF ENVIRONMENTAL PROTECTION

CHRIS CHRISTIE
Governor

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BOB MARTIN
Commissioner

KIM GUADAGNO
Lt. Governor

January 22, 2016

Henry Fox
KSE Engineers, P.C.
494 Broad Street
4th Floor
Newark, New Jersey 07102

**RE: Bergen County, Township of Mahwah
Replacement of Ramapo Valley Road Culvert over Darlington Brook
Darlington Schoolhouse (SR 12/20/2007)
New Jersey Register of Historic Places Act
Application for Project Authorization
HPO Project # 14-1624**

Dear Mr. Fox:

Thank you for your application for the Replacement of Ramapo Valley Road Culvert over Darlington Brook. The application was technically and professionally complete and sufficient pursuant to N.J.A.C. 7:4-7.1 on January 19, 2016 with the submission of additional information. The project, as presented in your application, is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties—Rehabilitation in regards to the Darlington Schoolhouse. Therefore, pursuant to N.J.A.C. 7:4-7.4(d) the project does **not constitute an encroachment** and does not require further review under the New Jersey Register of Historic Places Act.

Please note that this letter only authorizes this project pursuant to the New Jersey Register of Historic Places Act. Additionally, the HPO is reviewing the project pursuant to the New Jersey Department of Environmental Protection - Bureau of Land Use Regulation (LUR) under Fresh Water Wetlands Rules. The Freshwater Wetlands rules consider historic resources more broadly than the New Jersey Register of Historic Places Act. Any conditions concerning historic

resources and this project pursuant to LUR will be addressed through your Fresh Water Wetlands Permit.

Thank you for your consideration in this matter. If you have any questions regarding this letter please contact Michelle Hughes at (609) 984-6018. If additional consultation with the HPO is needed for this undertaking, please reference the HPO project number 14-1624 in any future calls, emails, or written correspondence to help expedite your review and response.

Sincerely,



Daniel D. Saunders
Administrator

CC: Rebecca Grike, LUR
Ed Goodell, NY-NJ Trail Conference
Barbara Shanley, Mahwah Historic Preservation Conference
Joseph Femia, Bergen County Engineer