State Register Act Application With Alternatives Analysis

Zabriskie-Schedler Property – Park Project

Rehabilitation of the Property According to the Secretary of Interior Standards, For New Construction (36 CFR Part 67)

HPO Project No. 20-0608-18z

"John A.L. Zabriskie House"

NJ State Register of Historic Places

National Register of Historic Places

11/12/2019

Certificate of Eligibility (COE)

05/02/2014

16 February 2024 Revised 14 May 2024

Applicant: Village of Ridgewood Bergen County, NJ





Table of Contents

Cover Letter fron	n Village Manager Keith Kazmark1			
Project Introduct	ion9			
Letter from Mayo	or Paul Vagianos13			
State Register A	ct Application Form67			
Alternatives Anal	ysis86			
Select Photos of	John A.L. Zabriskie House97			
New Jersey Histo	oric Trust Project Website Excerpt100			
Village of Ridgev	vood Website Project Page102			
Zabriskie-Schedl	er Park Timeline – 2003 to 2023104			
Zabriskie-Schedl	er Property Park Development Plan106			
<u>Appendices</u>				
Appendix 1:	Vitae of Persons Involved in Preparing the Application - Mayor Paul Vagianos - Councilmember Siobhan Winograd - Keith Kazmark, Village Manager - Heather Mailander, Village Clerk - Christopher Rutishauser, PE, Village Engineer - Matthew Rogers, Esq, Village Attorney - Peter Primavera, Project Consultant - Consultants: Ross H. Komura, LLA, Suburban Consulting Engineers, Inc.			
Appendix 2:	All Letters from Code Officials or Others with Jurisdiction in which they have presented a position or recommendation regarding the Project			
Appendix 3:	All Comments Received from Interested Parties including Municipal Historic Preservation Commissions, Historical Societies, and/or Organizations that have a Statewide Interest in the Protection and Preservation of Cultural Resources – Removed from application per SHPO review letter dated March 22, 2024			
Appendix 4:	Village Council Resolution with Concept Plan			
Appendix 5:	Streetscape Profile of the Site Design from West Saddle River Road looking West			
Appendix 6:	Preliminary Grading Plan			
Appendix 7:	Concept Landscape Plan			

John A.L. Zabriskie House: Note: It was nominated as a house, not site or property. NJ State Register of Historic Places, 11/14/2019 National Register of Historic Places, 11/22/2019 Appendix 9: Significance Statement from the NJ Historic Trust Village Project Timeline Appendix 10: Appendix 11: "Phase IB Archeological Survey" report including Ground-Penetrating Radar, and Metal Detecting Survey with Historic Maps and Photos prepared by Richard Grubb & Associates, dated December 2023 Field Results and Email Correspondence "Work Plan, Phase II Archaeological Survey, John A.L. Zabriskie House" prepared by Richard Grubb & Associates dated December 22, 2023 Appendix 12: Phase IA Archaeological Assessment Report prepared by Hunter Research, dated February 2019 Appendix 13: Chart Describing Community Use and Need for Athletic Fields Appendix 14: Map Showing Location of Other Athletic Fields in Town Videos of Two Drone Flyovers of the Site and Two Recent Flyovers of Flooded Appendix 15: Field in the Village Submitted Flash Drive with Video Files in Initial **Application** Appendix 16: Two Historic Preservation Office Letters and Keith Kazmark's Responses – Removed from application per SHPO review letter dated March 22, 2024 Appendix 17: Support Letters – Removed from application per SHPO review letter dated March 22, 2024 Appendix 18: Village's Project Budget and Funds Expended to Date Appendix 19: Statement About No Wetlands from Village Engineer Appendix 20: OPRA Requests – Removed from application per SHPO review letter dated March 22, 2024 Appendix 21: Turf Justification Precedent for Turf Fields at Historic Sites Appendix 22: Including Appellate Decision: Hawthorne v. County of Passaic Appendix 23: Sports Use Numbers (2021-2022) Note: The Existing Fields were not Usable Appendix 24: 200' Property Owner List Appendix 25: Tree Removal Plan and Tree Count

National Register Nomination

Appendix 8:

Appendix 26: Maresca, NJ HPO Analysis of Revolutionary War

- https://www.revolutionarywarnewjersey.com/new jersey revolutionary war sites/counties/bergen county revolutionary war sites.htm

Appendix 27: Description of How Secretary of Interior Standards is Followed

- Rehabilitation

- Restoration of the House

Appendix 28: Opposition Communications

- Opposition Petition

- Sample of Letters from Opponents that were sent to the Village of

Ridgewood

Email to Ms. Lima and Ms. Hone

- Response

George Wright Letter

Appendix 29: Site Topographic Map with 1-foot Contours

Appendix 30: List of Turf Fields in Union County Parks

Appendix 31: Village of Ridgewood Boys Lacrosse Booster Board Letter regarding Field

Usability

Appendix 32: 2008 Adopted Concept Plan

Appendix 33: 2015 Adopted Concept Plan

Appendix 34: 2017 Adopted Concept Plan

Appendix 35: Letter from Kyle + McManus Associates regarding Affordable Housing Analysis

Appendix 36: Published Articles regarding Sports Field Management and Biography

Appendix 37: Independent Assessment of Existing Fields and Project Needs

COVER LETTER FROM VILLAGE MANAGER KEITH KAZMARK



Keith Kazmark

Village Manager Manager's Office 201-670-5500 x2202 kkazmark@ridgewoodnj.net

May 14, 2024

Kate Marcopul, Ph.D. Historic Preservation Office Department of Environmental Protection State of New Jersey 501 E. State Street, Trenton, NJ 08609

Re: Application for Authorization under the State Register Act John A.L. Zabriskie House (SR/NR) Zabriskie-Schedler Property – Park Project Village of Ridgewood, Bergen County, NJ

Dear Dr. Marcopul:

In response to the letter dated March 22, 2024, from Jennifer Leynes, Program Specialist 3 in your office, please find the revised application for project authorization (Application) pursuant to the New Jersey Register of Historic Places Act (NJRHPA) for the above-referenced proposed project.

The Village again desires a special meeting of the Historic Sites Council for this application to be heard.

Should you have any questions or need any additional information, please advise.

Best Regards,

Keith Kazmark Village Manager cc: Village Council
Matthew Rogers, Esq., Village Attorney
Peter Primavera, Peter Primavera Partners, LLC
Richard Grubb, Richard Grubb & Associates, Inc.
Bergen County Division of Cultural and Historic Affairs
Ridgewood Historical Society
Ridgewood Historic Preservation Commission
Preservation New Jersey
Friends of Historic Zabriskie-Schedler House
Friends of Schedler
Crossroads of the American Revolution
Capt. Abraham Godwin Chapter NJ Society, Sons of the American Revolution

Enclosures: State Register Act Application including Appendices Project Concept Plans Drone Videos



Flooding of Maple Field on December 18, 2023



Flooding of Ridgewood High School Stadium Field

New Jersey Department of Environmental Protection State Historic Preservation Office PO Box 420 Trenton, New Jersey 08625

Attn: Jennifer B. Leynes, Program Specialist 3

Re.: Village of Ridgewood, County of Bergen, State of New Jersey

Zabriskie-Schedler Property Park Development Plan

Application for Project Authorization

New Jersey Register of Historic Places Act Review

HPO Project #: 20-0608-21,-22, -23

Doc ID#: HPO-C2024-218 File No.: SCE-R13881.012

Dear Ms. Leynes:

The Village of Ridgewood (Village) is in receipt of your letter dated March 22, 2024, regarding the construction of an active and passive park, including a multipurpose turf athletic field, perimeter walking/hiking trail, playground, restroom building, parking, and supplemental landscaping.

Please find enclosed the following revised documents which address your comments:

• Complete list of government units and statewide or local organizations with an interest in historic preservation, as required in Section A.1.d of the Application. The HPO has previously advised the Village that the Friends of Schedler must be included on all applications as a local organization specifically concerned with historic preservation at this location. Based on correspondence received by the HPO to date, the Capt. Abraham Godwin Chapter New Jersey Society, Sons of the American Revolution have also expressed an interest in the preservation of this site and should be included. As indicated in the instructions, the list of organizations included in the application must include addresses.

A complete list of organizations with interest in historic preservation has been included in the list under Section A.1.d. These organizations will also be included in all future correspondence and application submissions.

- Statement of purpose, as required in Section C. Pursuant to N.J.A.C. 7:4-7.2(e)6, the Historic Sites Council shall consider the public benefit of the proposed undertaking in rendering its decision. Therefore, it is imperative that the Application include a clear narrative that describes the project need and how the proposed park development will meet that need, resulting in a public benefit to the community. The Application includes a collection of statements and newspaper articles but lacks a unified, coherent, and cogent statement of purpose for the proposed development. This section must be revised to include a clear statement explaining the need, purpose, and public benefit of the proposed undertaking and include specific data to support these claims. This data should include but is not limited to: the number of existing athletic fields in the Village and the current usage of those fields; the current and projected need for athletic fields in the community, including the number and size based on the sports played and age of participants; and how the development of the proposed new athletic field will address current and projected needs. Some of this data is included in the appendices, but the information is fragmented and incomplete, and in some cases lacks sufficient context for evaluation. For example:
 - The Statement of Purpose includes a newspaper article regarding the flooding of athletic fields used by the Ridgewood schools. However, there is no statement regarding the anticipated users of the new field at the Zabriskie-Schedler House. Will it be used by the schools, local athletic

organizations, or some combination thereof? A clear indication of who the intended users will be is required.

RESPONSE: The Statement of Purpose has been revised to include a clear statement of the project needs and intended users.

Appendix 13 provides data regarding field use for RJFA; however, there is no explanatory information identifying who or what RJFA is, or whether it is the only organization that utilizes athletic fields in the community. How many organizations does the Village anticipate will use these fields? How many participants do these organizations have, and what are their ages? Does the Village have a recreation plan that identifies the facilities needs of the community? If so, the plan should be cited in the narrative and provided as supporting documentation to your Application.

RESPONSE: Additional information regarding existing field users, including Ridgewood Junior Football Association (RJFA), has been submitted as part of the Independent Assessment document (Appendix 37). No specific plan has been prepared to this point; however, heavy usage of the field is anticipated.

 Appendix 14 includes a map of other athletic fields in the Village. The map key is illegible, and the scale is inadequate to convey the intended information. In addition to the map, the Application should include a list of all available athletic fields in the Village and data regarding their usage.

RESPONSE: The Appendix 14 map of all athletic fields owned by the Village and Board of Education has been replaced with a legible version. Additional information regarding the usage of fields has been submitted as part of the Independent Assessment document (Appendix 37).

Appendix 23 provides "Sports Use Numbers" but does not compare the number of games to the number of existing fields. This analysis is needed to understand the project need.

RESPONSE: Additional information regarding existing field users and usage of fields has been submitted as part of the Independent Assessment document (Appendix 37).

The narrative may be supplemented with appendices similar to those referenced above, but they are not a substitute for a narrative statement of purpose.

- An alternatives analysis, as required in Section D. Pursuant to N.J.A.C. 7:4-7.2(e)6, the Historic Sites Council shall consider whether or not feasible and prudent alternatives to the encroachment exist. The alternatives provided lack the level of detail and analysis required for the scale and scope of the proposed park development. For example:
 - Alternative 2 states that "many design alternatives were considered" but provides no detail regarding what these alternatives entailed, whether they met the project need, or what their effects would be on the historic property. This section of the alternatives analysis must include, but is not limited to, the 2008 concept plan; the plan developed in consultation with HPO staff in 2022; and the current design (preferred alternative) with a grass field instead of turf.

RESPONSE: The previous design concepts indicated above have been included in the submission. The alternative analysis has also been revised to include details regarding these concepts.

Alternative 3 simply states "another build site," with no analysis of available locations, the cost
of acquisition and development, or other pertinent information. This alternative must address the
availability of property for purchase, and the presence or absence of existing municipal property
that could be developed for athletic fields.

RESPONSE: The alternative analysis has been revised to include details regarding other build sites.

Additional analysis of the remaining alternatives is also required. In all cases, the analysis of alternatives must be sufficiently detailed and rigorous to permit independent comparative evaluation of the benefits, costs, and environmental risks of the proposed project and each reasonable alternative. This should include a narrative summary of the preferred alternative and justification for its selection.

 Pursuant to N.J.A.C. 7:4-7.1(d)10 and APA Section "Other Information" and "List of all Documents," the draft Phase IB Archaeological survey report by Richard Grubb & Associates, Inc., remains technically deficient (see the archaeological section below).

Additional Comments:

• The Table of Contents indicates that Hunter Research, Connelly & Hickey, and Barton Ross, AIA, were involved in the preparation of the Application; however, none of their resumes were included. Unless these firms were directly involved in the development of the proposed park project (as opposed to the rehabilitation of the Zabriskie-Schedler House, which is a separate undertaking), their names should be removed. If they were involved, then please include their resumes in the revised Application.

RESPONSE: The firms indicated above have been removed from the Table of Contents.

 Appendix 3 is comprised entirely of letters of support for the Village's 2021 grant application to the New Jersey Historic Trust for the rehabilitation of the Zabriskie-Schedler House. The rehabilitation of the house is not the subject of the current application; therefore, these letters are not relevant to the current undertaking.

RESPONSE: Appendix 3 comprising letters of support for the Village to the NJ Historic Trust for the rehabilitation of the Zabriskie-Schedler House have been removed from the application.

 Appendix 16, "Two Historic Preservation Office Letters and Keith Kazmark's Responses," does not contain the information cited.

RESPONSE: Appendix 16 has been removed from the application. Appendix 2 includes the same letter from the Historic Preservation Office. This letter indicates the Commission is in support of the application.

Appendix 17 also includes numerous letters of support for a grant application to the New Jersey
Historic Trust for the rehabilitation of the Zabriskie-Schedler House. The rehabilitation of the house
is not the subject of the current application; therefore, these letters are not relevant to the current
undertaking.

RESPONSE: Appendix 17 including letters of support for a grant application to the NJ Historic Trust for the rehabilitation of the Zabriskie-Schedler House have been removed from the application.

• Appendix 18, "Village's Project Budget and Funds Expended to Date," does not contain the information cited.

RESPONSE: Appendix 18 has been revised to include a summary of the project budget and funds expended to date.

 Appendix 19 contains a statement from the Village engineer regarding the absence of wetlands on the site. The HPO recommends including documentation regarding the New Jersey Department of Environmental Protection's (NJDEP) assessment of the site.

RESPONSE: The Village has engaged Suburban Consulting Engineers, Inc. (SCE) to perform wetland delineation services in addition to preparing and submitting an LOI application. Findings will be submitted once complete.

Appendix 20, OPRA Requests, is irrelevant to the Application.

RESPONSE: The previously submitted OPRA requests have been removed from the application.

Archaeology

These comments are in response to the addendum email response with attached, revised Phase IB archaeological site map received at the HPO on February 8, 2024, in response to HPO comment (B2024- 008).

Phase IB Archaeological Testing Program

The email acknowledges that the Phase IB survey was conducted without prior knowledge of Hunter Research's 2023 archaeological monitoring report (and not disputed by the HPO). The email states that Phase IB survey was not conducted within areas of "obvious surficial disturbance", i.e., the area of the Hunter 2023 utility monitoring and the roadside berm. Please be aware, based on the results of the Hunter 2023 monitoring report that the fill encapsulated intact soil stratigraphy below the area RGA visually assessed as low archeological potential during the Phase IB survey, confirms the appropriateness of testing hypotheses and not treating them as statement of fact based on limited survey data. Finally, the areas of "obvious surficial disturbance" are still not delineated in the revised site map.

The email further states that based on the lack of artifacts and features identified by the Hunter Research 2023 report within the water main trench, no additional archaeological consideration of that area is necessary. Please be aware, while archaeological monitoring for machine-excavated trenches is useful for quickly identifying large archaeological subsurface features, its course-grained sampling methods are less useful for identifying individual artifacts and small artifact clusters, such as dwelling middens, based on a lack of controlled sampling and detailed recordation as defined in the HPO's Phase I survey guidelines. In consequence, the HPO is concerned that the intact stratigraphy encapsulated below modern fill as identified in the monitoring report remains unsampled for the presence or absence of contributing archaeological deposits.

In consequence, HPO requests that Phase IB shovel testing shall be completed within the existing testing gaps (excluding the existing roadside berm footprint) in order to determine whether archaeological deposits are present in these areas of the project site.

RESPONSE: A supplemental Phase IB archaeological survey has been completed as of April 24, 2024, as described above. Results from this survey will be submitted once complete.

Metal Detecting Survey

The site map was updated including the limits of the Phase I metal detecting survey per the HPO request. The HPO concurs with the Phase IB survey report that no clear, Revolutionary War period military-related artifacts were identified within the metal detecting survey area (although a few non-metal artifacts around the house remain unclear). The remainder of the park beyond the metal detecting survey limit and the roadside berm continues to possess high sensitivity for Revolutionary War military-related artifacts until future survey provides additional data. Finally, the HPO concurs with the letter that metal detecting results are limited to within one foot of the surface and that any metal detecting survey is unable to penetrate below modern fill one foot thick or deeper within the park.

Please be aware, the public release of un-redacted, sensitive archaeological information to the general public puts these archaeological resources under threat.

RESPONSE: Acknowledged. Once the Phase IB survey is deemed complete, the Village will perform a more intensive survey, a Phase II archaeological survey, as required by the NJDEP.

PROJECT INTRODUCTION

Project Introduction

The Village of Ridgewood acquired the Zabriskie-Schedler property to protect it from potential commercial development in 2009.

The historic designation of the House was never in jeopardy. It is designated under Criteria C for its architecture alone.

The Village of Ridgewood nominated the Zabriskie House to the State and National Register of Historic Places to recognize and protect it on November 14, 2019, and November 22, 2019, respectively.

The Village of Ridgewood expended \$2,600,000 to immaculately restore the House with the oversight and assistance of expert historic architects, the New Jersey Historic Trust and Bergen County.

The Village of Ridgewood's intent was always to create a multipurpose park with a sports field and passive recreation for the community to use.

Two premier archaeological consulting firms were engaged to conduct extensive investigations of the entire property. At this time, two small areas of archaeological potential are being intensively investigated under NJ HPO supervision – one where a portion of the proposed athletic field is located and the other, immediately north of the Zabriskie House.

Many Village Council meetings were held to discuss the programming and design of the project. These meetings were open to the public, as many constituencies were heard and carefully considered.

Numerous versions of a multiuse park were considered.

The Village of Ridgewood retained Peter Primavera Partners to guide it through the extensive Application for State Register Act Authorization and final concept designs. At that time, the Village of Ridgewood created a Project Team to meet every Wednesday to develop the design, consider input, and prepare the application. That team included:

Mayor Paul Vagianos
Councilmember Siobhan Winograd
Village Manager Keith Kazmark
Village Attorney Matthew Rogers
Village Clerk Heather Mailander
Village Engineer Christopher Rutishauser
Assistant Engineer Jovan Mehandzic
Peter Primavera, Project Consultant

The Village of Ridgewood has completed a detailed Concept Layout Plan for the Park, along with Preliminary Grading and Landscape plans.

Based on the State Register of Historic Places Act, the Village of Ridgewood interprets the project as an encroachment by nature because of the proposed features on the property. The Village of Ridgewood has taken exhaustive steps to limit or reduce the encroachment and minimize the effects of the project on the qualities that make the John A. L. Zabriskie House historically significant, which is its architecture.

The Application for Project Authorization Under the State Register Act (SRA) has been completed and submitted as part of this package. The application will also be submitted to the Historic Sites Council.

The Village of Ridgewood seeks conditional approval of the application for the following:

- Completion of a Final Construction Design
- Completion of a Final Landscape Design
- Conditions of the Proposed Mitigations listed in the Application.
- Retention of the Property on the State and National Registers of Historic Places

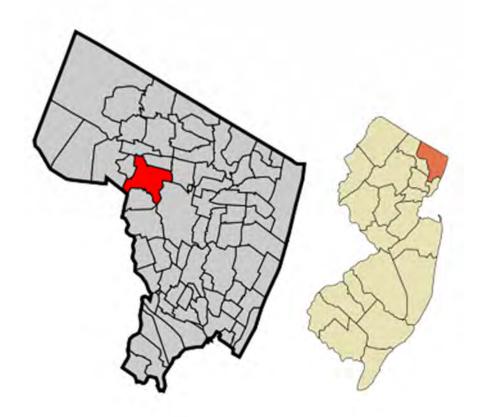
The Village of Ridgewood is immensely proud of the collaborative open effort to bring the project to this high-quality design.

The Village of Ridgewood expresses many thanks to the many involved:

- New Jersey State Historic Preservation Office
- New Jersey Historic Trust
- Bergen County
- The Residents of the Village
- The Village professional staff
- The Village Council of the Village of Ridgewood
- The expert Professional Consulting Team



Village of Ridgewood Entrance Sign



Project Location

Village of Ridgewood

Bergen County, New Jersey

LETTER FROM MAYOR PAUL VAGIANOS



VILLAGE OF RIDGEWOOD

131 NORTH MAPLE AVENUE RIDGEWOOD, NEW JERSEY 07451 TEL 201-670-5500, EXT. 2205 CELL 201-755-6465 EMAIL PVAGIANOS@RIDGEWOODNJ.NET

November 2, 2023

NJDEP
Office of Local Government Assistance
ATTN: Keiona Miller
401 East State Street, 4th Floor
Mail Code 401-04
PO Box 420
Trenton, NJ 08625

Re: Questions Raised Regarding the Schedler Property

Dear Ms. Miller:

Thank you for reaching out to me regarding the inquiries you have received about the proposed park on the Schedler property in Ridgewood. As we discussed, there is an incredible amount of misinformation being disseminated. Some neighborhood residents are very opposed to the construction of a full sized turf field at the park and have contacted governmental agencies throughout the county and state in an attempt to delay or stop this project.

So that you will be in a better position to address these inquiries, I have set forth the facts surrounding this property, all of which will be fully documented.

First and foremost, let's keep in mind the objective at hand: Ridgewood wants to build a park. It will have a full sized playing field, a playground, a walking path, lots of trees and so much more. It will serve our children, our athletes, our seniors and all the residents of our Village. Currently, many of our youth and senior athletic teams are forced to play out of town because we simply do not have enough fields to accommodate all of our residents who want and need to use them. The Village has owned this property for 15 years and prior administrations have been unable to turn the property into the facility our Village needs and deserves.

ADMINISTRATIVE HISTORY OF THE SCHEDLER PROPERTY

The Schedler property is a seven acre tract of land that straddles Route 17N and West Saddle River Road in Ridgewood. When it became available for possible sale in 2008, residents of the West Saddle River Road neighborhood urged the Village of Ridgewood to purchase the site because they were concerned that a developer would purchase it and, because of its commercial location on the Rt. 17 side of the property, could become a gas station, convenience store, strip mall or apartment complex that backed up to their neighborhood on the West Saddle River Road side.

At that time, the Village Council, agreed to purchase the property on behalf of the Village. Because Ridgewood and much of northern Bergen County are so densely populated, and because of the lack of

available open space for sports fields, it was agreed by all parties involved-including the neighborhood residents-that when developed, the Village would build a park with full sized sports fields on the property. In the minutes of the Village Council meeting dated October 22, 2008, page 12, it states:

Although the members of the Schedler Committee believe, the primary objective at this time, is the preservation of open space. They have also discussed in detail and approved the conceptual plan for the improvement of the property, which includes a baseball diamond, and overlay multi-purpose field, an ADA compliant walking trail, a wooded area, and a parking lot...(Exhibit A).

The minutes continue to reflect the intent of the Village Council-and the agreement by the neighborhood residents to this plan-on page 13, wherein it states:

Significantly, the representatives of the West Saddle River Road Neighborhood Association have assured the Committee that the neighbors support the conceptual plan, including the installation of permanent lighting for athletic fields and will not disappear down the manhole cover to use it as soon as the property is acquired (Exhibit B).

In this regard, it is important to note that the proposed plan-that was agreed to by all parties involved-included significantly larger playing fields (as well as permanent lighting not included in the current plan) than the plan approved by the Village Council in September of this year. The original plan, dated September 2008 (Exhibit C), included a 75x110 yard multi-purpose field, a varsity sized 90' baseball diamond and permanent lighting. The current plan, approved by the Village Council in September 2023, includes an ADA compliant walking trail, several wooded areas, a rain garden, a children's playground, a parking area, the same size multi-purpose field as originally proposed in 2008 but a much smaller baseball diamond-known as a 40'/60' diamond-suitable for softball and little league but not varsity baseball. Notably, this 40'/60' diamond is small enough to fit within the confines of the proposed multi-purpose field (Exhibit D).

At the Village Council meeting of December 3, 2008, the minutes state:

Mayor (David) Pfund said if the Schedler property is purchased, the residents need to remember that it will be utilized in the future and he does not want anyone to come to the Council in the future complaining about building a field there. (Exhibit E).

Unfortunately, residents of the neighborhood have not heeded Mayor Pfund's admonition.

In 2015, the Village Council, under then Mayor Paul Aronsohn, approved a resolution to build a park according to the September 2008 plan (Exhibit F).

ALLEGATION: REVOLUTIONARY WAR SITE

In 2016 the Village Council, under then Mayor Susan Knudsen, rescinded the 2015 resolution and made successful application to the State Historic Preservation Office (SHPO) to have the house located on the property placed on the National Historic Sites list. Notably, the application by the Village recognized the historic value of the property for the sole reason of the Dutch colonial architecture of the house located

on the property only (Exhibits G). No other reason to place the property and the house was applied for, or recognized, other than the architecture of the home.

Of particular significance in this regard, are the four categories set forth in Exhibit G delineating National Register Criteria, as follows:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant distinguishable entity whose components lack individual distinction
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Section C, above, the criteria related to architecture, is the ONLY box checked regarding the significance of the property. All boxes related to the historical significance of the property are left blank, indicating that there is no historical significance to the property other than its architecture. Exhibit G, above, recognizing the property for its architectural significance, is the actual document that sits in the Library of Congress stating that the property is on the National Historic Sites Registry, National Registry Reference # SG 100004648, for its architectural significance.

And while it is widely accepted by all that Revolutionary War activities took place in the region, there is absolutely no evidence that any historically significant Revolutionary War activities ever took place on the Schedler property. All historically significantly activity took place at the church located on the other side of Rt. 17, not on the Schedler property. There was no battle, no encampment, no headquarters, no structure, and no canon on the Schedler property. And, as is apparent from Exhibit G, neither the Village, SHPO nor the Historic Sites Council has ever recognized, or seen evidence of, any Revolutionary War activities on the property.

In this regard, it is important to note that the Village has retained the services of a certified archaeological surveyor, Grubb and Associates, to perform an archaeological survey of the property to ensure that there is no evidence of historically significant Revolutionary War activity on the property (Exhibit H), which was also requested by the residents.

Further to this point, Ridgewood's Historic Preservation Commission has, in recognition of the fact that there is no evidence of Revolutionary War activity on the Schedler property, voted unanimously that they have no objection to the development of the Schedler property according to the 2023 plan (Exhibit I).

All allegations that the Schedler property has any relevant connection to the Revolutionary War are unsubstantiated. Most importantly, the documentation regarding the application to SHPO and the placement of the property on the Historic Sites list clearly show that no evidence was ever presented to SHPO in this regard. The property is only on the Historic Sites list based upon the Dutch colonial architecture of the house situated on the property.

ALLEGATION: CONTAMINATED SOIL

The Village Council, under then Mayor Susan Knudsen, constructed a clean soil berm on the Rt. 17 side of the property to create a safety barrier between the park and the busy highway (Exhibit J). That berm is approximately 28 ft. wide, 8 ft. high and 1100 ft. long. An allegation has been made to the DEP, without any substantiation, that the soil in the berm is contaminated. Thomas Farrell, Bureau Chief-Solid Waste Compliance & Enforcement, discussed the matter with our Village Engineer, Christopher Rutishauser, P.E. Mr. Rutishauser shared the records of soil testing with Mr. Farrell, showing the soil to be clean and free of contamination (Exhibit K). Mr. Farrell discussed the possibility of additional soil testing-none of which is required by law or regulation-in order to ensure that the soil is clean. The matter is presently under review by the DEP. The Village has agreed to conduct any additional testing the DEP may recommend.

ALLEGATION: WETLANDS

An allegation has been made to the DEP, without any substantiation, that the property contains wetlands. A review of the wetlands maps (Exhibit L) shows that this property does not contain wetlands.

ALLEGATION: DESTRUCTION OF TREES

The vast majority of the trees that will need to be taken down for the construction of the park at Schedler have already been removed by the prior council. Additionally, it is anticipated that another 222 trees will be taken down in order to complete construction of the park. In this regard, it is important to note the following:

- 1. 96 of the 222 trees scheduled to be taken down are of an invasive species and, for this reason, need to be removed regardless of how the park is laid out or the size of the field.
- 2. The size and composition of the field, which are the only issues of concern related to the construction of the park, will have little, if any, effect on the number of trees to be taken down.
- 3. The Village's plan for the park includes the planting of over 319 trees to replace those taken down, in addition to a variety of shrubs and other plant life. In this regard, all such plantings will be of native/indigenous species, which is not necessarily the case today.

The Village's tree canopy is part of our infrastructure and is a major priority throughout the Village of Ridgewood. Last year the Village passed a \$500,000 bond ordinance for the re-planting of trees to support that beautiful tree canopy. Let there be no doubt, the Village intends to fill this park with trees. Going forward, the construction of a full sized field on the Schedler property will have little, if any, effect on the number of trees in the park.

THE NECESSITY OF AN ARTIFICIAL TURF FIELD BECAUSE OF THE LACK OF ADEQUATE FIELD SPACE

As has been previously stated herein, Ridgewood is a densely populated suburban community that has a higher than average ratio of school age children per household than most other communities. As a result, field space is in great demand while available land to build new fields is non-existent. The last full sized multi-purpose field that was brought online in Ridgewood was Maple Park in 1980. Building this field is truly a once-in-a-generation opportunity. And, because of the lack of available land in the community, it may be our last such opportunity.

As a result, the existing fields in our Village are in constant use. This heavy use results in very little down time for our fields which leads to overuse of our existing grass fields. Grass, by its very nature, requires periods of rest in order for it to remain healthy. Our lack of adequate field space has pushed our athletic organizations to over-schedule our grass fields in order to accommodate youth and adult sports in our community. This heavy scheduling has had an extremely deleterious effect on the surfaces of those grass fields.

In the Spring of 2022, Ridgewood's municipal grass surface fields were in such poor condition as a result of overuse, that our Parks Department closed all municipal grass fields from March 7th through May 7th-virtually the entire spring season-in an effort to allow the grass an opportunity to regenerate.

Even when all of our fields are online, many of our local sports teams are unable to schedule practicesor even games-in town and are forced to find field space out of town. We simply do not have enough fields.

Artificial turf, by its very nature, allows for continuous repetitive use by the many sports organizations in town that desperately need available playing space. It can be used every day with little, if any, maintenance thereby shouldering a far more significant proportion of the load required in a town with such limited field space. Today, there are more than 10,000 artificial turf fields in the U.S. (Exhibit M). The reasons for this are twofold, both of which center upon durability. First, as was just mentioned, artificial turf fields are durable enough to withstand the daily use demands placed upon them. Second, and just as importantly, the cost to maintain a town's many grass fields in playable condition is cost prohibitive. It is just not possible to have the equivalent of the Yankee Stadium grounds crew maintain high use fields in playable condition day after day, season after season. Which explains why there are so many artificial turf fields across the country. Sure, grass would be nice. But, where necessary, turf is absolutely necessary to get the job done.

In 2017 the Village Council formed an ad hoc committee to make recommendations regarding the future of the property (Exhibit N). That committee, comprised of many neighborhood residents, recommended the construction of a park with a small-sided 50x75 yard turf field and no baseball diamond. Notably, that recommendation included a specific brand of turf field called Field Turf CoolPlay, wherein it states, at page 10:

Committee has considered the costs and benefits of multiple field surface options and preliminarily recommends Field Turf CoolPlay artificial grass surface that allows for significantly more use; has no exposed rubber; remains significantly cooler than other artificial grass surfaces; maintains a green, manicured appearance; and is economically sensible.

Consequently, many of the same residents who object to the use of an artificial turf field today agreed, at that time, that artificial turf was necessary and acceptable.

FLOODING IMPACT

Five of Ridgewood's main full sized fields are in a flood zone (Exhibit O). When there is a major flood event, all of those fields are underwater and taken offline for up to a month while repairs are made and fields are given an opportunity to dry out. When this occurs, the playing seasons of thousands of athletes of all ages is crippled. A community that doesn't have enough fields for its children on a good

day is virtually incapacitated when a flood event occurs. This area has experienced significant flooding events many times, the most significant of which occurred on the following dates.

October 2023 April 2022 September 2021 August 2014 March 2014 August 2011 April 2007 March 2007

On October 7, 2023, the Village of Ridgewood experienced its most recent flood event when 4 of our 5 major full-sized fields were underwater in the storm that affected northern New Jersey (Exhibit P).

Unfortunately, climate change has made these super storm-flooding events more frequent as the years have gone by. We anticipate this pace will only accelerate in the future.

UNAUTHORIZED HERITAGE TREE NOMINATION TO THE DEP

Most recently, on September 19, 2023, an attorney working with one of the residents of the Schedler neighborhood, nominated a large Sugar Maple tree located on the Schedler property for Big Tree/Heritage Tree status with the DEP (Exhibit Q). In addition to making unsubstantiated claims of its historical status on the form, the attorney misrepresented that the owner of the tree had completed a Right of Access Agreement, which is required for this nomination with the DEP. As a result of this filling and misrepresentation, the DEP issued a certificate granting the Sugar Maple Heritage Tree status (Exhibit R). All of this was done without the knowledge or consent of any official of the Village of Ridgewood.

Upon learning of this unauthorized action, Village Attorney Matthew S. Rogers contacted the DEP to inform them that this filing was done without the authority or consent of the Village of Ridgewood (Exhibit S). When the DEP received Mr. Rogers' letter informing them of the misrepresentation and unauthorized filing, Joseph C. Bennett, Assistant Regional Forester in the State Parks, Forests & Historic Sites Division of the DEP, revoked the Heritage Tree status of the Sugar Maple based upon the aforementioned misrepresentation and unauthorized filing (Exhibit T).

CONCLUSIONS

At this time, the Village Council is preparing an application to SHPO to build a park and a full sized 75x110 yard multi-purpose turf field on the property. We anticipate the application will be filed within the next 30 days.

The Schedler property was purchased to alleviate the strain on the Village's sports fields. Local residents living in the neighborhood of the proposed park do not want the Village to build a larger field on the property and have made unsubstantiated claims of issues surrounding the park in an effort to delay or stop its construction. It is our hope that the documents attached hereto address all of those unsubstantiated claims and will assist you in addressing any issues arising in the future.

It is important to note that the opposition by some of the neighborhood residents is far from unanimous. Chuck Handy, of 695 Kingsbridge Lane, writes:

I would like to voice my endorsement for the proposed full sided multi-sports field slated for the Zabriskie-Schedler house property on West Saddle River Road. Being a neighbor less than a block away I strongly endorse it as being presented. Being the past president of the Maroons Soccer Club for 5 years while coaching...for over 10 years I am more than aware how desperately Ridgewood needs this (Exhibit U).

And Jin Lee, of 561 Bennington Terrace, writes:

Even when my children were playing, I remember the difficulty of getting field time for the older kids. I could share story after story about dangerous fields, "fields" crafted out of makeshift plots, and canceled practices. I do not need to be convinced that our youth athletes need another full-sized field. I also support turf. If we are going to build a field there, we should get as much use out of it as possible (Exhibit V).

We are building a park with a field and we hope you will help us get the job done now. We need the park and the field for our youth sports leagues, so our children will have a place to play in a town that doesn't have enough room for them now. We need the park and the field for our senior leagues, so we will have a place for our seniors to play and age in place. We need the park and the field for our residents, because in this part of the state open space is in short supply.

We are building a park with a field and Ridgewood cannot wait another 15 years.

Should you have any questions in this regard, or have any additional questions, please do not hesitate to contact me.

Very truly yours,

Paul Vagianos

Mayor

Village of Ridgewood

APPENDIX

Exhibit A-Excerpts of the Village Council meeting dated October 22, 2008

Exhibit B-Excerpts of the Village Council meeting dated October 22, 2008

Exhibit C-Proposed Schedler property plan dated September 2008

Exhibit D-Schedler property plan approved by the Village Council dated September 2023

Exhibit E-Excerpts of the Village Council meeting dated December 8, 2008

Exhibit F-2014 Village Council resolution to build a park according to the 2008 plan

Exhibit G-SHPO application

Exhibit H-Village Council resolution retaining archaeological surveyor

Exhibit I-HPC letter

Exhibit J-photos of berm

Exhibit K-Berm soil testing report

Exhibit L-Wetlands maps

Exhibit M-Turf field article

Exhibit N-2017 Ad Hoc committee report

Exhibit O-Flood Zone Map

Exhibit P-Photos of October 7, 2023 storm effects on fields

Exhibit Q-Big Tree/Heritage Tree Nomination Form

Exhibit R-Heritage Tree Certificate

Exhibit S-Letter from Matthew Rogers

Exhibit T-DEP Letter revoking Heritage Tree status

Exhibit U-Letter from Chuck Handy

Exhibit V-Letter from Jin Lee

September. Over 30 Village residents have participated in the Committee's discussions and those residents have discussed those issues with many more of their fellow citizens. These residents, not only from the neighborhood surrounding the property, but also from all parts of Ridgewood, strongly support the preservation of the Schedler property as open recreational space. The Schedler Committee recommends that the Village commence negotiations with the seller and purchase the property as promptly as possible. He said after hearing the financial news, it is difficult to ask the Village to spend more money.

Mr. Currey said funding for the purchase comes from the anticipated \$1 million grant from the Bergen County Open Space Trust Fund with the balance funded by the Village. He said that the Village has applied for a \$300,000 grant from the New Jersey State Green Acres Fund, which is a possible additional source of funding for the purchase, however, he has to note that the allocation of the State's remaining Green Acres Funds in this round is expected to be very competitive. The Village also has fund requests for further funding on Habernickel, so the Village is not likely to receive funds for that property.

Mr. Currey said that members of the Schedler Committee have researched other sources of public and private grant money for the acquisition of the Schedler property, made numerous inquiries. He called the Trust for Public Land and the Land Conservancy of New Jersey, no other grant money for the acquisition appears to be available at this time. The State's Green Acres fund will be augmented in the future, the earliest date of public question to approve additional funding could be on the ballot would be next November. When additional State Green Acres funds are authorized, the Village as a participant in the Green Acres Planning and Incentive Program, that is because the Village has an open space tax and an Open Space and Recreation Plan on file in Trenton, which makes the Village eligible to apply for additional grants in future funding rounds until the Village has received a total of 50% of the certified appraised value of the property. If further Green Acres money becomes available in the future, the Village could continue to apply year after year.

In addition, in order to provide a dedicated source of funding to repay the debt incurred in the Schedler acquisition, as well as to fund other improvements in the Village's open spaces, the Schedler Committee recommends that the Village seek an increase in the municipal open space tax through public referendum at the earliest feasible date. The Schedler Committee and its supporters are committed to actively campaign for increase in the open space tax and to assist the Village in every way possible to assure passing of the referendum. An increase of ½% of one cent for \$100 of assessed valuation, the tax is currently ¼% of one cent per \$100, would cost the average homeowner in the Village an additional \$20 per year based on the average Village assessed value of \$800,000. Such an increase would generate additional revenue to the Village of approximately \$168,000 per year. Although the members of the Schedler Committee believe, the primary objective at this time, is the preservation of the property as open space. They have also discussed in detail and approved the conceptual plan for the improvement of the property, which includes a baseball diamond, an overlay multipurpose field, an ADA compliant walking trail, a wooded area, and a parking lot, and the potential sources of funding for those improvements. The Schedler Committee and the

community will take the lead in raising the funds necessary to improve the property. Significantly, the representatives of the West Saddle River Road Neighborhood Association have assured the Committee that the neighbors support the conceptual plan, including the eventual installation of permanent lighting for athletic fields and will not disappear down the manhole cover to use it as soon as the property is acquired. They have indicated that they will work hard with other interested Village residents to ensure passage of the open space tax referendum and to raise funds from additional Federal, State, and County grants as well as private donations to fund the improvement of the property. Dennis McNerney, the County Executive, has indicated that there is grant money available for construction of an ADA compliant walking trail and the Committee will certainly seek to tap those sources. In addition, the Bergen County Open Space Trust Fund has a separate pool of money for improvement projects in Northwest Bergen County and Tim Cronin, Director of Village Parks and Recreation Department, sits on the Committee that recommends the allocation of those funds. In the past years, the Village has been successful in obtaining grants from those sources for improvement projects.

Mr. Currey indicated that he anticipates receiving \$100,000 for a demolition at Habernickel from these funds. In addition, Village sports groups, corporate sponsors, and individual residents from all parts of the Village have indicated their willingness and desire to participate in this important endeavor. He said that all who wish to join them are welcome. The Schedler Committee is asking to the Council to confirm its agreement with the conceptual plan for the development of the property prior to acquiring it.

Mr. Currey said that the efforts of the Schedler Committee, as well as those of the West Saddle River Road Neighborhood Association, have galvanized an outpouring of community support for the preservation of the Schedler property and they urge you to do so as soon as possible.

Councilman Mancuso said that the Schedler Committee is asking the Council to give approval authorizing the Mayor and the Village Attorney to start a dialogue with the Attorney for the Schedler estate. He asked if the Committee could get that acknowledgment tonight.

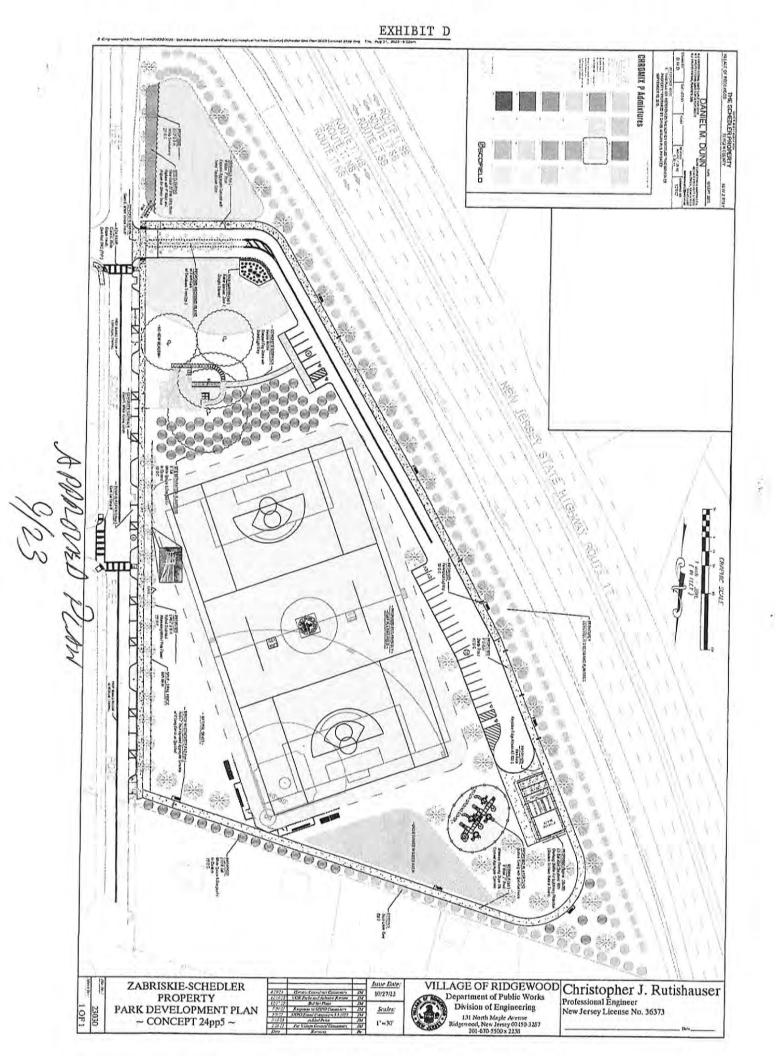
Councilman Killion said he has a few questions before everyone decides. He said it is his understanding that if the Village Council purchases this property, what is the anticipation on building the fields, is anyone going to come to the Council and say that the property has been acquired, now the fields need to be done right away or is there going to be a gap in between until money can be raised to build those fields. Councilman Mancuso said that the Committee did not say it quite clearly, the Committee is trying to ask the Village Council to approve of the purchase and to make the purchase. What members on the Committee, the sports groups, and all the residents have agreed to take up improvements by looking for other grants, and looking for donations from corporations and individuals. He reiterated that all the Committee is asking for is the purchase.

Councilman Killion said his only concern is, that the Committee will want to build a field before the money is available or is the Committee going to wait until those grants are awarded

EXHIBIT C



1/8/08



wanted to make that very clear to everyone. He said that he is trying to avoid people yelling after eight months of purchasing the property that nothing has been done with it. Mayor Pfund reiterated that this purchase is to maintain the integrity of the neighborhood, for the future of the children in Ridgewood.

Mayor Pfund said if the Schedler property is purchased, the residents need to remember that it will be utilized in the future and he does not want anyone to come to the Council in the future complaining about building a field there. He said his point is that the Council wants to be consistent. He said that there is a commitment from the Open Space Committee to champion a cause to increase the Open Space tax and he hopes that will come to fruition as well. He said that money can possibly be used to pay down some of the debt service and maybe some improvements in the future.

Mayor Pfund said the Council would encourage the sports groups to be creative, as they have for Maple Park, where they have raised their own funding in order to develop the property.

Mayor Pfund encouraged anyone who may be opposed to the Village purchasing the Schedler property to come up and express their opinions, because the Council wants to hear everyone who wants to speak. He said that with the Open Space Committee headed by Councilman Mancuso, the Council is still looking for creative ways to fund this project.

Councilman Mancuso said he wanted to thank the Schedler Committee for their dedication and for spending many hours with their positive thoughts and actions. He wanted everyone to know that their efforts will continue through raising funds, applying for grants, getting sponsors, getting corporations to support this, and the Committee will look for ways to pay for the improvements on the Schedler property. Councilman Mancuso said he is a very proud member of the Committee and resident of Ridgewood.

Councilwoman Zusy added that as much as the Council feels strongly that the Village is in favor of purchasing this property, there is also a sense of obligation on the part of the Council of being financially responsible.

Ralph Currey, 260 Woodside Avenue, said that he wanted to thank the Council. He said that the Open Space Committee has been championing the acquisition of the Schedler property for some time and as a member of the Committee, they are pleased that the Council has decided to move forward with negotiations to acquire Schedler and know that there are many other considerations to take into account. He said the Open Space Committee will confirm their commitment to do what they have undertaken to do in terms of finding sources of funding, not only for the acquisition, but for the improvements as well.

a. ESTIMATE OF COSTS FOR SCULPTURE PROJECT

Mr. Ten Hoeve said that he was asked by the Council, when this was proposed, to put together some costs of what it would cost to pick up, install and insure the statues. He has put

RESOLUTION NO. 15-257

WHEREAS, in January 2002, the Village of Ridgewood Open Space, Recreation, Farmland and Historic Preservation Committee (further known as the "Open Space Committee") was established; and

WHEREAS, in January 2003, the Open Space Committee submitted an "Open Space Plan" to the Village Council that identified "the Schedler property (see below for definition) as a first-priority target for acquisition by the Village"; and

WHEREAS, in a September 2008 report to the Village Council, the Open Space Committee recommended further for the Schedler property "that the initial development consist of a parking lot, a baseball diamond and overlay multi-purpose field (without lights or restrooms), with the remainder of the property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter"; and

WHEREAS, in a November 2008 report to the Village Council, the Open Space Committee urged the Village of Ridgewood to acquire the Schedler property, warning that "if the property is acquired by a private developer, the Village will face the possibility of a "builder's remedy" suit forcing the Village to accept high-density multi-family residential development of the property, including affordable housing units"; and

I hereby certify that this resolution, consisting of 5 page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this 12th day of August , 2015.

Moved Second Ayes Nays Absent Abstain

Hauck		х	х		
Knudsen				x	
Pucciarelli	х		х		
Sedon		35-		x	= 152
Aronsohn			v	11/2/11	

Paul S. Aronsohn Mayor

Heather A. Mailander
Village Clerk

John A. L. Zabriskie House					
Name of Property	Bergen County, NJ County and State				
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)	Areas of Significance (Enter categories from instructions)				
A Property is associated with events that have made a significant contribution to the broad patterns of our history.	Architecture				
B Property is associated with the lives of persons significant in our past.					
X C Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance ca.1825-ca.1924				
D Property has yielded, or is likely to yield, information important in prehistory or history.	Significant Dates ca.1825, ca.1840, ca.1924				
Criteria considerations (mark "x" in all the boxes that apply.)	Significant Person				
Property is:	(Complete if Criterion B is marked above)				
A owned by a religious institution or used for religious purposes.	N/A				
B removed from its original location.	Cultural Affiliation N/A				
C a birthplace or grave.					
D a cemetery.					
E a reconstructed building, object or structure.	Architect/Builder Unknown				
F a commemorative property.					
G less than 50 years of age or achieved significance within the past 50 years.					
Narrative Statement of Significance (Explain the significance of the property on one or more continuation)	on sheets.)				
9. Major Bibliographical References					
Bibliography (cite the books, articles, and other sources used in preparing this fo	orm on one or more continuation sheets.)				
Previous documentation on file (NPS): preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey	Primary location of additional data State Historic Preservation Office Other State agency Federal agency Local government University Other Name of repository:				

recorded by Historic American Engineering

Record #

NPS Form 10-900-a OMB No. 1024-0018

John A.L. Zabriskie House

Name of Property Bergen County, NJ

United States Department of the Interior National Park Service

National Register of Historic Places

National Register of Historic Places	County and State		
Continuation Sheet	Name of multiple listing (if applicable)		
Continuo numbro O Dono 1			

Section number 8 Page 1

Statement of Significance

Summary Paragraph

The John A.L. Zabriskie House is locally significant architecturally as a good, late example of a thirdperiod Jersey Dutch-framed house, of which thousands once stood in the Dutch-settled parts of northeastern New Jersey. The Zabriskie house, itself, was built in two campaigns: first, ca.1825, as the residence of local farmer John A.L. Zabriskie in what was then Franklin Township, Bergen County. Second, it was enlarged ca. 1840 with the construction of the principal, east section. The house exhibits several characteristics that are typical of a third-period Jersey Dutch framed house, and it survives as one of few remaining nineteenth-century Dutch frame houses in nearby parts of Bergen County, and one that still retains an acreage large enough to somewhat reflect its historic agricultural setting. The period of significance extends from ca.1825, with the construction of the first wing of the house, to ca.1924, the year the Smith family enlarged the house, in part by lifting the entire roof structure of the ca.1840 east section to its current height without sacrificing its character-defining Dutch-type gambrel roof form. That action, and others made by its owners in the early 20th century, show that the traditional form of the house continued to appeal to owners long after such houses stopped being constructed, and into the Colonial Revival period, when superficially similar houses were being built as new construction. The nominated property meets Criterion C with local architectural significance.

Historical Background

Village of Ridgewood

The John A.L. Zabriskie House is located at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. The Village lies within the Piedmont physiographic province. This region comprises about one-fifth of the total area of New Jersey, extending southwest from the Hudson and Delaware Rivers between the Highlands and the Inner Coastal Plain. The area is generally characterized by lowlands of gently rounded hills separated by wide valleys. The Piedmont reaches sea level at the Arthur Kill, the Newark Bay, the Hackensack Meadows, and the Hudson shoreline. The region is composed of shale and sandstone; red shale is common in the region, as well as sandstone, locally called "brownstone," which, in the past, was often used as a building material.²

The land comprising the present-day Village of Ridgewood was acquired in the seventeenth century by Captain William Sanford who obtained title to 15,308 acres in 1668. Sanford, along with John Berry and Nathaniel Kingsland, all from Barbados, owned all of the land between the Hackensack, Passaic, and Saddle Rivers and the Newark Bay, and named their combined land "New Barbadoes." Bergen County was established in 1682 and at that time contained the land between the Hudson and Hackensack Rivers, the New York State line, and Constable's Hook (present-day Bayonne). In 1710, the provincial legislature moved the Township of New Barbadoes from Essex County to Bergen County by statute,

¹ Peter O. Wacker, Land & People: A Cultural Geography of Preindustrial New Jersey: Origins and Settlement Patterns (New Brunswick, New Jersey: Rutgers University Press, 1975), 5.

² Kemble Widmer, *The Geology and Geography of New Jersey* (Princeton, New Jersey: D. Van Nostrand Company, Inc., 1964), 10.

³ J. M. Van Valen, *History of Bergen County, New Jersey* (New York: New Jersey Publishing and Engraving Company, 1900), 15.

NPS Form 10-900-a OMB No. 1024-0018

United States Department of the Interior Na

Na Co

tional Park Service	Name of Property	
	Bergen County, NJ	
ational Register of Historic Places	County and State	
ontinuation Sheet	Name of multiple listing (if applicable)	

John A.L. Zabriskie House

Section number 8 Page 6

organ blower in the basement of their home and paint ghosting at the first-floor hall where the organ was located. August died in 1995, and Florence in 2007 at the age of 104. The Village of Ridgewood purchased the house with approximately seven acres in 2009.

Significance under Criterion C - Architecture

The John A.L. Zabriskie House is significant as an example of a third-period Jersey Dutch framed house. In his book *The Dutch-American Farm*, David Steven Cohen identifies three stages to the transition from the Dutch farmhouse to the Dutch-American farmhouse. 40 The first phase was from 1624-1664 when New Netherland existed as a colony, and settlers adapted building traditions from the Netherlands to fit the environment in America. The second phase began sometime after the English took over New Netherland in 1664. During this phase, four regional building sub-types emerged. Finally, a third phase began around 1750 and continued about half-way through the nineteenth century, as one of New Jersey's prominent, regional vernacular architectures. The ca. 1825-1840 John A.L. Zabriskie House was constructed during this latter part of the third phase.

Apart from its principal construction dates, which fall within the third period, the John A.L. Zabriskie house displays several other representative characteristics. The Zabriskie family was, itself, part of the "Dutch" cultural group in northeastern New Jersey, and the house followed building practices commonly seen among houses of this Dutch framing tradition. Most conspicuously, the east section was framed with a 1.5-story height and roof structure that embodies the Dutch gambrel form seen in many houses built in this region from the 1780s through the 1840s. Less easily noticed, the house also a brownstone treatment in the front foundation wall that is chiefly associated with the Dutch in this period. The dominance of the frame construction over that of the stone construction hints to a more distinct transition or characteristic of the third phase; the incorporation of other building influences, such as those employed in the Anglo-American building tradition, 41 creating a greater variety in the plan layout and articulation to create the Dutch-American farmhouse. This is not to say that the Bergen County Dutch-American cultural group abandoned their previous traditions but more often employed or incorporated detailing influenced by the Adamesque or Greek Revival styles on the traditional Dutch-American form creating houses with more delicate and classical decoration. The melding of the traditional forms with popular style motifs perpetuated by pattern books and greater integration of cultural groups did not necessarily alter the traditional building framework but rather complemented or enhanced them so that new or expanded houses to about 1840 continued to reinforce the traditional image of the Dutch-American farmhouse.⁴²

One key characteristic of the Dutch-American house was the use of regional and readily available building materials. In Bergen County, based on the prevalence of extant and historically documented stone houses, wood frame Dutch-American houses were less common in the eighteenth century due to the local and readily available stone and slave labor to form the thick, load-bearing walls of the main

⁴⁰ David Steven Cohen, *The Dutch-American Farmhouse* (New York: New York University Press, 1992), 40.

⁴¹ T. Robins Brown and Schuyler Warmflash, *The Architecture of Bergen County, New Jersey* (New Brunswick, NJ: Rutgers University Press, 2001), 47.

⁴² Brown and Warmflash, 47-48.

RESOLUTION NO. 23-306

WHEREAS, the Zabriskie-Schedler House and the land surrounding it has been identified as sensitive for historic archaeological resources, associated with the 200-year occupation of the Zabriskie-Schedler House, which is listed on both the State and National Historic Registers; and

WHEREAS, a Phase 1A Archaeological Survey was performed on the Schedler property in 2018 and 2019 by Hunter Research, Inc.; and

WHEREAS, the New Jersey State Historic Preservation Office (SHPO) has indicated that a Phase 1B Archaeological Survey and a Ground Penetrating Radar (metal detecting) Survey must be performed in order to determine if previously unidentified archaeological sites are present or absent on the Schedler property and whether or not a further survey is required; and

WHEREAS, seven firms which perform Phase 1B Archaeological Surveys and Ground Penetrating Radar Surveys were contacted for this project, in order to obtain quotes.

NOW, THEREFORE BE IT RESOLVED, that the Village Council of the Village of Ridgewood hereby awards a contract for a Phase 1B Archaeological Survey and Ground Penetrating Radar Survey to the sole responsible quote from:

Richard Grubb & Associates 259 Prospect Plains Road, Building D Cranbury, NJ 08512

Approved By: A Sources

I hereby certify that this resolution, consisting of _2_ page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this _13th__ day of _September__,2023

	Moved	Second	Ayes	Nays	Absent	Abstain
Perron			х			
Reynolds	х		х			
Weitz		х	х			
Winograd	1741		х			
Vagianos	-	(х			

Paul Vagianos Mayor

Heather A. Mailander Village Clerk

Resolution 1	No. 2	23-306

Page No. 2

in the amounts not to exceed \$24,660, including expenses, for the Phase 1B Archaeological Survey and not to exceed \$10,950, including expenses, for the Archaeological Ground Penetrating Radar Survey, for a total amount of \$35,410; and

BE IT FURTHER RESOLVED, that the Chief Financial Officer has certified that funding for these projects is available in Capital Account C-04-55-9CY-608.



VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE RIDGEWOOD, NEW JERSEY 07450

PHONE: (201) 670-5500 x 2240

September 15, 2023

Mayor and Village Council Village of Ridgewood 131 North Maple Avenue Ridgewood, NJ 07450

Attention: Keith Kazmark, Village Manager

Re: Zabriske-Schedler Property

460 W. Saddle River Road

Honorable Mayor and Members of the Village Council,

At its September 14, 2023 meeting, the Historic Preservation Commission reviewed the plans titled "Zabriske-Schedler Property Park Development Plan (Concept 24pp5)," revision dated "August 29, 2023, Historic Consultant Commission" and voted unanimously not to oppose the plan.

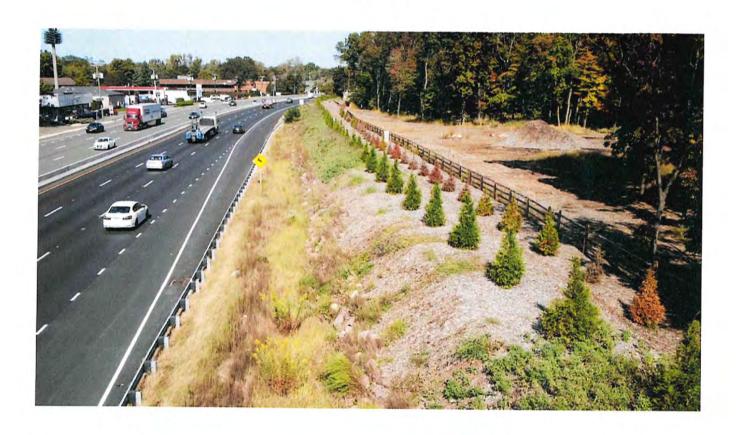
Thank you for providing the Commission with the opportunity to review the Plans.

Very truly yours,

Stacey Tsapatsaris

Historic Preservation Commission

EXHIBIT J





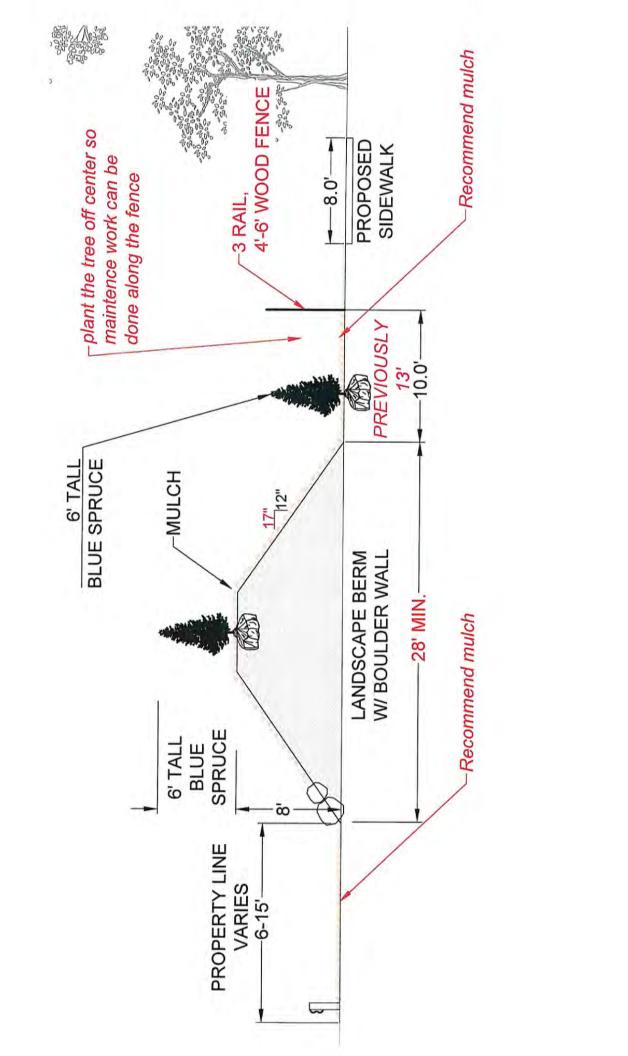


EXHIBIT K



CONSULTANTS, INC. 4405 South Clinton Avenue South Plainfield, NJ 07080

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supplied approximately

Fax: (908) 754-8633

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October 8, 2019

Village of Ridgewood 131 North Maple Avenue Ridgewood, NJ 07450

Attn: Mr. Chris Rutishauser, P.E. CPWM

Re: "Clean Fill" Testing of Soil Sample-TAL/TCL Test

Soil sample marked as # ANS-5326-S1

Bergen Community College

Dear Mr. Rutishauser,

Enclosed, please find a laboratory test report for one composite soil sample prepared from 5-point grab samples on September 27, 2019 for the project referenced above. The primary purpose of the sampling and analytical work was to determine the presence of any hazardous contaminants in the soil.

Sample was analyzed for Target Compound List (TCL), Target Analyte List (TAL), Total Petroleum Hydrocarbon (TPHC- by EPH Method), pH, Chromium Hexavalent & Chromium Trivalent. Test results were reviewed against N.J. D.E.P. Residential, Non-Residential Direct Contact Soil Remediation Standard and Impact to Groundwater soil screening level criteria effective from September 18, 2017.

Contamination was not encountered exceeding NJDEP Residential and Non-Residential Standards in this sample.

However, Aluminum, Manganese and Mercury exceeded Impact to Groundwater soil screening level criteria; but the Groundwater Quality Standards (GWQS) for Aluminum and Manganese are secondary, that is they are not based on health considerations. Additionally, these elements may be found as background contaminants. Therefore, Department does not require to address IGW pathway for these contaminants unless there is cause to believe that their presence is due to a site discharge.

Should you have any question or require additional information, please do not hesitate to contact the undersigned at (908) 754 - 8383,

Sincerely,

ANS CONSULTANTS, INC.

Atul N Shah, PE, F.ASCE

President

NJ PE License #24GE03443900

ANS/np

File: ANS-5326, TAL-TCL.01

Supplied approximately
4,200 CY material





October 18, 2018

Mr. Scott Loventhal Ridgewood Dayton, LLC 820 Morris Turnpike, Suite 101 Short Hills, NJ 07078

Via Email to scottl@gardenhomes.com

Re: Stockpiled Soil Characterization Results

152 South Broad Street Ridgewood, New Jersey Project No. 1594:602

Dear Mr. Loventhal:

The following letter report presents the results of soil characterization sampling and analysis conducted by Peak Environmental LLC (Peak) related to the 152 South Broad Street site (Site) on behalf of Ridgewood Dayton, LLC.

PROJECT BACKGROUND

It is Peak's understanding that, following the completion of the remedial excavation and off-site disposal of the known areas of environmental concern (AOCs), redevelopment related excavations of soils encountered at deeper depths at the Site resulted in the generation of approximately 8,000 cubic yards (cys) of excess soil. Peak understands that the client needs analytical data to provide to prospective recipients of the soil so that it can be used as fill material at an offsite property.

Soil Characterization Sampling

Review of the New Jersey Department of Environmental Protection (NJDEP) Fill Material Guidance Document for 8,000 cubic yards of material calls for the collection of 21 samples by default, or 14 samples using a reduced sampling scheme with justification. As this property is in the NJDEP Site Remediation Program, and a Preliminary Assessment, Site Investigation, Remedial Investigation, and Remedial Actions have already been completed at the Site under the direction and oversight of a Licensed Site Remediation Professional (LSRP), Peak conducted the characterization sampling using the reduced sampling frequency as the history of the property is known.

On October 10, 2018, Peak arrived on site and noted that the 8,000 cys of material was comprised of two separate stockpiles, one at the north side of the property (estimated to be 4,500 cys) and one along the south side of the property (estimated to be 3,500 cys). The stockpiles consisted of soils excavated from each respective general area, and the northern pile included soils excavated from below the former building. Peak conducted the characterization sampling by directing your operator to excavate test pits at representative locations within the soil piles using a track mounted excavator. The test pit locations were offset to split each of the two stockpiles into roughly seven equal sections and were advanced throughout the vertical extent of the piles which extended up to 13' high.

Mr. Scott Loventhal Peak Project 1594:602 Fill Characterization October 18, 2018 Page 2 of 3



Specifically, a total of seven test pits (identified as NTP-1 through NTP-7) were advanced within the northern soil pile and seven test pits (identified as STP-1 through STP-7) were advanced within the southern soil pile. The soils at each test pit location were screened in the field for Volatile Organic Compounds (VOCs) using a calibrated photoionization detector (PID), and visually inspected for texture and physical evidence of contaminants and/or historic fill. There were no PID responses within any of the test pit locations and no evidence of subsurface extraneous debris and/or solid waste, or historic fill material. No obvious visual or olfactory evidence of contamination was noted. The stockpiled soils were generally homogenous and consisted of brown coarse and medium sand with various amounts of fine gravel.

As there were no indications of impacts noted, the sample locations were selected randomly. As the Site was formerly used as an automotive dealership and the remediated AOCs included historic fill, the lab analysis included: Extractable Petroleum Hydrocarbons (EPH) on all 14 samples; TAL Metals and Polynuclear Aromatic Hydrocarbons (PAHs) on ten samples; Volatile Organic Compounds (VOCs) on five samples; and the full Target Compound List/Target Analyte List (TCL/TAL+30) analysis on four samples. The samples collected are summarized in the following table:

Field ID	Location	Sample Depth (ft. from top of pile)	Analytical Parameters
NTP-1A	Northern Soil Pile	1.5-2	EPH Cat-2, TCL/TAL+30
NTP-2A	Northern Soil Pile	0.5-1	EPH Cat-2, PAHs, Metals, VOC
NTP-2B	Northern Soil Pile	4.5-5	EPH Cat-2, PAHs, Metals
NTP-3B	Northern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals
NTP-4B	Northern Soil Pile	4.5-5	EPH Cat-2, PAHs, Metals
NTP-6	Northern Soil Pile	4-4.5	EPH Cat-2, TCL/TAL+30
NTP-7	Northern Soil Pile	0-0.5	EPH Cat-2, PAHs, Metals, VOC
STP-1B	Southern Soil Pile	3.5-4	EPH Cat-2, PAHs, Metals, VOC
STP-2B	Southern Soil Pile	3.5-4	EPH Cat-2, PAHs, Metals
STP-3B	Southern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals
STP-4A	Southern Soil Pile	4-4.5	EPH Cat-2, PAHs, Metals, VOC
STP-4B	Southern Soil Pile	1.5-2	EPH Cat-2, TCL/TAL+30
STP-5	Southern Soil Pile	3-3.5	EPH Cat-2, PAHs, Metals
STP-7	Southern Soil Pile	2-2.5	EPH Cat-2, TCL/TAL+30

Mr. Scott Loventhal Peak Project 1594:602 Fill Characterization October 18, 2018 Page 3 of 3



Results and Conclusions

The results of analysis, as presented on Tables 1, 2, and 3, did not indicate the presence of any target compounds above an applicable NJDEP Soil Remediation Standard. Exceedances of the NJDEP Default Impact to Groundwater Soil Screening Levels (IGWSSLs) were identified for Aluminum and Manganese; however, based on the NJDEP Guidance Document Frequently Asked Questions for the Impact to Ground Water Pathway in Soil Remediation Standards Version 1.0, 1/27/2011 (see below), no further action is necessary for these naturally occurring earth metals. The complete NJ Reduced Lab Report is included as Attachment I.

"Soil standards, by law, must be based on health considerations. The health based GWQS are used as the endpoint from which to back-calculate the IGWSRS. The GWQS Aluminum, Manganese, Silver and Zinc are secondary, that is they are not based on health considerations, but primarily on aesthetic considerations such as taste, odor and appearance. Additionally, these elements may be found as background contaminants. Therefore, the Department has decided that the IGW pathway does not need to be addressed for these contaminants unless there is cause to believe that their presence is due to a site discharge."

Based on our field observations and the results of analysis, the soil piles defined in this report meet the NJDEP Soil Remediation Standards and are suitable for use as clean fill. They have been shown to be uncontaminated pursuant to any applicable remediation standard and are free of contamination due to extraneous debris or solid waste. This report may be referenced as documentation of the quality of the fill. We recommend that when transporting this material from the site to its final destination, that bills of lading are used (and retained) to document the transfer of this soil to its final destination.

We appreciate the opportunity to provide you with professional services, and trust the foregoing information is suitable to meet your needs. We remain available to discuss any aspect of this project.

Sincerely,

Peak Environmental LLC

Robert M. Edgar, Partner

Joseph Romeo Senior Project Manager

enc: Tables 1, 2, and 3

Attachment I - Laboratory Reduced Data Deliverables



Tel: (800) 545-ATUL (908) 754-8383

Fax: (908) 754-8633

Supplied approximately 280 CY material

NJ EDA Approved Testing Laboratory • MBE/DBE Certified • NJ DEP Certified www.ANSConsultants.net

Soil, Concrete, Musonry, Rebar, Asphalt, Structural Steel, Precast, Piles, Caissons, Fire-proofing, Roofing, Soil Boring, Concrete/Rock Coring, UST Removal, Environmental Testing & Reports

May 19, 2021

DJR Renovations LLC 340 Fairway Road Ridgewood, NJ 07450

Attn: Mr. Don Rick

man Fill" festing of Spil eartble fill ock and

Soil sample marked as # ANS-5727-S1

533 Wyndmere Avenue Ridgewood, NJ 07450

Dear Mr. Rick.

Enclosed, please find a laboratory test report for one soil sample collected on May 10, 2021 for the project referenced above. Sample ANS-5727-S1 is collected from 8' depth from the testpit. The primary purpose of the sampling and analytical work was to determine the presence of any hazardous contaminants in the soil.

Sample was analyzed for Target Compound List (TCL), Target Analyte List (TAL), Total Petroleum Hydrocarbon (TPHC- by EPH Method), pH, Chromium Hexavalent and Chromium Trivalent. Test results were reviewed against N.J. D.E.P. Residential, Non-Residential Direct Contact Soil Remediation Standard and Impact to Groundwater soil screening level criteria effective from September 18, 2017.

EPH concentration of 117 ppm was noted in this sample. (EPH concentration below fractionation trigger of 1700 ppm).

Contamination was not encountered exceeding NJDEP Residential and Non-Residential Standards in this sample.

However, Aluminum and Manganese exceeded Impact to Groundwater soil screening level criteria; but the Groundwater Quality Standards (GWQS) for Aluminum and Manganese are secondary, that is they are not based on health considerations. Additionally, these elements may be found as background contaminants. Therefore, Department does not require to address IGW pathway for these contaminants unless there is cause to believe that their presence is due to a site discharge.

Should you have any question or require additional information, please do not hesitate to contact the undersigned at (908) 754 - 8383.

Sincerely,

ANS CONSULTANTS, INC.

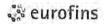
Atul Shah, PE, F.ASCE

President

NJ PE License #24GE03443900

ANS/NP

File: ANS-5727 TAL-TCL.01



Lancaster Laboratories Environmental

Analysis Report

2425 New Holland Pike, Lancaster, PA 17001 + 717-855-2300 + Fax: 717-656-2681 + www.LancasterLabs.com

ANALYTICAL RESULTS

Prepared by:

Prepared for:

Eurofins Lancaster Laboratories Environmental 2425 New Holland Pike Lancaster, PA 17601 Eurofins QC Laboratories 1205 Industrial Blvd. P.O. Box 514 Southampton, PA 18966-0514

Report Date: December 22, 2016

Project: L6065481

Submittal Date: 11/30/2016 Group Number: 1739018 SDG: EDR01 PO Number: L6065481 State of Sample Origin: NJ

Client Sample Description L6065481-1 Grab Soil Lancaster Labs (LL) # 8721669

The specific methodologies used in obtaining the enclosed analytical results are indicated on the Laboratory Sample Analysis Record.

Regulatory agencies do not accredit laboratories for all methods, analytes, and matrices. Our current scopes of accreditation can be viewed at http://www.eurofinsus.com/environment-testing/laboratories/eurofins-lancaster-laboratories-environmental/resources/certifications/. To request copies of prior scopes of accreditation, contact your project manager.

Electronic Copy To

Eurofins QC Laboratories

Attn: Nicki Smith

Respectfully Submitted,

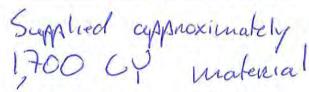
Bonnie Gingras

Manager

(201) 729-1907







ANALYTICAL RESULTS

STANDARD DELIVERABLES FORMAT

APL WORK ORDER NUMBER: 0090585

Project: Water Main Replacement Jefferson & Salem

Brian Wood Laboratory Director

All Results meet the requirements of the National Environmental Laboratory Accreditation Conference and/or State specific certifications as applicable.

Report Date: Sep 22, 2020

1275 Bloomfield Ave., Bldg. 6, Fairfield, New Jersey 07004 (I) 973.227.0422 (I) 973.227.2813 (w) www.aquaprotechlabs.com

NELAC National Environmental Laboratory Accreditation Conference NJDEP #07010 / NYDOH #11634

GUT -52020

VILLAGE OF RIDGEWOOD DEPT, OF PUBLIC WORKS



Analytical Results Summary Conquest Contracting Engineers 0090585-01 (Soil)

Williams St

Collected 09/14/2020 08:50

Received 09/14/2020 16:05 Contact

Analysis	Method	Prepared	Annhand	Donnite	01			14-14-
General Chemistry	Wethod	Prepared	Analyzed	Result	Qual	MDL	RL	Units
Chromium, Hexavalent	SW 846 7196A	09/16/20 07:40	09/16/20 09:30	ND	U		0.445	malka da
Cyanide	SW 846 9014	09/15/20 13:13	09/16/20 15:25	ND	u		0.275	mg/kg dry mg/kg dry
Percent Solids	Gravimetric	09/14/20 17:55	09/15/20 10:40	91.1			0.275	mg/kg dry
рН	SW 846 9045D	09/21/20 15:50	09/21/20 15:50	7.13			0.0100	pH Units
Redox Potential	SM 2580 (mod)	09/21/20 13:35	09/21/20 13:55	184			-1000	mV
Total Metals								
Aluminum	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	7160			2,73	mg/kg dry
Antimony	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
Arsenic	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	2.46			1.37	mg/kg dry
Barium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	33.1			0.546	mg/kg dry
Beryllium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	0.309			0.0273	mg/kg dry
Cadmium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		0,273	mg/kg dry
Calcium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	899			27.3	mg/kg dry
Chromium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	8.91			0.273	mg/kg dry
Cobalt	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	4.18			0.219	mg/kg dry
Copper	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	9.70			0.273	mg/kg dry
Iron	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	11100	В		5.46	mg/kg dry
Lead	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	4.15			1.37	mg/kg dry
Magnesium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	1760			54.6	mg/kg dry
Manganese	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	391			0.273	mg/kg dry
Mercury	SW 846 7471B	09/16/20 07:00	09/16/20 14:34	ND	U		0.0527	mg/kg dry
Nickel	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	8.71			0.137	mg/kg dry
Potassium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	713			109	mg/kg dry
Selenium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
Silver	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		0.546	mg/kg dry
Sodium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	135			64.6	mg/kg dry
Thallium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	ND	U		1.37	mg/kg dry
/anadium	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	12.0			0.546	mg/kg dry
Zinc	SW 846 6010D	09/16/20 06:38	09/18/20 11:46	24.0			0.820	mg/kg dry
EPH Category 2 Extractab	le Petroleum Hydrocarbo	ns Category 2						
Total EPH	NJDEP-EPH-CAT2	The Assessment of the Control of the	09/21/20 11:45	36.4		11.0	22.0	mg/kg dry

FootNotes

RL - Reporting limit MDL - Minimum detection limit
ND, U - Indicates compound analyzed for but not detected
J - Indicates estimated value

Report Date: Sep 22, 2020

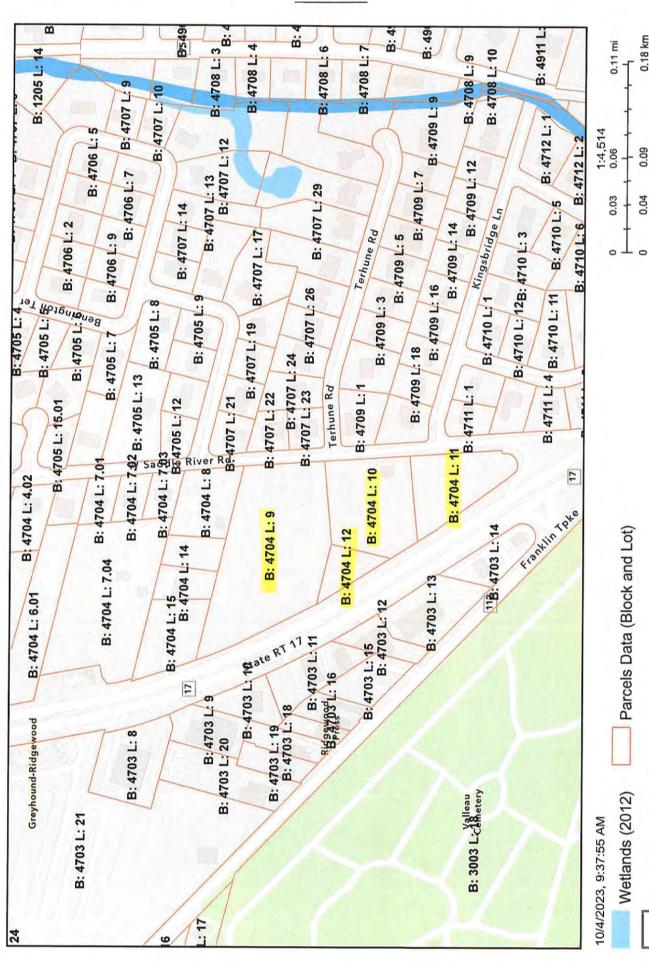
BNA+25 Semivolatile Organics - GC/MS

B - Indicates compound found in associated blank E - Concentration exceeds highest calibration standard

D - Indicates result is based on a dilution

P - Greater than 25% diff, between 2 GC columns.

H - Indicates a Hold Time violation



NJ-GeoWeb

New Jersey Department of Envi Esri Community Maps Contributors, New Jersey Office of GIS, @ OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA | NJDEP | NJ Department of Co.

of GIS, © SafeGraph,

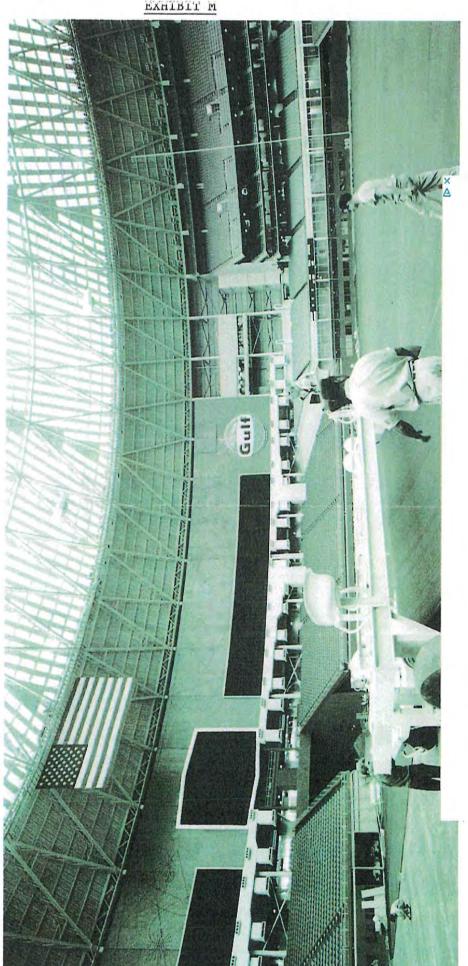
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Maps Contributors, New Microsoft, Esri, HER

Esri Community P OpenStreetMap,

0.18 km

What is artificial turf? Synthetic grass has come a long way since the days of AstroTurf



Bills* Damien Harris mury Rite Aid bankruptey Colorado Train Derailment

Anti neenoteneneetohnoefntafanta

Suzanne Somers dies

Playing on ChemGrass, which became known as AstroTurf, was a lot like playing on low-pile carpet laid atop concrete.

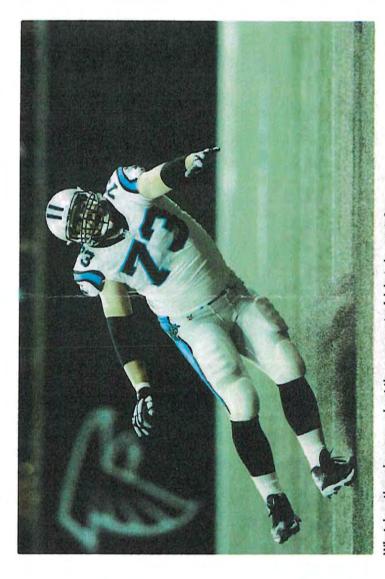
These days, the soft plastic grass surfaces often look and feel like the real thing. The quality has advanced so much that many stadiums used by professional and college football teams have decided it is the better option.

ADVE A STANFAL

×

"I think that the consistency of the field is maintained all the time from the beginning of the season to the end of the season," said Mike Penner, associate athletic director at Ohio State.

MORE COVERAGE



What does the science say about the grass vs. turf debate in sports?



NFL players union renews call for grass fields after Aaron Rodgers' injury

There are more than 10,000 turf fields in use across the U.S., according to industry officials, and they are used everywhere from the NFL to recreational fields for youth sports.

WHAT IS ARTIFICIAL TURF?

multimillion-dollar industry — and the advances made since the early days of the mid-1960s are impressive. Simply put, it's fake grass atop fake soil. But it is a highly complex product — make no mistake, this is a

ADVERTISEMENT

most commonly used in major college football is FieldTurf, a product by the Canadian company of the same There are several manufacturers of artificial turf fields, including AstroTurf, ProGrass and PowerBlade. The name that is used in at least 50 stadiums, including at Ohio State, Texas, Oregon and Notre Dame. FieldTurf has two components; the soft plastic blades of "grass" that come in large sections with a plastic backing made for drainage and the infill, a mixture of rubber pellets and sand that can be made from cork, coconut or plastic.

Other artificial surfaces have shock-absorbing padding underneath the turf.

WHY USE IT?

Upkeep and maintenance are often cited as the reasons why schools and stadium operators move away from natural grass.

PATRICK SCHOOL

×

Mowing, watering, seeding and painting logos and yard markers takes time and money.

"With artificial turf you're not really having to do any of that." Penner said. "You're more just grooming it, you know, trying to loosen up that infill, allow the fibers of the actual turf to stand up more. And that's about it."

Penner said Ohio State decided to switch the surface at Ohio State Stadium back to artificial turf after the 2006 season. The decision was tied to the expansion of the stadium a few years earlier, when the upper decks were extended up. As the stadium grew taller, Penner said, the grass field lost about two hours of sunlight per day.

"The grass just kind of failed on us," Penner said.

before the Buckeyes played Michigan in a No. 1 vs. 2 matchup to decide the Big Ten and a spot in the national The field needed to be re-sodded multiple times during 2006 season, including a little more than two weeks championship game.

ALMY DESTANTS?

All that sod work cost the university more than a half-million dollars and then-Buckeyes coach Jim Tressel advocated for artificial turf after players complained the new sod was slippery and dislodged in chunks.

Seventy-one percent of FBS fields in 2023 are artificial turf

Of the 133 schools that currently compale in the top-tier of the NCAA Division 1, 94 have artificial surface modball fields and 39 have grass, must at those at Power Five schools that can alford the upkeep and maintenance.

Percentage of Division I college football fields that have artificial turf or natural grass

	133	133	129	121	124	124	V
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							- Contraction
Artificial Natural grass							profession in the second of the contract of th
Actificial	2023 71%	2013 68%	2003 42%	1993 45%	1983 50%	1973 40%	Sylveston of

ARE THERE DOWNSIDES?

unsettled, and turf has carried the reputation of being far hotter under a blazing sun than a grass field. There There are studies that suggest turf is riskier when it comes to lower-body injuries, though the topic is are also plenty of players, coaches and fans who simply prefer playing on grass.

director at San Diego State University, said if conditions allow he ideally would prefer grass playing surfaces, Derek Grice, who oversaw the construction of Snapdragon Stadium during his time as associate athletic but myriad factors need to be considered, including the local climate and overall stadium usage.

ADVERTISEMENT



Boys Lacrosse



Boys Soccer



Girls Flag Football



Girls Lacrosse

Ad Hoc Committee Presentation to Ridgewood Council for Schedler Property

December 2017

Recommendation

- Committee recommends building a 75 x 50 Vard field
- with aggregate total of participation of approximately 1,000 Field will be multipurpose and will benefit multiple Village sports groups, primarily at the pre-high school age groups Ridgewood youth
- Other features
- Children's playground
- 2 stall ADA compliant Bathroom with overhang shelter
- 44 spot Parking lot (between house and Rt. 17)
- Walking trails
- Berm with tree line across top
- Fencing
- Trees along street
- options and preliminarily recommends FieldTurf CoolPlay, an artificial grass Committee has considered the costs and benefits of multiple field surface remains significantly cooler than other artificial grass surfaces; maintains surface that allows for significantly more use; has no exposed rubber; green, manicured appearance; and is economically sensible.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A99

SPECIAL FLOOD HAZARD AREAS





Regulatory Floodway With BFE or Depth Zone AE, AO, AH, VE, AR















































OTHER AREAS OF FLOOD HAZARD











OTHER AREAS













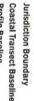














FEATURES OTHER



MAP PANELS

Unmapped





digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap This map complies with FEMA's standards for the use of

reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or was exported on 10/13/2023 at 9:15 AM and does not authoritative NFHL web services provided by FEMA. This map The flood hazard information is derived directly from the become superseded by new data over time. accuracy standards

legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for elements do not appear: basemap imagery, flood zone labels, This map image is void if the one or more of the following map

Basemap Imagery Source: USGS National Map 2023

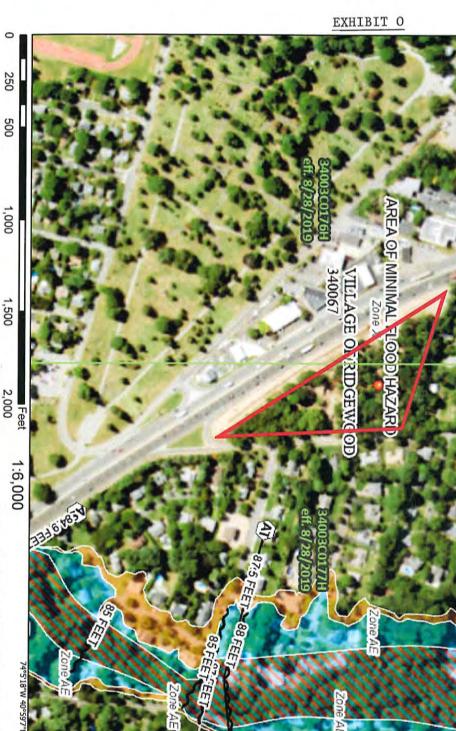


EXHIBIT P













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Jackson, New Jersey 08527



Presented to

Ridgewood Village

Is Awarded This Certificate of Recognition by

The Department of Environmental Protection and New Jersey Forest Service

Major Thomas Lambert Byles Heritage Tree

On This Day_ of October 2023

Todd Wyckoff C



ASSISTANT REGIONAL FORESTER

ough C. Bennett

Points: 280

Circumference: 12'-5"

Height: 100'

Average Crown: 124;

Location: Ridfewood Village, NJ

MATTHEW S. ROGERS

ATTORNEY AT LAW

123 PROSPECT STREET RIDGEWOOD, NEW JERSEY 07450

Tel: (201) 857-3700 Fax: (201) 857-3699

Email: msr@mrogerslaw.com Website: www.mrogerslaw.com

October 17, 2023

Mr. Joseph C. Bennett Assistant Regional Forester Big and Heritage Tree Coordinator 495 Don Conor Boulevard Jackson, New Jersey 08527

> Re: Village of Ridgewood, New Jersey Heritage Tree Designation

Dear Mr. Bennett,

Please be advised that I am counsel to the Village of Ridgewood, Bergen County New Jersey and am sending you this correspondence in regard to the unauthorized and invalid issuance of the Certificate of Recognition dated October 13, 2023, designating a Village owned sugar maple tree as "Heritage Tree" which is located in the Zabriskie Schedler public park.

To be clear, this designation was made by your office based upon document submittals which bore misrepresentations by third parties that it was submitted with the authority and consent of the Village. Nothing is further from the truth, as the documents and emails were submitted without the consent, involvement and permission of the Village of Ridgewood. At no time in this process was the Village contacted by your office, either verbally or in writing, prior to the issuance of the Certificate. Not only was the designation made based upon the misrepresentations, but the naming of the tree was done without any input from the Village or consideration to the many persons who contributed to the historic development of the Village property where this tree is located.

According to our records and understanding from the Village expert retained to direct the Village's development of the site through the approval process with the State Historical Preservation Office, there has never been any formal or official declaration that

a battle occurred at or near the property on which this tree is located. The battle referenced in the unauthorized and misrepresented documents submitted to your attention has not been officially identified or confirmed at this location. It's an allegation. Proposing to name the tree after someone who died in a battle during the Revolutionary War, when that battle has nothing to do with the site or location of the Heritage Tree, is an injustice to that War hero and a denial of the host/owners ability to provide a suitable and commemorative honoree.

This correspondence is sent to confirm that the October 13, 2023, designation as a Heritage Tree is invalid and of no force and effect and to demand a documented retraction of the designation and issuance of the Certificate of Recognition and the naming of the tree.

In addition, you should be reassured the Village has owned this property since 2008 and has taken care of this subject tree since then. It is our intent to continue to maintain the tree as presently located. The interior trunk is partially filled with cement and the boughs are cabled to prevent compromising the tree from their weight. The Village has no intention of removing the tree or performing any construction in proximity of the tree that would jeopardize its root system.

Attached to this email are the following additional documents:

- A copy of an Invoice paid by the Village in the amount of \$6,100.00 for care and treatment of the tree by the Village in 2019;
- A description of the work performed by the hired certified arborist, Ryan Duff of Almstead Tree, Shrub and Lawn Care at that time;
- A report from the Village arborist, Declan Madden dated August 1, 2018 describing the condition of the tree.

These are provided to show the Village's commitment for the care of the tree.

However, the Village Manager and Council find it very disturbing that actions were taken by third parties who claimed they were acting on the behalf of or with the authority of the Village when the Village was not consulted or aware of such actions. The process of seeking this designation as a Heritage Tree and the naming of same was never a consideration, a discussion or a presentation to the Village Manager, the Village Council or the Historic or Shade Tree Commissions of the Village. You are advised that the Village shall consider what next steps it shall take to deal with those who perpetrated these unauthorized actions and misrepresentations.

It is hereby respectfully demanded that a documented retraction of the Certificate of Recognition and the designation of the subject tree as a Heritage Tree be immediately forwarded to the Village Manager's office and the necessary steps be taken to remove the naming of the subject tree.

Thank you for your attention and anticipated cooperation in this regard.

LAW OFFICES OF MATTHEW S. ROGERS, LLC

Ву: _____

Matthew S. Rogers. Esq.

cc. Village Manager Village Council

EXHIBIT T



State of New Jersey

PHILIP D. MURPHY
Governor

DEPARTMENT OF ENVIRONMENTAL PROTECTION STATE PARKS, FORESTS & HISTORIC SITES NEW JERSEY FOREST SERVICE 501 East State Street

P.O. BOX 420, Mail Code 501-04

TRENTON, NJ 08625-0420

TEL: # 609-292-2532 FAX: # 609-984-0378

SHAWN M. LATOURETTE

Commissioner

TAHESHA L. WAY Lt. Governor

October 17, 2023

Dear Matthew S. Rogers, Esq.,

I have been evaluating big and heritage trees since 2016 for 7 years. For me to evaluate and measure big and heritage trees, a Right of Access (ROA) Agreement must be completed and signed by the big tree owner. In this case, the Village of Ridgewood.

On Monday, October 16, 2023, it was realized that the attached ROA provided to me by a local Village of Ridgewood citizen was never signed by the Village of Ridgewood. This is an oversight on my part and I heartfully apologize. Typically, I rarely receive an ROA that is not signed so since pages 1 and 2 of the Village of Ridgewood ROA documents were completed, it was assumed that the document was signed when it was not.

Since the ROA for the Village of Ridgewood's Sugar Maple was never signed by the Village of Ridgewood, all aspects of Heritage Tree Status for the Sugar Maple at 460 West Saddle River Rd. Ridgewood, NJ 07450, have been revoked including the naming of the tree, the Heritage Tree certificate, removal from the NJ Big and Heritage Tree Registry, and plaque recommendation.

If the Village of Ridgewood desires to pursue Heritage Status later, I would be delighted to work with them.

Sincerely.

Joseph C. Bennett

Assistant Regional Forester

EXHIBIT U

Ridgewood, NJ 07450

Re: Zabriskie-Schedler house property proposal on West Saddle River Road

October 16, 2023

To Whom It May Concern,

I would like to voice my endorsement for the proposed full sided multi-sports field complex slated for the Zabriskie-Schedler house property on West Saddle River Road.

Being a neighbor less than a block away with two daughters at Ridgewood High School I feel with my past history in youth sports in the village am in a position to strongly endorse it as being currently presented.

Receiving the key to the town Ridgewood by then mayor Jane Reilly for contributions made to youth sports by being a 5 year president of the Maroons Soccer Club, while coaching both MSC (from U9-U18) and RBA for over 10 years, I am more than aware how desperately Ridgewood needs this property developed.

I additionally feel it will be an asset increasing the value of all the homes in our east side neighborhood.

The recent rain storm damaged our 2 High School fields as well as Maple field forcing games to be either canceled or played at out of town fields such as Don Bosco & IHA. Something we are unfortunately getting used to.

This property's proposal will greatly help alleviate these issues.

As a result, this proposal has my highest recommendation and support.

Please to note my endorsement of this proposal is of my own and not necessarily that of my wife Mary Lou.

Sincerely,

Chuck Hanly Charles (Chuck) Handy, Jr.

EXHIBIT V

Dear Council Members Perron, Reynolds, Vagianos, Weitz, and Winograd:

This is Jin Lee, and I live at 561 Bennington Terrace. I'm unable to attend the next council work session, inperson or virtually, and wanted to share my thoughts about the Schedler property, which I pass every day as I walk and drive in and out of my neighborhood. If you need to read this letter at the meeting to enter in the record, please do.

As long as the village engineering office's rendition of the property with a full-size soccer/lax field does not displace the playground, I continue to support putting a full-size field at Schedler.

Each of my three children participated in sports: rec, travel, freshman, jv, varsity. When Ridgewood bought the Schedler property in 2009, I eagerly looked forward to enjoying a park there with them. Today, my oldest is in her third year of living and working in the city, and my youngest is a freshman in college.

Even when my children were playing, I remember the difficulty of getting field time for the older kids. I could share story after story about dangerous fields, "fields" crafted out of makeshift plots, and canceled practices.

I don't need to be convinced that our youth athletes need another full-sized field.

I also support a turf field. If we're going to build a field there, we should get as much use out of it as possible. When Hurricane Ida hit in September 2021, Vets field was flooded and damaged. I work near Vets, and I saw how long it took to get Vets back in shape. Vets was not ready for practice for the spring 2022 sports. We're talking months! The high school stadium was back in action in fall 2021. A few days of heavy rain leave grass fields unplayable for too long. And then overuse does the same. Ask anyone about Citizens.

I would also like to address an issue some residents have raised: noise from Route 17 making Schedler inhospitable to competitions. I attended a varsity baseball game at Morristown HS a few years ago, and only after the game did I realize that field sits right along Route 287. That's a major interstate during rush hour. I did not notice any traffic noise. My point is there are solutions to the problems we're talking about. I'm tired of the "we can't"s, and am encouraged that our council seems to embrace "we can."

Thank you for taking the time to discuss the opportunity we have at Schedler. I ask that you move forward as quickly as possible, making smart choices that take into account the needs of the whole village and me and my neighbors who live right by Schedler.

Respectfully yours, Jin Lee 561 Bennington Terrace

STATE REGISTER ACT APPLICATION	ON FORM



Application for Project Authorization Under the New Jersey Register of Historic Places Act

NJ Departme	nt of Environmental Protection • Natural & Historic Resources • Historic Preservation Office
Date	16 February 2024; Revised 14 May 2024
Applicant	Village of Ridgewood, Bergen County, NJ
	State, County, or Municipal agency or instrumentality thereof, applying for authorization. plication is being submitted by an authorized representative on behalf of a public agency, written zation from the public agency must be submitted with the application.
Project Name	Zabriskie-Schedler Property – Park Project
Contact Pers	on(s) Keith Kazmark, Village Manager
Address	131 N. Maple Avenue, Ridgewood, NJ 07450
Telephone (o): 201-670-5500 ext. 2202 FAX 201-652-2318 E-mail kkazmark@ridgewoodnj.net
Cell: 20	1-819-7014
(FOR HPO US	SE ONLY) Technically and Professionally Complete Date
	New Jersey Register Listed Property Affected by Project
Name of liste	d Property or Historic District
NJ State Regi National Regi	oriskie House" ster of Historic Places, 11/14/2019 ster of Historic Places. 11/22/2019 Eligibility 05/02/2014
Address of li	sted property 460 West Saddle River Road
Block # 4704	Lot # 9, 10, 11, 12
Municipality	Village of Ridgewood County Bergen County

A. Required Documentation

Please enclose the documentation listed below as required by N.J.A.C. 7:4-7.1 (d). The required documentation, taken with the project description, must be sufficient to completely describe the proposed undertaking. When using attachments, please label using the letters and numbers (e.g., A.1.c.) as listed herein.

- 1. Complete lists (include addresses) of:
 - a. Local historical societies
 - i. Ridgewood Historical Society
 - ii. 650 East Glen Ave., Ridgewood NJ, 07450
 - b. Local historic preservation commissions
 - i. Ridgewood Historic Preservation Commission
 - ii. 131 North Maple Ave., Ridgewood NJ, 07450
 - c. All public and private property owners of registered property directly affected by the project. N.J.A.C. 7:4-7.1(d) stipulates that this list shall be the list of all private and public property owners (including right-of-way owners) named in the official municipal tax records and maps as of the date of the application's submission and shall be notarized by the appropriate municipal official. This list is *not* the list of property owners within 200 feet of the project; (although submission of that list would be acceptable) it is the list of owners of registered properties which are directly physically impacted by the project.
 - i. Address of listed property: 460 West Saddle River Road
 - ii. Block #: 4704 Lot #: 9, 10, 11, 12
 - iii. Municipality: Village of Ridgewood, Bergen County
 - iv. List of Property Owners: See Appendix 24
 - d. All affected local government units, any agencies or instrumentalities thereof concerned with historic preservation, and any statewide organization and local organization specifically concerned with historic preservation in the area of the undertaking's potential impact. Applications which do not include these four lists are not complete and will not be reviewed until this information is received.
 - i. Village of Ridgewood

Engineer

Historic Preservation Commission

Parks and Recreation

Village Council of the Village of Ridgewood

Shade Tree Commission

- ii. Bergen County, Office of Cultural Affairs
- iii. Preservation New Jersey
- iv. Crossroads of the American Revolution (National Heritage Area)
- v. Friends of Historic Zabriskie-Schedler House
- vi. Friends of Schedler
- vii. Capt. Abraham Godwin Chapter NJ Society, Sons of the American Revolution

2. Maps

See below and State Register Act Application appendices.

i. Current Aerial in Richard Grubb & Associates Archaeological Report

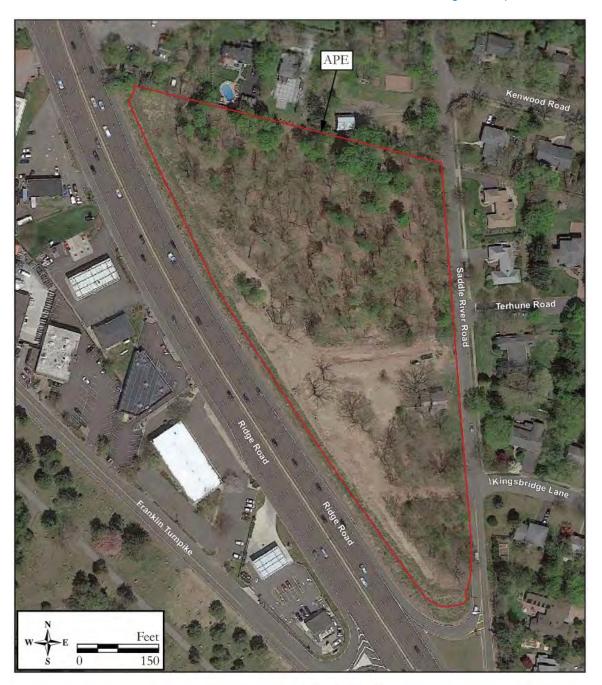


Figure 1.3: Aerial map of the APE (NJGIS, Digital Orthographic Imagery 2020).

ii. USGS Quad in Richard Grubb & Associates Archaeological Report

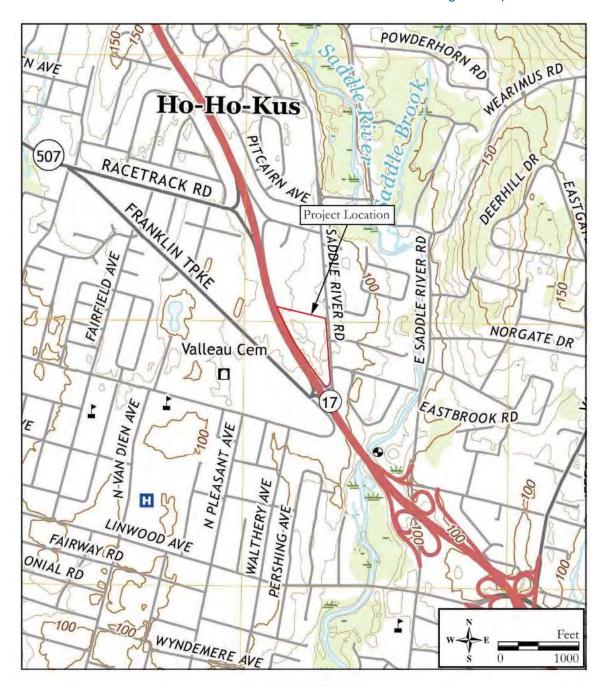


Figure 1.1: USGS map (1997 USGS 7.5' Quadrangle: Hackensack, NJ).

iii. Road Map in Richard Grubb & Associates Archaeological Report

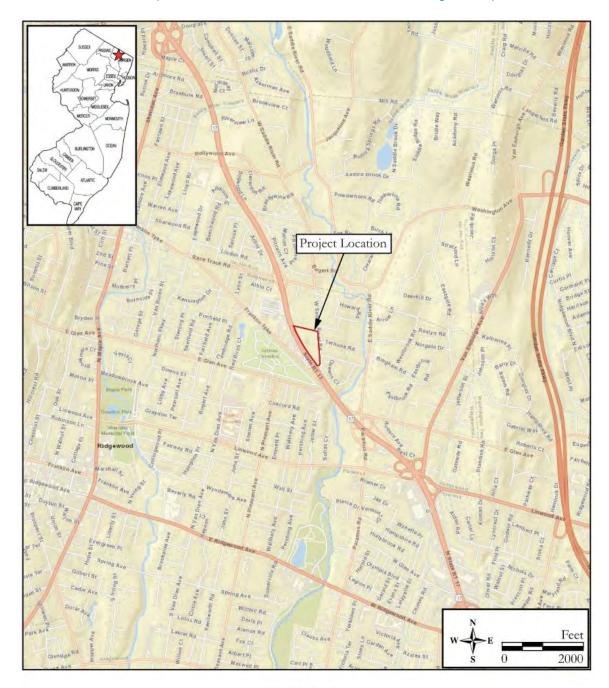


Figure 1.2: Road map (2022 ESRI, World Street Map).

3. Photographs, both of the overall project area and of specific project work areas. Photographs should be labeled as to location and keyed to a plan sheet. (Although optional, slides may augment the application and facilitate the presentation to the Historic Sites Council of a project that is an encroachment.) Photographs should be labeled identifying site location and keyed to architectural or engineering plans.

See photos in attached Richard Grubb & Associates Archaeological Report.

4. Complete architectural or engineering plans-including a site plan (2 sets)

See Property Park Development Plan and Streetscape Profile along West Saddle River Road attached.

Construction drawings will be developed and submitted after HSC approval, as a condition of approval.

5. Specifications (1 set)

Project specifications will be developed and submitted after HSC approval, as a condition of approval.

- 6. Proposed agreements (easements, lease, deed, covenant etc.) applicable to the undertaking. N/A.
- 7. If the application proposes demolition of all or a substantial portion of a property, the application shall include a structural assessment and an evaluation of whether the property could be reasonably repaired, to be prepared by an architect or engineer with demonstrated experience with historic properties.

No Demolition is proposed.

8. If the application proposes relocation of a New Jersey Register listed property, information and documentation required in N.J.A.C. 7:4-3.2(c) must also be submitted.

No Relocation is proposed.



Please describe the proposed undertaking in full detail. Where functional or programmatic constraints call for changes to historic configurations, those constraints should be explained very clearly. (Use lettered attachments when necessary.)

A new public park in the most densely developed county in New Jersey, in the most densely developed state in the country.

Construction of a multiuse park for passive, active, athletic recreation, and appreciation of local history.

Includes:

- Preservation and programming at the historic Zabriskie House
- Preservation of the area immediately adjacent to the House
- Landscaping the area around the house

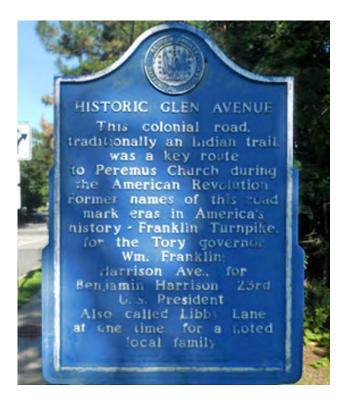
- A substantial landscape buffer between the House and proposed athletic field. It will consist of a mix of indigenous plants, grasses, shrubs, and trees, to be historically appropriate.

Construction of (see attached Property Park Development Plan):

- Multipurpose athletic field with artificial turf, surrounded by natural grass and substantial plantings of indigenous trees and shrubs
- Perimeter walking/hiking trail
- Playground near northern portion of the property
- Parking on-site and on-street
- Bathrooms near the athletic field and playground
- Three historic plaques
 - o Interpretive plaque at A.L. Zabriskie House (see below example image).

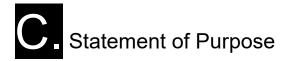


- o Roadside marker at the House along the road (see below example image).
- o Roadside marker at the southern tip of the site, along the road, to commemorate the Revolutionary War activity in the immediate vicinity (see below example image).



Landscaping:

- Landscape buffer mentioned above
- Landscape of new trees along West Saddle River Road
- Planting new trees around the property perimeter
- Re-planting the berm along Route 17 with replacement trees and groundcover of meadow grasses
- Rain garden for stormwater runoff, near the southern vehicular entrance to the park
- Preservation of the Sugar Maple tree, adjacent to the House
- Preservation of all trees over 6-inch diameter except within the Athletic Field area
 Note: majority of the trees in the northern portion of the site where the athletic field, parking lot,
 restrooms, and playground are proposed consist of invasive species that have overtaken the
 area. None of these trees existed in the Period of Significance, as this property was a working
 farm during that time. See attached 1953 Aerial Photo.
- Remnants of the Barn foundation will remain intact.
 Note: the large and substantial berm along Route 17 was built by the Village of Ridgewood in 2018. The property was listed on the State Register. That berm was designed to block and buffer the house and site from the very heavily trafficked Route 17. The berm construction was reviewed and approved by the NJHPO.



Please state the need and/or purpose for the proposed undertaking. Address the public benefit of the proposed project.

(Use lettered attachments when necessary)



Statement of Purpose

More than 5,000 sports registrants and 400-plus sports teams spent upwards of 20,000 hours on the multipurpose fields owned and operated by the Village of Ridgewood and Ridgewood Board of Education this past year. Five of the major fields experience flooding and, as a result, are frequently rendered unusable during the year. The result: overscheduling of fields, grossly overused grass fields, denied field requests, and the inability for resident athletes of all ages to practice and play in town. This is the reality faced in the Village – and the main reason for the application to develop a portion of the Zabriskie-Schedler property into a multi-use recreational park that includes a multi-sport athletic field. This was the reason the Village purchased the property in 2009.

The Village has been and continues to be committed to providing and maintaining high-quality recreational facilities for residents. However, due to the high demand from organized athletic programs, community events and general public use, and the limited number and capacity of existing fields, the need has far exceeded field availability for many years. The Zabriskie-Schedler property offers the only viable opportunity to help address this shortfall and benefit residents of all ages.

Specifically, the Village offers five park facilities with sports fields and another twelve that are owned and operated by the Village Board of Education. Taking into account both Village and Board of Education fields, five of these fields (including all three multipurpose turf fields) are located in the Ho-Ho-Kus Brook floodplain. When the fields flood, which happened three times between October 2023 and January 2024, teams are unable to practice or play home games for weeks due to major cleanup and repairs. The proposed project at the Zabriskie-Schedler property would be the only full-size multipurpose athletic field NOT situated in a flood zone and not impacted by significant rainstorms. In our densely populated town, there is no other property upon which the Village can build another field. This is our only viable option.

Many of our fields are used seven days a week, and our grass fields suffer the punishing consequences because they do not have time to "rest" (i.e., taken out of circulation for one season). In the spring of 2022, conditions were so poor from overuse that the Village Parks and Recreation Department was forced to close all municipally owned grass fields from March 7 through May 7 – virtually the entire spring season – to give the grass an opportunity to regenerate. Maintenance of any kind cannot combat the overuse of grass fields. It is simply not possible for Village grounds crews to maintain playable conditions based on the current level of activity.

Artificial turf, on the other hand, allows for continuous, repetitive use. It can be used heavily with little maintenance and often used immediately after rain with no impact on program

schedules. In addition, turf allows a field to be "striped" more effectively and sustainably for multiple sports. This is an important point since the proposed turf field at the Zabriskie-Schedler property would be used for soccer, lacrosse, softball, baseball and football.

Historical Background

The Zabriskie-Schedler property is a seven-acre tract of land that lies between Route 17 and West Saddle River Road in Ridgewood, Bergen County. It was purchased by the Village in 2009 for approximately \$2.8 million, supported by a Bergen County Trust Fund Grant (\$1 million), Bergen County Open Space Trust Fund Grant (\$600,000), Municipal Capital Improvement Fund (\$300,000), and Municipal Bonds and Notes (approximately \$900,000). An adjacent lot also was purchased in 2009 at a cost of \$100,000.

The objective was to conserve open space and prevent the commercial development of the land that sits on Route 17. Neighbors strongly voiced their concern that the site would be turned into a gas station, convenience store, strip mall, etc., which would have adversely affected the local neighborhood. Another objective was to build a multi-use recreational park, including a much-needed athletic field, to serve the needs of residents of all ages. It is important to note that at the time of purchase, all parties involved, including neighborhood residents, agreed that the development of the property would include a full-size turf sports field. In fact, at the time of purchase, the proposed plan included a much larger sports field than is proposed today - with lights.

During the ensuing 15 years, a variety of park development plans were conceptualized and abandoned, all of which included the above recreational features. During this time, the John A.L. Zabriskie House located on the property was designated as a historic site for its 19thcentury Dutch Colonial architecture (Criteria C) and was added to both the State and National Registers of Historic Places. As a result, the surrounding acreage that comprises the rest of the site purchased by the Village received the same designation. It should be understood that the sole criterion for the historic designation is the architecture of the Zabriskie House. A response from the State Historic Preservation Office dated December 6, 2023, definitively described the site as not being historically significant in association with the Revolutionary War following the National Register criteria (See Appendix 26). Phase 1 archaeological surveys performed by Richard Grubb and Associates revealed no evidence of Revolutionary War artifacts on the land. Of critical significance in this regard, Ridgewood's Historic Preservation Commission voted unanimously that they have no objection to the development of the Zabriskie-Schedler property according to the current plan submitted to SHPO. It should also be noted that, prior to its acquisition by the Village, the original Zabriskie-Schedler property included areas that are now residential and other mixed uses.

The Village's reverence for the historical significance of the house located on the property is evidenced by our investment of \$2.6 million in the restoration of the Zabriskie House, which was in terrible disrepair when the property was purchased. A Temporary Certificate of Occupancy was recently issued, and a public Open House will take place on June 8, 2024. Our plans for the park call for a substantial buffer separating the Zabriskie House from the playing field, including a mix of native trees, shrubs, grasses and other plantings. The park, playing field and house will complement one another in a way that is otherwise unachievable. This is extensively discussed in the application.

Conclusion

The Village of Ridgewood is a densely populated suburban community with very little available open space and the largest school system in Bergen County – approximately 5,600 children – as well as a growing population of active adults. There is simply not enough field space for all of our residents to practice and play in town – a problem that has existed for decades and has been documented in previous open space reports and master plans. The last new, full-size multipurpose field built in Ridgewood was Maple Park in 1980 – 44 years ago.

Two recognized state and national benchmarks support the Village's long-held position that it does not offer sufficient active recreational space to meet the needs of residents. According to the New Jersey Balanced Land Use Standard, the Village has a 63.7-acre deficit of active recreational space. And, according to the National Recreation and Park Association, the Village's deficit is greater than 100 acres. (See page 11 of the Independent Assessment of Zabriskie-Schedler Park.)

Development of the Zabriskie-Schedler property is truly a once-in-a-generation opportunity and represents our last-and-only chance to build a multipurpose field that the community so desperately needs. Participation in youth and adult sports programs that require field usage will continue to grow with the introduction of new sports, such as the recently launched Youth Girls Flag Football program.

The Zabriskie-Schedler property is the only open space left in the Village upon which to build a full-size multipurpose playing field to fill the steadily widening demand/supply gap.

Just as important is the fact that the property is situated in a less frequently traveled corner of the Village. Incorporating the Zabriskie House into the design of the proposed park will bring greater awareness to the historical building, which it would not otherwise receive, giving both residents and visitors an opportunity to learn about its architectural significance. With supplemental recreational features like walking trails, a playground and an open-air pavilion, this project will benefit *all* residents of the Village and align with our long-held belief that local parks play a vital role in promoting a healthy community and improving quality of life.

We appreciate your consideration of our application.

D. Alternatives/Mitigation

Please describe alternatives (or actions taken) that would avoid, reduce, or mitigate any encroachment of the project on the affected New Jersey Register-listed property. Discuss feasibility and prudence of alternatives. (Use lettered attachments when necessary.)

Please see the attached Alternatives Analysis.

Historical Significance: The house was nominated under <u>Criteria C, Architecture</u>. The title of the Nomination is the "John A.L. Zabriskie House," with no other mention of any other historical features in the Significance Statement. The balance of the property is clearly a highly compromised landscape from after the period of Significance (1824-1925). The National Register nomination mentions the setting only once, in one sentence, at the end of the significance statement and offers no explanation or justification other than that the property is the remnant of a once much larger farm. The current property bears absolutely no evidence or resemblance to a farm. There are no fields, orchards, or outbuildings. It clearly fails to describe all the 20th century changes to the setting, and those changes after the Period of Significance for the house. Further, there is no mention of any Revolutionary War activity on the site, and the 1824-1925 Period of Significance excludes the 18th century or any Revolutionary War association. Therefore, the proposed projects are in no manner adversely affecting the National Register character (Criteria C) and character that make the House and property historically significant (Bergen County's third generation of Dutch architecture). While new construction on a property that is listed on the State Register and National Register is by definition an encroachment, it does not adversely affect or diminish the historical significance of the House.

<u>Precedent:</u> There is both historical and legal precedent for the use of artificial turf on athletic fields at SR/NR Properties.

- 1. Precedent: Cell tower across Route 17 to the west. SHPO. Section 106 approved.
- 2. Widening of Route 17 adjacent and onto the site in the mid-20th century.
- 3. Precedent: any other SHPO-approved turf at historic sites.
- 4. Use of the most significant portion of the Revolutionary War activity is now a cemetery and buildout downtown Ridgewood.
- 5. *Hawthorne* case that was adjudicated in NJ State Superior Court in favor of the project sponsor, Passaic County.

Hawthorne case and decision.

HSC VOTED 2 TO 2

NJDEP Commissioner found for County

Appellate Court found for the County after Hawthorne filed suit creating a legal precedent

Hinchcliffe Stadium just approved by SHPO, a National Historic Landmark

Riverbank Park, Essex County Parks

Goffle Brook Park, Passaic County, NJ (passaiccountynj.org)

6. National Historic Register - Turf Field on the Historic Great Lawn at Wilson Hall, Monmouth University









- 7. Rutgers Stadium
- 8. Princeton Palmer Stadium
- 9. NJ Schools Construction Corp. projects
- 10. As of October 7, 2023, there are 13 Union County parks that are SHPO-approved with turf, all designed by, or part of the National Register-eligible Frederick Law Olmstead designed parks and system. See attached list and corresponding email from Dan Bernier.

The following sites are relevant as they required compliance with the same standards that NJ State Register Act must use:

- Yale Bowl, NHL
- Penn Franklin Field
- Harvard Field
- West Point, NHL
- US Naval Academy, NHL

Mitigations: Several Design Iterations have been incorporated into the design for the highest and best use of the property for the community, and to meet the Sec. of Interior Standards for the SRA Authorization:

- 1. A smaller athletic field than the originally proposed 90-foot varsity baseball diamond has been proposed to minimize impacts to the House and provide a substantial, multiple-component landscape buffer.
- 2. Replanting Property and Berm includes indigenous trees, shrubs, and meadow grasses.
- 3. Baseball field is located to the furthest extent possible from the House.
- 4. No sports lighting for the athletic field.
- 5. No stands or bleachers on the athletic field for spectators.
- 6. Proposed parking is located to the furthest extent possible from the House.
- 7. 3 Historic Plaques/Markers:
 - Interpretive plaque at Zabriskie House (see example image under Project Description).
 - Roadside marker at the House (see example image under Project Description).
 - Roadside marker at the southern tip of the site to commemorate the Revolutionary War activity in the immediate vicinity (see example image under Project Description).

- 8. House has been completely restored with ADA access included, at a cost of \$2,600,000.
- 9. New and More Trees and Indigenous Species
- 10. Extensive and numerous public meetings before Village Council.
 - See attached Village Project Timeline
- 11. Extensive 3-part archeological investigations
 - Archaeological Survey, Metal Detector Survey, Ground-Penetrating Radar Survey
- 12. Limiting hours from dawn to dusk for safety and security.
- 13. Multiuse programming to attract people to experience and use the historic House.
- 14. Big/Heritage Tree Designation
 - The Village will file a new application for the Sugar Maple tree, adjacent to the House, at the appropriate time. The opposition continued to misrepresent the relevant facts, process and actions by the Village, while the Village continued to hold many public meetings, open to public comment, and provide full transparency over many months.
- 15. Village nominated the site to be listed on the State and National Registers.
- 16. Village-sponsored restoration of the House.
- 17. The Village owns a horse-drawn hay rake and plans to move it to the north side of the House to evoke the agricultural past of the property.
- 18. In order to further bring attention to the historic site, the Village will file award applications to: New Jersey Future; The Trust for Public Lands; the American Society of Landscape Architects; Preservation New Jersey; and the NJ Parks and Recreation Association.



Sugar Maple adjacent to Zabriskie-Schedler House



Hay Rack to be Placed Onsite



Please list sources of funding, including federal funds.

All funding for this project is from the Village of Ridgewood.



Please list permits needed for the proposed project, including any necessary federal permits, licenses or approval.

There will be no federal, state or local permits required.

OTHER INFORMATION

The following information may also be needed depending on the nature of the project:

ARCHAEOLOGY:

If an archaeological survey or other pertinent survey has been undertaken for this project, it must be included with the application. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed. This rationale for all areas of potential ground disturbandould include detailed documentation of known prior uses (both modern and historic) and prior disturbances. Areas of potential ground disturbance include construction staging areas, areas of grading, etc. on the New Jersey Register listed property.

CIVIL ENGINEERING

(PARTICULARLY

Data which informs the basis of the project's design such as: existing road limitations, traffic counts/studies, road ROAD & BRIDGE PROJECTS):

classification, design speeds, design bourly vulume, and predicted levels of service. Please provide specific references to the relevant AASHTO design tables. May include an Alternatives Analysis Report.

Where a code requirement affects the treatment of historic features or spaces, please provide specific reference CODE:

to the section of the code involved and indicate if flexible application of the code for historic buildings as

allowed by the New Jersey Uniform Construction Code has been sought or granted.

If economic factors affect an aspect of the project or the design of a project as a whole, a detailed and documented breakdown of the costs involved should be attached to the application. ECONOMICS:

If engineering concerns such as structural stability or load bearing capacity, etc. affect the project's impact on ENGINEERING:

the historic property, engineering reports, prepared by an engineer with demonstrated experience working with similar historic resources, should be attached to the application.

LIST OF ALL DOCUMENTS

Please provide a complete listing of all documents including title. In all cases, when a professional archaeological survey is not included with (or proposed in) the application and the project will include ground disturbance, the rationale for not conducting survey must be enclosed.

REVIEW PROCESS

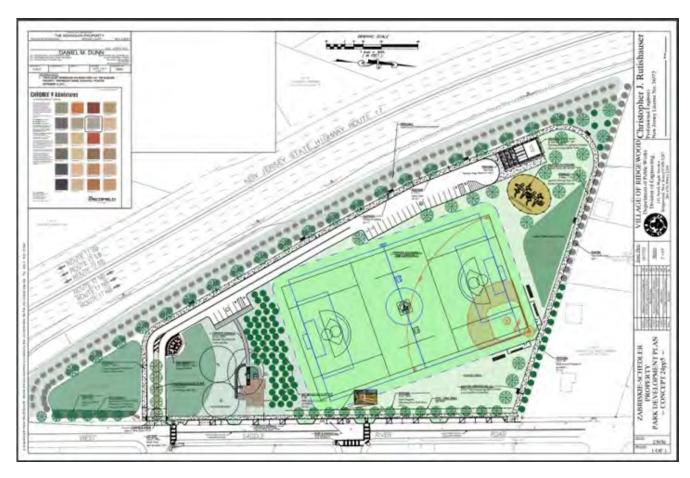
Applications are submitted to the Historic Preservation Office (HPO), Within 30 days, the HPO will evaluate the application for technical and professional completeness. Faxed copies of applications do not formally Initiate project neWithin 45 days of receipt of a technically numplete application, HPO will determine if the project constitutes an encroachment and notify the applicant accordingly. If the HPO determines that a project does not constitute an encroachment (that the project is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties), the application is approved administratively by the HPO and does not require review before the Historic Sites Council. A project which constitutes an encroachment is scheduled for an upcoming Historic Sites Council meeting, and the applicant is so notified. The Historic Sites Council makes a recommendation in the form of a formal resolution to the Commissioner of the Department of Environmental Protection. The Commissioner must act within 120 days of receipt of a technically complete application. When the applicant has tight project schedules and deadlines to meet, the HPO strongly encourages early submission of applications.





Mail Code 501-04B State of New Jersey Department of Environmental Protection HISTORIC PRESERVATION OFFICE PO Box 420 Trenton, NJ 08625-0420 TEL: (609) 984-0176 FAX: (609) 984-0578 www.nj.gov/dcp/hpo





Proposed Concept Plan

ALTERNATIVES ANALYSIS

Alternatives Analysis (following the HPO format)

Consideration of alternatives should always be a part of project planning. However, documentation of that consideration in accordance with this outline is only necessary when requested by the Historic Preservation Office as part of a specific regulatory process.

An alternatives analysis is a process through which alternatives for developing a historic building or site are explored, and the benefits and losses of each alternative assessed, for the purpose of analyzing a prudent and feasible alternative that will avoid or minimize the adverse effect to a historic resource. A good alternatives analysis steps back from a project to gain critical perspective. The analysis benefits the applicant by helping them thoroughly consider all aspects of project planning. Any potentially impacted historic resources can also benefit from the analysis for the same reasons.

The Historic Preservation Office may request an alternatives analysis as part of the following review processes in the event that a project does not conform with the Secretary of Interior's Standards for the Treatment of Historic Properties:

Section 106 of the National Historic Preservation Act
New Jersey Register of Historic Places Act
State of New Jersey Executive Order 215
Land Use Regulation permits (Coastal Areas Facility Review Act, Fresh Water Wetlands, Highlands, and Waterfront Development)

There are sometimes differences in the goals between a public project and a privately funded project and in the kinds of analysis that may be appropriate. By nature, a private project has a limited number of constituencies. Maximizing economic return, location, program goals, community presence, and design excellence are some of the most common considerations in developing a private project. Although many of the goals of a public project may be the same as those of a private project, public projects have larger constituencies by nature and tend to include consideration of maximizing open space, recreation, and historic preservation. Some of the investigations requested below may have been compiled in order to make the decision to implement a project.

Please note that every project is different; certain sections of this outline may not be relevant to your specific project. In those cases, please address those sections as nonapplicable. If the information was already submitted to the HPO please attach a copy to create a complete document.

I. Introduction to the Project

- 1. Identify the regulatory action triggering the need for an alternatives analysis:
 - a. Is the project a public or a private undertaking?

Public, Village of Ridgewood

b. What are the funding sources?

Public, Village of Ridgewood

c. Who is the owner?

Public, Village of Ridgewood

d. What if any permits are needed?

State Register Act

e. Who is the lead agency for the regulatory review?

NJDEP - Historic Preservation Office

2. Project location map including all built structures and landscapes, with known historic resources identified.

See maps under the State Register Act Application and Appendix 29.

- 3. Resource information:
 - a. Statement of historical significance.

John A.L. Zabriskie House, Criteria C, Architecture

b. Physical description of the subject property, including character-defining features.

See attached National Register Nomination.

c. Boundary of the historic district or site, physical description of the subject property.

See attached National Register Nomination.

- 4. Photographic documentation should include:
 - a. Contextual photographs illustrating the relationship of the resource to the character of its surrounding area.

See attached photos.

See drone videos.

b. Sharp clear images which convey the character and significance of the resource, as well as details, such as materials and craftsmanship.

See attached National Register Nomination.

5. Description of proposed project.

Historical, Passive, Active and Recreation Park with state-of-the-art features including a full sized synthetic turf sports field for all soccer, boys' and girls' lacrosse and softball playing levels, playground, restroom building and walking trails. The entrance to the park is opposite Kingsbridge Lane along West Saddle River Road and wraps behind the Zabriskie-Schedler house. The access drive runs parallel to the berm along Route 17 and terminates with a parking lot and roundabout towards the northwestern corner of the property. A restroom building and playground are located to the north and east of this terminus point. The project also includes a separate parking lot with an accessible walkway for the Zabriskie-Schedler house. Evergreen tree plantings between the field and house will be installed to create a buffer. Existing trees will remain to the south of the driveway entrance and at the northern end of the property adjacent to the residential properties.

- 6. Statement of project need/objectives:
 - a. Private projects (privately owned projects with no public funding): when use does not accommodate the resource type, explain why the resource could not be integrated into or within the site plan.

N/A

b. Public projects (public ownership or use, such as libraries, government buildings, etc., with or without public funding): have other locations been sought which would better accommodate the project need/objectives?

Other locations have been sought after for many years as indicated in the Open Space Plan issued in 2003 and the 2007 Comprehensive Recreational Master Plan. Two of the largest properties identified in these reports have been purchased by the Village – the first is now known as Habernickel Family Park and is an active and passive recreation park; the second is the Zabriskie-Schedler property. The others either are lacking in size or located within the floodplain. More recently, the Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop. The Village has been almost entirely developed as indicated in the 2020 Master Plan. Additionally, a review to determine if the project could be accommodated at existing parks was completed. All parks were either insufficient in space or sufficient in space but would compromise existing the fields.

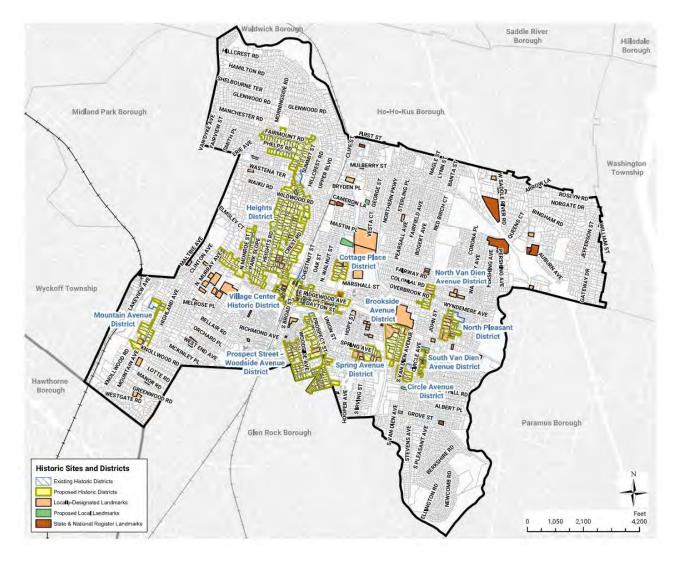
7. Summary of redevelopment scenarios explored for subject property. Please note preferred alternative.

Historical, Passive and Active Recreation Park

- 8. Describe how the proposed project meets:
 - a. The local master plan and zoning requirements

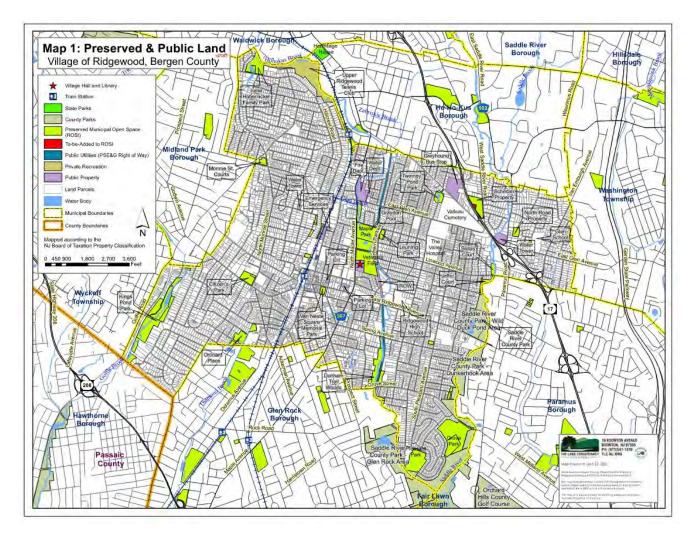
The project is consistent with every element of the master plan of 2022, particularly with open space, community facilities, parks, need for recreation space and historic preservation. See below Map of Historic Sites within Ridgewood and Goals #10 and #11 stated in the Village of Ridgewood Master Plan. Also, see Village of Ridgewood Master Plan adopted by Resolution on November 1, 2022:

mods.ridgewoodni.net/pdf/masterplan/RidgewoodMPFinalDraft08 23 22opt.pdf



(2020 Ridgewood Master Plan)

Map of Historic Sites and Districts



(2020 Ridgewood Master Plan)

Map of Village Public Land including Parks



GOAL #9 – PROTECT AND ENHANCE THE VILLAGE TREE CANOPY.

Existing street trees and tree canopy contribute to the character of the Village and the high quality of life enjoyed by its residents. Trees provide a variety of environmental benefits including enhancing air quality, cooling during extreme heat, and contributing to stormwater management. Tree also provide aesthetic benefits along residential streets, in parks, and within pedestrian-oriented areas. The Land Use Element includes recommendations for policies and ordinances the Village can undertake to further its tree protection, preservation, and planting efforts.

GOAL #10 – ASSESS THE VILLAGE'S VULNERABILITIES TO CLIMATE CHANGE AND DEVELOP AN ACTION PLAN TO ADDRESS THEM.

The Land Use Element includes the statutorily required climate change assessment and recommendations for how to mitigate potential impacts. In Ridgewood, the most significant threats are flooding along the Saddle River and Ho-Ho-Kus Brook through the central and eastern parts of the Village. Critical facilities, including Village Hall, the police department, the main fire department, recycling center, and several schools are within the flood hazard area.

Other than flooding, the most serious potential impact from climate change is extreme heat and other weather events. Extreme heat, coupled with power outages, is a public health risk. Severe non-flood storm events can bring down trees, which often leads to power outages, damage to structures, and road closures.

The climate change assessment of the Land Use Element reviews the Village's vulnerability and recommends future actions.

GOAL #11 – IDENTIFY AND ADDRESS FLOODING AND STORM RESILIENCY FEFORTS

The Land Use Element includes maps of flood hazard areas and identifies potential resiliency efforts. The Village should continue to work to reduce flood risk and limit the future detrimental impacts of storm events. Hazard response and emergency management efforts should also focus on promoting public safety and health in the aftermath of severe events.





b. Local development trends

The Village of Ridgewood has essentially been built-out with minimal new residential and non-residential development. As noted previously, the Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop.

II. Site Condition and Design

1. For publicly initiated or funded projects: evaluation of alternative sites, programs, and/or buildings more appropriate for the proposed project must be included in the analysis.

See below and State Register Act Application appendices.

A narrative summary of one of the fully examined alternatives must include the adaptive reuse
of the historic building in accordance with the Secretary of Interior's Standards for Rehabilitation.
(http://www.cr.nps.gov/hps/tps/secstan1.htm) Design alternatives must explore the potential for
adding floors, additions or interior alterations that might be viable while retaining the characterdefining features of the historic property.

Alternative 1 PREFERRED

(See Zabriskie-Schedler Property Park Development Plan)
Passive and Active Recreation and Historical Park with Restoration of the House and National Register listing (See also Appendix 6 and 7).

Alternative 2 Revised Designs

Design concepts were considered over the course of the design process, including in 2008, 2015 and 2017.

The 2008 concept, prior to the nomination and recognition of the historic house, showed the removal of the Zabriskie-Schedler house, a 90-ft baseball diamond and soccer field, and a large parking lot to the south, clearing much of the property. The entrance to the park was off of Route 17 and consisted of a small radius that was dangerous due to pedestrians requiring to cross the entrance and exit to access the park. This concept was withdrawn due to the removal of the house.

A 2015 concept was adopted with the Zabriskie-Schedler house included in the design, however, the proposed 90' baseball diamond and soccer field left less than 10-ft to the house. All trees within the vicinity of the house were proposed to be removed due to the playing field. The entrance was opposite Kingsbridge Lane and led to a large parking lot in the southern corner of the property, clearing all existing trees in the area. A restroom building and walking trails around the perimeter of the site were also proposed. This concept was later rescinded in 2017 due to the close encroachment of the house and to be able to incorporate the community's view of the park.

An Ad Hoc Committee presented a concept in 2017 after gathering input from the various stakeholders in the community. Studies indicated a significant need for a multipurpose field due to poor conditions of fields and limited field availability. A small-sided field was proposed in the northern half of the property. The entrance was located in between Kingsbridge Lane and Terhune Road and wrapped behind the house to the south. A restroom building, playground and perimeter walking trails were also proposed. To address sound concerns expressed by neighbors, a row of trees along West Saddle River Road was proposed. While the design met the needs of the community, the increasing occurrence of significant rainfall events and flooding applied additional pressure to the existing full sized turf fields that are all situated within the floodplain. The Village has spent a significant amount to repair these fields. Thus, the concept was rescinded in 2023 to revise the concept to include a full size field.

Alternative 3 Natural Grass Field

A natural grass field was never proposed in any of the concepts due to the multipurpose aspect of the field. The continuous use for most of the year will not allow for an optimal playing field and will quickly degrade, similar to the other existing grass fields (See Appendix 36).

Alternative 4 Another Build Site

The Affordable Housing Planner for the Village recently completed a Housing Element and Fair Share Plan in 2020, which analyzed vacant land for potential build sites. This study reflected the absence of adequate amounts of vacant land within the Village to develop. The Village has been almost entirely developed as indicated in the 2020 Master Plan. Additionally, a review to determine if the project could be accommodated at existing parks was completed. All parks were either insufficient in space or sufficient in space but would compromise existing the fields.

- Alternative 5 Renomination of the property to only include the House and its immediate setting. This was considered and eliminated due to the property being a part of the original nomination and associated with the Schedler occupation.
- Alternative 6 Move the House to the property immediately north of the existing property. This was considered, however, the grant application to purchase the property was denied.
- Alternative 7 No Build. This alternative is not feasible due to the demonstrated need for the park and athletic field. There is no other viable location of the alternative in the Village.

Secretary of Interior Standards were applied in two ways because of the nature of the resource and the property.

RESTORATION – house

REHABILITATION – of the property

Standard #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 will 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.

Standard #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.

- a. Where complete demolition is proposed for any reason, an existing conditions assessment prepared by an architect or structural engineer who meets the National Park Service's minimum standards for a historic preservation specialist in the architecture or structural engineering field must be submitted. The assessment must include:
 - i. A narrative summary of recommendations in order of feasibility.
 - ii. Evaluation of the architectural and structural features of the exterior and interior as well as all the environmental systems of the property
 - iii. Annotated architectural drawings and existing condition photographs of the primary building, outbuildings (if applicable), site or landscape (if applicable).

No Demolition is requested or required.

b. Describe the site conditions and illustrate the status of the project site. Identify any conditions at the site that may impact the project, such as the presence of wetlands or open water, archeological resources, access/egress issues, soil conditions, etc.

See State Register Act Application appendices.

III. Zoning or Building Code Constraints

a. Code constraints limiting adaptive reuse must be documented using the specific code citation and description, fully detailing the way in which the building fails to adhere to code requirements. The only current building code required for existing buildings in New Jersey is the Rehabilitation Subcode (http://www.state.nj.us/dca/codes/rehab/index.shtml).

No code constraints.

b. Along with the code citation, a detailed analysis of work that is required to comply with the code and a cost estimate for this work must be submitted. Technical assistance is available through the Department of Community Affairs' Division of Codes and Standards.

N/A.

c. If a local zoning variance is needed to facilitate adaptive reuse, this requirement should be discussed in the analysis.

No variances are required.

IV. Development of Alternatives

See Section II, 2. Above.

- 1. A reasonable number of prudent and feasible alternatives, even those which may compromise project objectives, should be fully described and evaluated with regard to their impact upon the identified historic resource. The analysis should constructively evaluate factors such as local jobs generated, business creation, property tax stabilization or enhancement and other economic activity that may or may not result in a rehabilitation project versus a new construction project. Assessment should also include the benefits of cultural and heritage tourism and how those historic resources can enhance profitability. The analysis of alternatives should be sufficiently detailed and rigorous to permit independent comparative evaluation of the benefits, costs, and environmental risks of the proposed project and each reasonable alternative.
 - a. For private projects, the alternatives shall provide a full understanding of the economic parameters that would prohibit the owner from realizing a return on investment in the historic property while keeping it in its historic use versus its proposed use or rehabilitating the site for a new use. The return does not necessarily have to be calculated based on the highest economic return. The new use may or may not be the same as the goals and objectives of the project. For example, if a historic farmstead complete with farmhouse and outbuildings has been purchased with the intent of developing a strip mall. Could it be adaptively reused keeping the site and buildings intact and placing some of the strip mall businesses (such as a card shop, bank, hair salon, etc.) within the farm buildings? Can the farmstead remain as a viable working farm? Could the farm and its buildings be best used to serve another purpose such as a bed & breakfast, antique shops, and café?

N/A

b. For public projects (as defined under I.6.b.) each alternative shall be substantiated by economic data.

Preferred Alternative is substantially most expensive, at more than \$7,000,000.

- c. Economic data shall also include the sale of surplus property where applicable.
 No sale of surplus property is anticipated or required; the Property is owned by the Village of Ridgewood.
- 2. It is recommended that alternatives include consideration of financial benefits such as easements, investment tax credits, and transfer of development rights in the analysis. Attached is a list of additional sources of funding and/or financial incentives that may make the rehabilitation of a historic property feasible.

N/A.

V. Summary of Findings and Conclusion

Provide a narrative summary of the preferred alternative and full justification for its selection.

Alternative 1 PREFERRED

Passive and Active Recreation and Historical Park with the completed \$2,600,000 Restoration of the house and National Register listing. The Zabriskie-Schedler property is the only open space left in the Village upon which to build a full-size multipurpose playing field to address its needs. By also incorporating the Zabriskie House into the design, the project will bring greater awareness to the historical building and provide an opportunity to a much greater population to learn about its architectural significance. With supplemental features like walking trails, playground and an open-air pavilion, this project will benefit all residents of the Village. Features like the row of trees along Route 17 and West Saddle River Road remain in the concept to address identified concerns of the adjacent residents. All other alternatives have been determined to be unfeasible.

Needs:

All of the athletic fields in town flood and are rendered unusable for days afterward. Overwhelming support from the community

No alternative sites

Site was acquired for this purpose.

The Village has nominated and restored the House.

Extensive design alternatives were explored.

Please also see attached Mayor Vagianos letter.

SELECT PHOTOS OF JOHN A.L. ZABRISKIE HOUSE

PLEASE ALSO SEE
HUNTER RESEARCH AND
RICHARD GRUBB & ASSOCIATES (RGA) REPORTS
FOR ADDITIONAL PHOTOS



Photo 1 – John A.L. Zabriskie House, Before Restoration



Photo 2 - John A.L. Zabriskie House, Restored

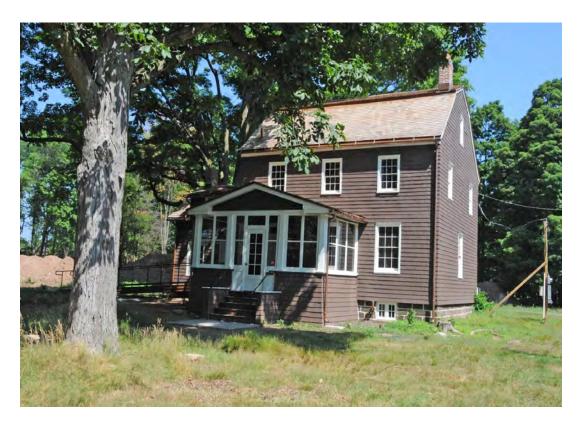


Photo 3 - John A.L. Zabriskie House, Restored

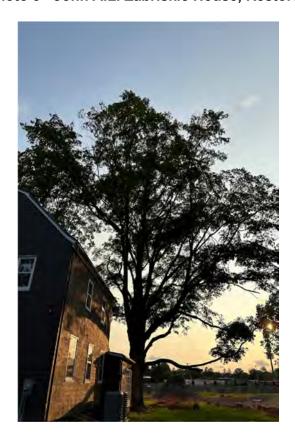


Photo 4 - John A.L. Zabriskie House, Restored and Sugar Maple Tree

NEW JERSEY HISTORIC TRUST WEBSITE PROJECT EXCERPT



John A. L. Zabriskie House



Preserve New Jersey Historic Preservation Fund

Capital Level II

Grant Award: \$199,166 (2021) Grant Recipient: Village of Ridgewood

County: Bergen

Municipality: Ridgewood Village

The Zabriskie-Schedier House was originally constructed circa 1825 and was the home of farmer John A. L. Zabriskie. The house is an example of a late third-period Dutch-American frame building and exhibits several characteristics of the type including a construction date of c.1752-c.1840, was built by the "Dutch" cultural group, is south facing, follows the Dutch framing tradition, uses a gambrel roof for the main block and gable roof on the wing, uses native sandstone for the foundation material, uses oak timbers for heavy framing members, has interior end fireplaces, and has plaster ceiling finishes at the interior. The house survives as one of the few remaining nineteenth-century frame homes in Ridgewood. Over the course of his lifetime through inheritance and purchases, John Zabriskie tripled the size of his landholdings. Following his death in 1864, the house and property passed to his son James Zabriskie, also a farmer, who did not realize the same level of success as his father and was forced to mortgage and eventually sell off portions of his property. The Smith family purchased the home in 1908 and over the next century made several changes including adding the south entrance, raising the original gambrel roof at the circa 1840 section, reconfiguring and refinishing the second-floor level, and upgrading the kitchen. A small addition with a bathroom and sun porch were also added during the mid-twentieth century. Florence Schedler, daughter of Carman Smith, lived in the house until her death in 2007. The Village of Ridgewood purchased the property in 2009 and has been rehabilitating the building and grounds for use as a public parks and recreation facility.

The Trust grant will help fund interior rehabilitation and barrier-free improvements.

New Jersey Historic Trust Website Project Excerpt

VILLAGE OF RIDGEWOOD WEBSITE PROJECT PAGE



Website Project Page

ZABRISKIE-SCHEDLER PARK TIMELINE 2003 TO 2023

Zabriskie Schedler Park

Timeline 2003 to 2023

2003

Ridgewood Open Space Committee submitted a plan identifying the Schedler property as a "first-priority" target for acquisition by Ridgewood.

2007

Village was informed that the family would be selling the Schedler property.

2008

Open Space Committee provided the Village Council with a report recommending that the initial development of Schedler property consist of a parking lot, a baseball diamond and overlay multipurpose field (without lights or restrooms), with the remainder of property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter.

2008

Open Space Committee urged the Village to acquire the Schedler property, warning that "if the property is acquired by a private developer, the Village will face the possibility of a builder' remedy suit forcing the Village to accept high-density multi-family residential development of the property, including affordable housing units."

2009

Village purchased Schedler property for \$2.7 million with grants from the Bergen County Open Space Trust Fund.

2013

Village purchased Shotmeyer property, a .358 acre parcel of land that was surrounded by the Schedler property, for approximately \$90,000.

2014

Zabriskie Schedler House (alone) receives certificate of Eligibility for Architecture. The National Park Service defines resources that meet National Register Criterion C as those "that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction."



2015

Council passed resolution adopting Open Space Committee's recommendation for a passive and active park that included a playground, walking path, 90 ft. baseball diamond, with an overlay multi purpose field for lacrosse and soccer. Resolution also provided a road map for stabilization and possible restoration of the Zabriskie Schedler House.

2017

The Council rescinded the 2015 resolution, deciding instead to re-analyze the proposed plan for Schedler, and appointed the Ad Hoc Committee to propose a re-development plan.

2018

Village approves a plan for small sided multi-purpose "Cool Play" Turf field. 2018 project, then stalls.

2020

In Spring of 2020 the Village is notified that the House and Property (all 7 acres) are on the NJ and National Historic Registry due to the Architecture of the house and the adjacency of the land.

2020

In Fall of 2020 two plans (one overdeveloped Pickleball Plan & one historically inaccurate Pergola Plan) are submitted outside of public light and rejected by SHPO.

2023

Council introduces and approves the current plan for varsity sized eco-friendly turf, playground, ample parking, bathrooms and walking paths.

2023

The work on the Zabriskie Schedler House is completed for a total cost of \$2.6 million dollars. Friends of Zabriski- Schedler rescind prior donation of \$44,000 which was the only donation of record. No future intended use has been determined.

ZABRISKIE-SCHEDLER PROPERTY PARK DEVELOPMENT PLAN



Proposed Concept Plan

APPENDIX 1

Vitae Of Persons
Involved In Preparing The Application

Paul Vagianos

Paul Vagianos was a 2017 Democratic candidate for District 40 of the New Jersey General Assembly.

Vagianos was a 2015 Democratic candidate for District 40 of the New Jersey General Assembly.

Biography

Vagianos earned his bachelor's degree in political science from Rutgers University and his J.D. from Seton Hall Law School. His professional experience includes working as the deputy attorney general for the Division of Gaming Enforcement, as the deputy attorney general for the NJ Environmental Prosecutions Task Force, and as the owner of the "It's Greek to Me" restaurant in Ridgewood.^[1]



Campaign themes

2017

On their shared campaign website, Thomas Duch, Paul Vagianos, and Christine Ordway highlighted the following issues:

Pension Reform

66

 For too long, the State of New Jersey has failed to meet its obligations for funding the pension system, which has led to a funding crisis and insolvency.

Area and State Issues

Fighting for our area's fair share of state funding in Trenton must be an ongoing, top priority.
 Additionally, front door conversations with voters in each of the 15 towns in our Assembly district have revealed issues and concerns specific to each locality.

Fundamental Rights

 We support equal rights for all citizens of New Jersey, regardless of their race, religion, gender identification, or sexual orientation.

Flooding

 Despite numerous studies and discussions over the course of many years, very little has changed for homeowners impacted by ongoing flooding, Bold, new action is required.

Fiscal Reform

We must recognize that New Jersey is in the midst of an acute fiscal crisis and that
addressing this predicament is a precondition to solving many of the state's other
longstanding problems. New Jersey's dismal rankings on virtually every key indicator
underscore the imperative that we substantially overhaul the way we tax, spend, invest, and
operate. [2]

-Thomas Duch, Paul Vagianos, and Christine Ordway 3

Elections

2017

See also: New Jersey General Assembly elections, 2017

General election

Elections for the New Jersey General Assembly took place in 2017. All **80 seats** were up for election. State assembly members are elected to two-year terms. The general election took place on **November 7, 2017**. A primary election took place on **June 6, 2017**. The filing deadline for the primary election was **April 3, 2017**. Legislative districts in the New Jersey General Assembly are **multi-member districts**, with two representatives in each district. In Democratic and Republican primary elections, the top two candidates move forward to the general election, and the top two candidates in the general election are declared the winners. In Incumbent Kevin Rooney (R) and Christopher DePhillips (R) defeated Christine Ordway (D), Paul Vagianos (D), and Anthony J. Pellechia (You Tell Me) in the New Jersey General Assembly District 40 general election.



Democratic primary election

Christine Ordway and Paul Vagianos were unopposed in the New Jersey General Assembly District 40 Democratic primary election. [8][9]

Candidate	Vote %	Votes
→ Christine Ordway	50.39%	7,299
✓ Paul Vagianos	49.61%	7,187
Total Votes		14,486

Republican primary election

Incumbent Kevin Rooney and Christopher DePhillips defeated Norman Robertson and Joseph Bubba in the New Jersey General Assembly District 40 Republican primary election. [10][9]

Candidate	Vote %	Votes
✓ Kevin Rooney Incumbent	35.92%	8,251
✓ Christopher DePhillips	33.29%	7,647
Norman Robertson	15.45%	3,548
Joseph Bubba	15.33%	3,522
Total Votes		22,968

2015

See also: New Jersey General Assembly elections, 2015

Elections for the New Jersey General Assembly took place in 2015. A primary election was held on June 2, 2015. The general election took place on November 3, 2015. The signature filing deadline for candidates wishing to run in this election was March 30, 2015. [11] Since the general assembly uses multi-member districts, the top two candidates from each party in the primaries advanced to the general election. Paul Vagianos and Christine Ordway were bracketed together and were unopposed in the Democratic primary. Incumbent David Russo and incumbent Scott Rumana were bracketed together and were unopposed in the Republican primary. Russo and Rumana defeated Vagianos and Ordway in the general election. [12][13][14][15][16]

	New Jersey General Assembly, District 40 General [hide] Election, 2015					
	Party	Candidate	Vote %	Votes		
Ŋ	Republican	✓ David Russo Incumbent	28%	19,675		
	Republican	✓Scott Rumana Incumbent	27.6%	19,357		
	Democratic	Christine Ordway	22.3%	15,629		
	Democratic	Paul Vagianos	22.2%	15,573		
	Total Votes			70,234		



ABOUT SIOBHAN

I am a proud graduate of the Ridgewood public school system (Orchard, GW Middle School, and RHS '91). I earned a BA in engineering from Lafayette College and an MBA from Fordham University School of Business. I worked at Tiffany & Co. for almost ten years, where I was Director of New Product Development & Engineering. I later founded Womily LLC, a small company that specialized in custom design jewelry, and I am currently employed part time at Borobabi, a sustainable clothing company headquartered here in Ridgewood.

EXPERIENCE AND COMMUNITY INVOLVEMENT

One Village One Vote. In 2020, I was one of five petitioners who spearheaded the One Village One Vote (OVOV) initiative, which succeeded in allowing Ridgewood residents to decide for themselves whether the Village's expensive, low-turnout, off-cycle spring elections should be moved to November. Ridgewood residents overwhelmingly voted in favor of the move and are now reaping its benefits.

Ridgecrest. For almost a decade, I have volunteered with the wonderful staff and residents of Ridgecrest Senior Housing in Ridgewood, where, among other things, I founded Toiletry Tuesday with my children — an annual toiletry drive supported by our schools and numerous other organizations —and helped found the annual Giving Thanks Elder Dinner.

RHSAA. I helped create and start the Ridgewood High School Alumni Association in 2014 and served as one of its ten founding Trustees and its first Secretary. I was instrumental in originating and running several ongoing RHSAA programs, including, for example, the RHS Commemorative Brick Campaign, RHS Alumni Wear Store (as well as the alumni t-shirt gift to all graduating RHS seniors), the RHS Alumni Party in the Park, and the reintroduction of the RHS Distinguished Alumni Award. In addition to their other benefits, RHSAA has raised over \$1 million through these and other programs to help further strengthen our public high school.

HSAs. I have served on the Orchard Elementary School, George Washington Middle School, Ridgewood High School, and Federated HSAs during which time I ran the Orchard School auction, helped launch the Stop Look & Wave Program as Orchard's safety chair, and got the county to clean up and install lights at their own cost in the Ackerman underpass, which many of our children use every day walking to and from town and school.

Community Boards and Committees. I have served our community in a number of other ways during my time in Ridgewood, including:

- Ridgewood League of Women Voters (Director)
- Ridgewood Guild Advisor (Canopy Committee founder)
- Feed the Front Lines initiative (social media coordinator)
- Ridgewood Mom & Dads Facebook website (Co-Moderator)
- Ridgewood Community Relations Advisory Board
- Ridgewood Pride Committee (original petitioner)
- Martin Luther King, Jr. Committee of Ridgewood and Glen Rock
- Women for Progress
- 2020 Complete Count Census Committee
- RHS Reunion Committee (Co-Chair since '91)
- Lafayette College Reunion (Co-Chair since '95)
- Project Graduation (Baby Photo Chair Congratulations Class of 2022!!).

Keith Kazmark, RMC/CMC/MMC

871 McBride Avenue – Suite 2 Woodland Park, NJ 07424 973.420.9962 keithkazmark@gmail.com

EDUCATION & CERTIFICATIONS:

Rutgers University, Center for Government Services, Registered Municipal Clerk's Certification New York Institute of Technology, M.S., Instructional Technology, Suma Cum Laude, May 2004 Syracuse University, B.F.A., Education, Magna Cum Laude, Dean's List, May 2000

Certifications: Master Municipal Clerk, International Institute of Municipal Clerks, 2012

Certified Municipal Clerk, International Institute of Municipal Clerks, 2010

Registered Municipal Clerk, State of New Jersey, June 2007 New York State Teachers Certification, K-12, May 2000 New Jersey State Teachers Certification, K-12, May 2000

EMPLOYMENT:

Village Manager, Village of Ridgewood, Ridgewood, NJ July 2023 – present

Appointed as Village Manager in July 2023. Serving in a Faulkner Act, Council-Manager form of government. Carrying out the responsibilities of Manger; facilitating the day-to-day operations of the Village

Mayor/Business Administrator, Borough of Woodland Park, Woodland Park, NJ January 2012 – July 2023 (BA, September 2020 – July 2023)

Elected in November 2011 as Mayor. Serving in a Faulkner Act, Small Municipality C form of government with a strong Mayor. Committed to adopting fiscally responsible budgets. Delivered zero municipal tax increase in multiple budget years. Improved municipal parks/recreation facilities and instituted flood mitigation projects through State and Federal grants. Worked with local businesses to re-vitalize our downtown area with funding for streetscape initiatives. Assigned the responsibilities of the Business Administrator in September 2020, carrying out the day-to-day responsibilities of running the municipality, including but not limited to: management of a \$20 million budget and water utility, human resources, strategic planning, COVID-19 response and working with community partners such as the Board of Education, the business association, and non-profit organizations.

Executive Committee Member, New Jersey Intergovernmental Insurance Fund (NJIIF) October 2020 – present

Appointed to the NJIIF Executive Committee in October of 2020. Overseeing the operations and claims of the joint insurance fund with a budget of \$24 million and 23-member municipal entities and school districts. Chair of the By-Laws Committee and the New Member Committee, which is responsible for recruiting new government agencies to join the fund to enhance coverage opportunities, provide better training and risk management and thereby reduce costs.

Business Administrator, Township of Parsippany-Troy Hills, Parsippany-Troy Hills, NJ October 2018 – September 2020

Appointed Business Administrator by the Mayor and Council in October 2018. Administrative responsibilities, within a Faulkner Act Mayor-Council form of government, include serving as the Chief Operating Officer of the municipality. Duties included, but not limited to: oversight of all municipal departments and divisions, responsibility over human resources/personnel and Information Technology, management of a \$104 million budget, risk management/insurance coverage, health benefits, development and implementation of policies and procedures relative to all governmental operations. Also required to perform other duties as are imposed by statute, regulation or by municipal ordinance or policy.

Administrator/Registered Municipal Clerk, Borough of Elmwood Park, Elmwood Park, NJ January 2007 – August 2018

Appointed Municipal Clerk by the Mayor and Council in January of 2007 and appointed Administrator in May of 2010. RMC responsibilities included all statutory responsibilities of the Municipal Clerk. Administrative responsibilities included, but are not limited to: oversight of all municipal departments, direct responsibility for human resources/personnel, management of a \$28 million budget, risk management/insurance coverage, health benefits, development and implementation of policies and procedures relative to the operation of municipal government and municipal strategic planning. Also required to perform other such duties as are imposed by statute, regulation or by municipal ordinance or policy.

Director of Communications, County of Passaic, Paterson, NJ January 2005 – December 2006

Appointed by the Board of Chosen Freeholders in January of 2005. Responsibilities included: oversight of the MIS Department and the telecommunications division (both in-house and wireless), posting of all Freeholder agendas and resolutions for public review, maintenance of the county website and website subscriptions, writing, editing and publishing the county newsletter, facilitating and responding to all media inquiries, issuance of press releases, handling all Open Public Records Act (OPRA) requests and holding the title Custodian of Public Records for the county.

Member, Woodland Park Borough Council, Woodland Park, NJ January 2001 – December 2010

Elected in November 2001 to the governing body. First elected at 23 years of age. Served three terms as Council President. Chairman of the Recreation and Community Relations Committee, member of the Public Works and the Health and Senior Services Committees. Member of the Finance Committee. Liaison to the Boys' & Girls' Club and Passaic Valley Regional High School.

Community Relations, Passaic County Sheriff's Department, Wayne, NJ July 2003 – December 2004

Responsible for scheduling senior citizen, school, and community events for the Passaic County Sheriff's Department. Facilitating and operating community outreach programs.

PROFESSIONAL AFFILIATIONS, COMMUNITY INVOLVEMENT & HONORS:

- Board of Directors, New Jersey Conference of Mayors
- Member, New Jersey League of Municipalities "Mayors Hall of Fame", 10 years of service
- Resolutions Committee Member, New Jersey League of Municipalities
- Former President, Municipal Clerks' Association of New Jersey, 2015-2016
- Former Immediate Past President, 1st Vice President, 2nd Vice President, Treasurer & Secretary, MCANJ
- Past Member, International Institute of Municipal Clerks (IIMC)
- Former Member, Bergen County Municipal Clerks Association
- Associate Member, AFT 2360, NYSUT, AFL-CIO
- Member, Woodland Park Planning Board
- Member, Alfred H. Baumann Free Public Library Board
- Member, Municipal Alliance Against Drug and Alcohol Abuse
- Member, Woodland Park Stigma-Free Committee
- Honored Citizen Award, New Jersey State Police Honor Legion, 2011
- Passaic County Young Professionals Award, 2014
- Former Member, Passaic Valley Regional High School Education Foundation
- Coordinator, Harold "Hatch" Van Winkle Jr. Memorial Scholarship Fund
- Former Director, West Paterson Summer Recreation Camp
- Past Teacher, Adult Education Computer Courses, Passaic Valley Regional High School
- Former Advisor, Youth in Government Month, Borough of Woodland Park

References are available upon request.

CHRISTOPHER J. RUTISHAUSER, P.E., CPWM

<u>crutishauser@ridgewoodnj.net</u>

Cell (201) 693-6749

EXPERIENCE

Village of Ridgewood 131 North Maple Avenue, Ridgewood, New Jersey 07450 Village Engineer July 2002/Director of Public Works April 2005 July 2002 to Present 201) 670-5500, ext. 239

- Direct oversight responsibility for the Village's Engineering Division, 5.0 MGD Water Pollution Control Facility, Traffic and Signal Division, Streets Division, Fleet Services Division, Yardwaste Composting Facility.
- Engineer for the Village Planning and Zoning Board of Adjustment.
- Created the Village's Sustainable Energy Program with a biogas fueled 240 KW generator at the water pollution control facility, plus solar panels at four locations.
- Oversaw the construction/reconstruction of Village Hall. Designed the parking lot for the new complex, 2005.
- Closed out the NJDEP mandated upgrade of the Village's Water Pollution Control Facility, 2006
- Village project manager for the construction of the Hudson Street Parking Garage 2020
- Oversaw capital paving throughout the Village at approximately \$2,000,000 per year.
- Oversaw the reconstruction of the dam and creation of the recreational facilities at the Habernickel Park. Prepared closeout paperwork for NJDEP.
- Working with staff, developed plans and specification for various Village capital projects.

Charles A. Manganaro Consulting Engineers, P.C.

August 1992 to July 2002

Charles A. Manganaro Environmental Consultants, Inc.

Hackensack, New Jersey

Senior Project Engineer/Senior Environmental Professional/Resident Engineer

- Prepared contract documents for bidding municipal and public authority projects.
- Performed initial and remedial site investigations of contaminated properties.
- Provided forensic engineering services for clients contemplating legal action related to leaky basements, faulty home construction, fire hydrants, etc.
- Provided technical oversight for the removal of underground fuel storage tanks. Directed initial remediation efforts.
- Resident engineer for ISRA closure projects.
- Resident engineer for Phase I, II, and III of the Passaic Valley Sewerage Authority Collection System Rehabilitation Program utilizing cured in place pipe lining, slip lining with PVC pipe, and installation of segmental GRP pipe.
- Resident engineer for cleaning and cement mortar lining of potable water mains.
- Resident engineer for the construction of a 24-inch diameter potable water transmission main.
- Resident engineer for the rehabilitation of the roughing filters at Linden Roselle Sewerage Authority

Paulus, Sokolowski, and Sartor, Inc. Consulting Engineers Warren, New Jersey

<u>Design/Resident Engineer</u>

June 1988 to August 1992

- Prepared designs of site improvements for commercial and residential projects.
- Designed the vertical and horizontal geometry for various road projects.
- Oversaw construction of site improvements such as roads, subsurface utilities, detention systems.

Melick-Tully and Associates, Consulting Geotechnical Engineers South Bound Brook, New Jersey March 1985 to June 1987

Geotechnical Field Engineer

- Observed, inspected, and tested soil conditions on various construction sites
- Resident Engineer on construction sites responsible for foundation and footing construction, ensuring soils had adequate bearing capacity for designed footings.
- Utilized dynamic compaction for the densification of poor bearing capacity soils and loosely placed fills.

EDUCATION:

Stevens Institute of Technology, Hoboken, New Jersey

1978 - 1979

New Jersey Institute of Technology, Newark, New Jersey

Bachelor of Science Civil Engineering

May 1987

April 2006

April 2006

August 2018

Rutgers, The State University of New Jersey

Certified Public Works Manager

November 2004

CONTINUING EDUCATION:

New Jersey Department of Environmental Protection

S-1 Wastewater Treatment, License No. 281138 C-1 Collection, License No. 281139 W-1 Water Distribution License No. 779505

Installation, Closure, Tank Testing, Subsurface, Corrosion Specialist

New Jersey Department of Environmental Protection Underground Storage Tanks, License No. 0012898

1992 to present

OSHA 40-Hour Health and Safety Course for Hazardous Waste Operations and Emergency Response (29CFR1910.120)

OSHA 16-Hour Permit Required Confined Space Entry Training (29 CFR 1910.146)
OSHA 8-Hour Supervisors Training for Hazardous Waste Operations (29CFR1910.120)

New Jersey Department of Community Affairs, Division of Fire Safety, Firefighter I and II

National Incident Management System/Incident Command System Level 100, 200, 300, 400, and 700

REGISTRATIONS:

Professional Engineer: New Jersey 1991; Vermont 1991; North Carolina 1994; Pennsylvania 1994

Certified Public Works Manager, New Jersey

March 2004

MATTHEW S. ROGERS, ESQ.

123 PROSPECT STREET RIDGEWOOD, NJ 07450 201-857-3700

OWNER: LAW OFFICES OF MATTHEW S. ROGERS, ESQ., LLC

August 2009 to present 123 Prospect Street Ridgewood, NJ 07450

PARTNER: HUNTINGTON BAILEY, LLP

April 3, 2006 to July 31, 2009 312 Kinderkamack Road Westwood, NJ 07675

PRINCIPAL: PRICE, MEESE, SHULMAN & D'ARMINIO, PC

Partner: January 2004 to March 2006

Of Counsel: 2002 - 2003 Mack-Cali Corporate Center

50 Tice Boulevard

Woodcliff Lake, NJ 07677

Of Counsel: October 2002 to December 2003

PARTNER: Contant, Shuber, Scherby and Atkins

Contant, Atkins, Rogers, Fede & Hille, LLC

Court Plaza North 25 Main Street

Hackensack, NJ 07601 Partner: 1987 to 2002 Associate: 1985 - 1987

ASSISTANT Bergen County Prosecutor's Office

PROSECUTOR: Hackensack, NJ

1980 - 1984

DIPLOMATE: Municipal Law

Rutgers University School of Government Services

New Brunswick, NJ

1993-1996

ORGANIZATIONS: NJ League of Municipalities:

Associate Counsel - 1998 to present

M.L.U.L. Drafting Committee - 1997 to 2004;

Land Use Regulatory Reform Committee - 1996 to 2004; Legislative Committee, Land Use and Environment Section-

1995 to 2004

Trustee: Bergen County Bar Association – 1996 to 2004 Delegate to American Bar Association – 2002 to 2004

Trustee: Bergen County Legal Services – 1995 to 2001

Member: Supreme Court of New Jersey – District II-B Ethics Committee – 1995 to 1998; District II-A Ethics Committee 2023

COUNSEL:

Village of Ridgewood – April 2006 to present Borough of Teterboro – January 2021 to present

Borough of Ramsey – Board of Adjustment – 1985 to 2002, 2019 to

present

Township of Rochelle Park - Planning Board – 1989 to 2000 Borough of Demarest – Municipal Prosecutor – 1988-2001 Borough of Demarest – Planning Board – 2001-2006

Village of Ridgewood – Zoning Board of Adjustment - 2003 to 2005

MEMBERSHIPS;

Bar Memberships: Bergen County, New Jersey State, American Bar

Associations

<u>CIVIC</u> ORGANIZATIONS:

Trustee of West Bergen Mental Healthcare – 1994 to 1999

Board of Consultants

Saint Joseph Regional High School

Montvale, NJ 2014 - 2018



peter primavera partners llc

Historic Preservation Cultural Resources Urban Revitalization

www.peterprimaverapartners.com
LinkedIn: Peter Primavera / Facebook: Peter Primavera Partners
908-499-2116
petera.primavera@gmail.com
PO Box 2938, Westfield, NJ 07090

NYC, NJ, Phila, D.C,

Peter A. Primavera Managing Partner & Founder



c. 908 499 2116

petera.primavera@gmail.com

www.peterprimaveraprtnrs.com www.nationallandmarksalliance.org

LinkedIn: Peter Primavera

Facebook: Peter Primavera Partners, Ilc

Linked In: Peter Primavera

Peter Primavera is the founder and President of **Peter Primavera Partners, IIc**. He has over **42 years of professional experience**. His expertise includes Anthropology, Historic Preservation, Cultural Resource Management, History, Urban Redevelopment, and Archaeology with a specialty in designing, coordinating, and administering projects that involve complex regulatory and legal issues.

Experienced in all aspects of federal, state, and local regulations involving Cultural Resources and Historic Preservation. While he was trained as a cultural anthropologist, he qualified as a Historian and Architectural Historian, and has 42 years of extensive experience in archaeology. At 15 he started studies and internships with the legendary Anthropology Professor Froelich Rainey at the University of Pennsylvania. At 17 he began work for two Princeton Archaeologists and Historians. At 24, he founded Cultural Resource Consulting Group while in graduate school, with offices in New York City, Philadelphia, and New Brunswick, NJ, it included a staff of 72. Peter sold it in 2010 and started P3llc that year.

He has directed over 4,000 projects for public and private sector clients. Over 2,500 technical reports. Projects have been conducted for major urban redevelopments, county-wide parks systems, historic site restoration and planning, large commercial

and residential developments, major road improvements, and utility and energy projects. Projects have been conducted in New Jersey, New York, Pennsylvania, Delaware, Colorado, Connecticut, Maryland, Virginia, South Carolina, Ohio, Alabama, Florida, Massachusetts, the District of Columbia, Wyoming, Utah, Puerto Rico, Italy, Kenya, and Tanzania.

He has held many key positions in trade organizations, spoken at many conferences, and has a huge network of contacts and a national industry leading reputation. His work has been cited in academic articles more than 1,500 times.

Possesses exceptional experience with National Historic Landmarks (NHL), and has worked on many nationally significant historic sites. In addition, he is the Founder and current President of National Historic Landmark Alliance, with over 3,000 Landmark members across the country, and has continued to work with numerous NHLs. He is currently completing two books about NHLs.



Ritz Carlton, Philadelphia, PA, designed by Frank Furness and McKim Mead & White

PROFESSIONAL SERVICES

- Client Representation & Advocacy
- Regulatory Compliance
- Agency Negotiations
- Expert Testimony
- Strategic, Tactical, & Operations Planning & Policy
- Producing RFPs & Consultant Selection Criteria
- Training Professional Staff and Historic Preservation Commissions
- Historic Preservation Ordinances
- Community Involvement & Outreach
- Funding Strategies & Grant Writing
- Cultural Resource Surveys
- Historic Preservation Consulting
- Section 106 compliance & NEPA

- Downtown Revitalization
- Non-Profit Management
- HABS/HAER/HALS documentation
- Historic Site Surveys
- Cultural & Heritage tourism
- Archaeological investigations
- National Historic Preservation Act
- Urban Planning & Design
- National Register nominations
- Historic Structures Reports
- Grant strategies and applications
- Historic Investment Tax Credit applications
- Preservation Planning
- Historical research



Trenton Urban Parks Competition – with WRT, EDAW, and Sasaki

EMPLOYMENT

Peter Primavera Partners, Ilc, Summit, NJ 2010-current Founder and President New York City

New York City Philadelphia, PA

Cultural Resource Consulting Group, Highland Park, NJ 1984-2010

Founder and President Philadelphia, PA
New York City, NY

Historic Sites Research - Princeton Princeton, NJ 1976-1984

Field/Lab Supervisor, Field Director, Crew Chief, Research Assistant

Research Intern, University Museum Philadelphia, PA 1974-1976

University of Pennsylvania with Professor Froelich Rainey



Solomon R. Guggenheim Mansion, Carrere & Hastings

EDUCATION

Harvard University Certifi Graduate School of Design 2020

Certificate in Urban Planning, Toward Smart Cities

With Raul Methrotra, Chair & Dean Harvard GSD Chair of the Department of Urban Planning and Design, Director of the Master of Architecture in Urban Design Degree Program and Co-Director of the Master of Landscape Architecture in Urban Design Degree Program & John T. Dunlop Professor in Housing and

7 years

Urbanization

Harvard University Certificate in Urban Planning, Resilient Urban Design Graduate School of Design 2017

Harvard University Certificate in Environmental Planning, "Restoring Our Graduate School of Design Natural and Built Environments: The New Frontier" 2014

Rutgers University Ph.D. program (DNF) Anthropology

Rutgers University B.A. degree, with High Honors Anthropology

Historic Sites Research, Field & Lab Director,

Princeton Archaeology, Cultural Resources & Historic Preservation

Dr. E. Larrabee & Dr. S. Kardis

University of Pennsylvania, Research Intern, University Museum 18 months

Federal Professional Qualifications, 36CFR61 Qualified as Historian, 36 years

The requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61.

Professional fulltime work in Archaeology, 42 years

Professional fulltime work in Architectural History, 36 years

Qualifed as an expert in Historic Preservation by many Planning Boards and Historic Preservation Commissions

Directed over 4,000 project studies for public and private sector clients. Over 2,800 reports.

Professional development classes and seminars completed in:

- Business
- Leadership
- Management
- Nonprofits
- Finance
- Human Resources
- Marketing

- Accounting
- Fund-Raising
- Organizational Development
- Historic Preservation
- Smart Growth
- New Urbanism
- Ecological Restoration

US Green Building Council Completing L.E.E.D. accreditation

Harvard University Nominee in the Loeb Fellowship

Graduate School of Design Fellowship Program

Rutgers University Nominated by eleven individuals, Board of Trustees



Governmental Agency Coordination

Works closely with numerous municipal, state, and federal agencies:

State Historic Preservation Offices (14 states) 100's of Historice Preservation Comisssions

National Park Service National Trust for Historic Preservation

State D.O.T.s New Jersey D.E.P. - SHPO Pennsylvania Museum and Historical Com. Pinelands Commission

Federal Energy Regulatory Commission Advisory Council on Historic Preservation

US - EPA Department of Treasury – OCC US - GSA US - Army Corps of Engineers

New York Landmarks Preservation Com. US - Federal Communications Comm.

New York State Office of Parks, Recreation & Historic Preservation Municipal Historic Preservation Commissions, HARBS, Planning Boards

City and Town Councils Tribal SHPOS

Philadelphia Historical Commssions Kenya National Museum

US – Department of Interior US – Bureau of Indian Affairs



Beth Sholom Synagogue, Elkins Park, PA, designed by Frank Lloyd Wright National Historic Landmark

Current professional research interests

- National Historic Landmarks
- Historic Preservation & Smart Growth & Sustainability
- Revolutionary War Sites, Interpretation and Preservation
- Retail Development in Historic Buildings and Districts
- Cultural and Heritage Tourism
- Historic Preservation Law
- Downtown Economic Development & Housing
- Compatibility of contemporary architectural design in historic districts
- Redevelopment in historic districts
- Historic Preservation & Green Building Technology
- Economics of Historic Preservation

- Historic Preservation Commissions as the front-line in historic preservation and the greatest problem in historic preservation
- Higher Education Campus Design and Historic Preservation
- Historic Sites Protection and Management in developing nations of East Africa
- Legal and Regulatory Standards & Protection of cultural resources
- International Historic Preservation and Cultural Heritage Programs
- Defining and delineating Historical Significance
- Advanced Historic Preservation Education





Pritzker Prize Winner, Thom Mayne, FAIA and Peter discussing a unique site on the New Jersey coast. 2019



Sample Project Experience

- 67 approvals for TD Bank locations on the eastern seaboard
- Numerous studies for WalMart, Home Depot, Lowes, WaWa, Exxon, PNC
- 12,000,000 sf Mixed Use Redevelopment Project, Hoboken -LCOR
- 18,000 acre Wetlands Restoration Project, NJ, PSEG
- US Route.1 Major Highway Expansion, Trenton to New Brunswick NJDOT
- 740 Miles of Gas Pipelines, NY, NJ, PA, Duke Energy
- Woodrow Wilson Hall NHL, Historic Structure Report Monmouth University -
- 29 Housing Development Projects, K. Hovnanian
- 6 Major Urban Development Projects in New Brunswick, NJ, NBDevco
- City-Wide Study of all Historic Districts, Preservation Alliance of Philadelphia
- Brooklyn Navy Yard, NYC Study of Officers Row, BNYDC
- Harvard University Alston Campus Master Plan, Cooper Robertson
- Large Waterfront mixed use development project, Perth Amboy, Kushner
- 5,200 Acre Chapin Estate, NY, Woodstone Development
- International Design Competition, College Ave Project, Rutgers University
- AT&T Holmdel Adaptive Reuse Study/Historic Tax Credits Somerset Develop.
- 1,500-acre Casino Resort Project, Poconos, PA, Pocono Manor
- Union County Wide Study of 18 Olmstead Designed Parks, Union County
- Somerset County wide study of all historic resources in 21 municipalities
- Hudson River Drift Removal project, NY and NJ, US Army Corps of Engineers
- Major Electric Generation Plant, LS Power, NJ
- Japanese UN Consulate, NY Adaptive Use Rehabilitation Study
- DUMBO Historic District, NYC Consulting with developer for Historic Tax Credits and Design of New Buildings
- Large Housing Development, Dragon Run Farm, DE, Toll Brothers
- Major Sewer Expansion Project around East and West Princeton, included extensive study of the Princeton Battlefield National Historic Landmark
- Section 106, HPC, and HARB approvals for reuse on a historic building in the Alexandria Historic District, VA - Commerce Bank
- Section 106, HPC, and HARB approvals for reuse on a historic building in the South Beach Historic District, Miami, FI - Commerce Bank
- Cincinnati Union Train Terminal, Ohio, Historic Materials Analysis
- College of Charleston National Historic Landmark, SC Masonry Analysis
- Union Square, National Historic Landmark, NYC, NY Approvals for new Residential Tower
- Carnegie Hill Historic District, NYC Analysis of Boundary expansion and defense for proposed new residential tower
- Development of National HP Program in Kenya, Kenya National Museum
- South Street Seaport Archaeological Investigations for 3 years, NYEDC
- Archaeological Investigations (all Phase I, II, III)
 - Federal Senior Housing Project, Hamilton Twp
 - Corporate HQ, K Hovnanian, Red Bank, NJ
 - LS Power Generating Plant, West Deptford, NJ
 - BL England Power Generating Plant, Cape May Co., NJ
 - Toll Brothers, West Windsor Housing Project, NJ



Lucy, The Margate Elephant, National Historic Landmark

Sample Project Sites & Project Locations

- Frank Lloyd Wright's Beth Sholom Temple, National Historic Landmark, PA
- Woodrow Wilson Hall "Shadowlawn", National Historic Landmark, NJ
- Ritz Carlton, Philadelphia (Furness and McKim Mead White)
- Union Square, National Historic Landmark, NYC, NY
- Carnegie Hill Historic District, NYC
- DUMBO Historic District, NYC
- Brooklyn Navy Yard, NYC
- Virginia Fair Vanderbilt Mansion on the Upper East Side, NYC
- Cincinnati Union Train Terminal, Ohio, National Historic Landmark
- Lafayette Building, National Historic Landmark, Washington, D.C
- Hoboken Ferry Terminal, NJ
- Japanese Consulate, Carnegie Hill District, NYC
- Princeton Battlefield National Historic Landmark, NJ
- Barnes Foundation, Philadelphia
- Fort Hancock National Historic Landmark, Sandy Hook, NJ
- Abbott Farm National Historic Landmark, NJ
- Great Falls National Historic Landmark, Paterson, NJ
- College of Charleston National Historic Landmark, SC
- Liberty Science Center, NJ
- Montgomery Bus Station National Historic Landmark, Alabama
- Hudson Valley Psychiatric Hospital National Historic Landmark, NY
- City-Wide Study of Philadelphia Historic Districts, PA
- Abel Nicholson House NHL & Patterned-Brick Houses of Salem County, NJ.
- Biddle Hall, U.S. Naval Home, National Historic Landmark, Philadelphia, PA
- Old Queens, National Historic Landmark, Rutgers Uni, New Brunswick, NJ.

- Elutherian Mills (I.E. DuPont) NHL, Hagley Museum, DE
- Squire Reynolds House: Jockey Hollow Encampment, NJ
- Alexandria Historic District, National Historic Landmark, VA
- South Beach Art Deco Historic District, Miami Beach, Fla
- Aspen Historic District, Aspen Colorado
- T. Thomas Fortune House, National Historic Landmark
- Jockey Hollow National Historical Park, Morristown, NJ
- Kenyan National Museum National Preservation Law and Regulations
- Wall Street Historic District, New York City
- Rutgers University
- Princeton University
- Harvard University
- Monmouth University
- Unites States Military Academy, West Point
- Georgian Court University, National Historical Landmark
- Miami Beach Art Deco Historic District, FL
- Lucy, The Margate Elephant, National Historic Landmark
- Crossroads of the American Revolution National Heritage Area
- The Pinelands National Reserve, NJ



12,000,000 sf redevelopment at the historic Hoboken Terminal - NJ Transit, LCOR and FXFowle Collaborative.

RECOMMENDATIONS

Barton Ross, AIA, AICP, LEED AP BD+C September 18, 2020 Barton Ross & Partners, LLC Architects

Re: Peter Primavera Professional Reference and Recommendation To Whom it May Concern,

It gives me great pleasure to recommend my colleague Peter Primavera. As an historic architect, I have spent my entire career working in historic preservation and with older buildings, corresponding with many experts in the field. Peter is certainly among the best in the industry, bringing a wealth of experience, professional contacts, and practical knowledge to preservation and archaeology projects.

A talented project manager and business executive with a strong academic background, Peter is thoughtful, resourceful, and relentless when working to secure regulatory approvals for his clients. Often sought after on large-scale development projects that require environmental and historic preservation approvals, he is very knowledgeable of public policy issues and has good working relationships with many state historic preservation offices. Peter consistently advises design and development teams during the planning stages of projects with meaningful considerations that take into account a myriad of local historic sensitivities.

Peter is also a practitioner who takes the time to give back to the profession through pro-bono leadership efforts around the country. This includes his service on the Board of Directors for Preservation Action in Washington, D.C., serving as the President of the National Landmarks Alliance, and his work with numerous local historic boards and organizations including Preservation New Jersey, where he currently sits on the Building Industry Network Committee. Over the years, Peter has also continued to provide hundreds of interns the opportunity to learn through actual fieldwork on diverse projects as they advance their education.

Peter Primavera is a strong advocate for a sensible approach to historic preservation. I have been fortunate to successfully participate with him on numerous project teams and would recommend him to anyone in the public or private sector who seeks expertise gaining preservation, environmental and archaeological approvals. Please feel free to contact me if you have any questions or require any further information.

Flavia Alaya. Ph.D, Professor Emeritus, New York University Member New Jersey Historic Sites Council Board President, the Center for Historic American Building Arts (CHABA)

"It gives me great pleasure to recommend Peter Primavera. This isn't lightly said. I have spent much of my career in New Jersey, and represented it as an advisor to the National Trust for Historic Preservation

The opportunities that would have opened to anyone working with Peter in the 1980s and onward were heady. But I look at Peter's resume and see fifty kinds of activities I wish could have had a hand in, or learned from, or might have helped make the

difference they made, projects he has taken some leadership role in or consulted on, or organizations he's been part of (or even created) that have raised the public profile of preservation by consistently expanding its boundaries.

I like to think I'm making that difference. I know Peter makes that difference."

Richard Veit, Ph.D., Professor and Chair, Dept. of History and Anthropology, Monmouth University "Peter Primavera brings a wealth of experience, and knowledge to historic preservation and archaeological projects. A talented project manager and executive, he is thoughtful, resourceful, and driven."

Stephen DePalma, PE, PP CEO – DePalma Group & NJIT Board of Director, Chair "I have known Peter Primavera for over 25 years. During this time, we have worked together on over five hundred redevelopments, development, highway improvement, utility, and historic restoration projects throughout the Greater New York Tri-State Region. Peter has conducted himself in a highly professional manner and has always exhibited fervent support on behalf of his clients. Peter is a most knowledgeable individual and has an excellent grasp of historic public policy issues."

Clinton Andrews, PE, PP, Ph.D - Professor of Urban Planning and Policy Development, Rutgers' Bloustein School of Planning and Public Policy "Peter is a thoughtful and highly competent professional who I trust to do well for clients. My basis for this recommendation is the experience of our shared work in the Design Committee of the Main Street organization in Highland Park, NJ

Robert Goldsmith, Esq., Partner – Greenbaum Rowe Smith Davis & President of Downtown New Jersey, Associate Professor at Rutgers Law School "I have known Peter for more than 20 years in the context of land use and redevelopment. He is well regarded as a first class consultant in historic preservation and related development issues. I have also participated with Peter in various seminars presented to the development industry and I can personally say that he is knowledgeable, experienced and well respected.

Over the last year Peter and I have worked very closely to revitalize and run the statewide downtown education and advocacy group, Downtown New Jersey. Peter is the Executive Director and I am the President. During that time we have worked closely, efficiently and intelligently to bring this organization back to the prominence it deserves. Peter has been my primary go to person and has played a key role in the revival of this organization.

During this time we have faced various challenges but have worked cooperatively to address them and are enjoying the success that we have achieved.

Peter is well known throughout New Jersey and beyond for his experience and expertise in historic preservation and how to integrate historic preservation efficiently and effectively into development projects. I recommend Peter to anyone in the public or private sector who seeks professional expertise and management skills."

Christiana Foglio, CEO, Community Investment Strategies

Peter Primavera has been a professional colleague for over 30 years. Peter has been a constant resource for me and my company through the development of over \$300 million of residential real estate.

As the president of the New Brunswick Development corporation, over 28 years ago, I relied on Peter to help me navigate through federal and state requirements in order to finance and build many of the key revitalization projects. His knowledge and professionalism as well as ability to find compromise with results always sets him apart from other consultants.in this role, I had the pleasure to work with Peter on the development of a water front park which included a historic canals and locks, building a parking garage next to a 150 year old church, as well as developing new residential developments in a federally designated historic district.

When I founded Community Investment strategies 25 years ago, Peter continued to advise and assist me in the development of complicated residential developments. Our projects included a challenging redevelopment of a historic monastery and many developments which were planned in state historic districts. The monastery project also included the sale of historic tax credits which were essential to the financial viability of the project. Mr. Primavera, prepared all applications and reports in order to secure these critical credits.

Peter has constantly provided clear strategies to meet the historic concerns while keeping our projects viable. He has prepared testimony on numerous occasions for planning boards, and historic councils. Peter has consistently advised regarding design considerations in the planning stages of projects that must meet local historic sensitivities. Most recently, he consulted on the construction of a senior citizen development next to a historic post office and was able to secure SHPO approval.

Mr. Primavera is a strong advocate for a sensible approach to historic preservation. I have been fortunate to have had him on my team for all these years and I would recommend him enthusiastically.

Doug Fenichel, **Director Public Relations & Communications**, **K. Hovnanian Homes** "Peter has earned a reputation with K. Hovnanian as an excellent source of information about the historical use of land being purchased and built on by K. Hovnanian. Peter also provided K Hovnanian with regulatory expertise to assure that the company was in compliance with land-use laws.

My work with Peter has taken place when he finds something of interest. Peter is not only knowledgeable and credible, he is well spoken and makes complicated findings simple and exciting. That's important when you're trying to be a good citizen and assure local residents that you're paying appropriate respect to artifacts or other objects you've found.

One such example was the finding of a Native American camping ground on land by the Navesink River. Peter's crew performed a full "dig" in a very visible part of town. Working together, we invited local media, school children and townspeople to see the dig and won praise from local media and the town.

Peter always has been available, returns call and has helped me by explaining his findings and the regulations that impact them. He's a pleasure to work with and is a great spokesperson."

Mike J. Gross, Esq, Chief Executive Officer at Giordano, Halleran & Ciesla "I have worked with Peter for over 28 years on a variety of projects from the small, very simple to the large, highly complex. Peter has extensive knowledge of both the Federal and State regulatory process as it relates to cultural resources and the substantive issues related to historic structures and archaeological resources. I would highly recommend Peter and his Company to effectively handle cultural resource issues."

Chris Gaffney, Sr. VP, Toll Brothers "I have had the pleasure of working with Peter on numerous projects in NJ, DE, NY and PA. He has also given me guidance from time to time in other markets of the country. He brings a true balance of expertise in his field with an understanding of land development business need(s). I would highly recommend Peter to all!!"

Robert Adinolfi, Sr. VP, Renaissance Properties "I have had the pleasure of working with Peter on a couple of different projects and have been very pleased with the results. Peter knows his field from front-to-back and knows how to approach different issues from the best possible angle for his client. His expertise allows him to effectively manage his clients' expectations in terms of cost, timing, and to the greatest extent possible, results. For this type of work, you don't need a second name - call Peter."

John Caniglia, Esq., K.Hovnanian Enterprises "Peter has great expertise in this field & consistently produces excellent results."

George J. Carfagno, AICP/PP "Peter has been and remains my "go-to" expert when I need guidance on historic preservation and cultural resource issues encountered in brownfield redevelopment projects. Peter has successfully addressed challenging conditions encountered on major redevelopment projects that I directed for Kushner Companies and Cherokee Investment Partners, and I plan on relying on his expertise for future projects."

Leonard Bier, Esq, Bier Associates "I've retained Peter for a number of municipal development projects. His speed, accuracy, detail and ability to interact with the State of New Jersey's Historic Preservation Office has been critical to the timely execution of my parking facility construction projects.

Nathan Imm, LA, ACIP, PP - Urban Planner, City of Alexandria, Virginia "I have worked with Peter Primavera for years and believe that he has the skills and qualifications you seek.

Through our work together as Board members, Chairpersons, and active participants in the Main Street Highland Park organization, I have first-hand knowledge of Mr. Primavera's abilities in managing volunteers, consultants, non-profit and for-profit partners to achieve results for historic preservation and revitalization. Highland Park is a diverse environment with a wide variety of stakeholders, and a similar diversity in historic resources. Peter negotiated all situations that arose from the projects and processes that he managed with grace and genuine concern for all of the stakeholders. Peter also recognized the value of flexibility in the face of changes, while maintaining focus on the long-term goals of revitalization based on the preservation of the existing resources.

I have also had the opportunity to observe Mr. Primavera's work through an architectural alterations project that he managed through the Board of Architectural Review for the Old & Historic District of Alexandria, Virginia. His detailed analysis of the historic photographs and precedents made a compelling case for the appropriate solutions that created both a workable renovation for a new business and the retention of the character of our historic core."

Walter Kneiss, AIA, LEED AP, NK Architects "Peter's in-depth knowledge of cultural resources, conservation and historical architecture, combined with his expertise in navigating the requirements of various local, state and federal agency requirements have made him a valuable addition to our team. I've always found Peter to be both personable and highly professional."

George Azrak, RA, Principal at GA Architects "Peter has my highest regard for the level of expertise he brings to the Cultural Resource Profession. His work is well thought out, clear and to the point on all matters. Clients of his will and do find him to be a valuable asset to their team."

Laura Brinkerhoff, President, **Brinkerhoff Environmental** "Peter has always provided technically competent professional services in a timely manner. He is great to work with!"

Ray Mikell, President, RHM Associates, LLC "Peter is a thoughtful and highly competent professional in the services he renders and has my highest regard for expertise in his field. I feel very confident in recommending Peters services, he is thorough and easy to work with, and always willing to take the extra time to discuss issues and concerns in response to his clients."

Jay Messina, Warfell Construction / Development

"I have personally known and worked with Peter for the past two decades. His knowledge base, professional performance, and awareness of the task at hand have always made the selection of Peter and his firm easy. I highly recommend him and would certainly hire him to represent us for any project that we work on."



Governors Island Design Competition, New York – with Field Operations/James Corner FASLA, WRT Design, and Sasaki -- Design, Historic Preservation Consultant and Design Consultation



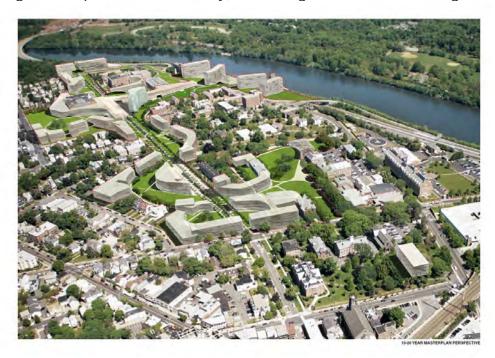
591 Montgomery at the Jesey City Medical Center with GRO Architects and CSG Attorneys



Jury Chair of the International College Ave Campus Design Competition,
Rutgers University
Finalst: Jean Nouvel, Thom Mayne, Erique Norton, Peter Eisnman
Three Priztker winners



Mexican architect Enrique Norten won the competition to reimagine the historic Rutgers campus. The competition called for improving the public spaces and designing a new academic building on College Avenue, a main thoroughfare on yhe original campus of the university, which began as Queen's College in 1766.



PROFESSIONAL REFERENCES

LinkedIn for references and hundreds of recommendations: Peter Primavera

Facebook: Peter Primavera Partners

Barton Ross, AIA, PP, LEED -2020 **AIA Young Architect of the Year**

Email: BartonRossArchitect@gmail.com

Jordan Tannenbaum, Esq., Vice Chair - Advisory Council on Historic Preservation

JAG, Major US Army Reserve, Instructor to DOD on National Historic Preservation Act

Director of Development, US National Holocaust Museum, Washington, DC

Email: itannenbaum@ushmm.org 202-488-0400

Flavia Alaya, PhD, Director, Center for Historic American Building Arts

NJ Historic Sites Council and NJ Representative, Nat. Trust for Historic Preservation

Email: centerhabarts@gmail.com 856-369-1300

J. Robert Hillier, FAIA, Studio Hillier and Princeton University

Richard Veit, Ph.D, Professor of Anthropology & Archaeology – Monmouth University

Email: rveit@monmouth.edu

Robert Goldsmith, Esq. - Greenbaum Rowe Smith Davis

Chair Land-Use/Real Estate Group & President of Downtown NJ

Email: rgoldsmith@greenbaumlaw.com

Anthony Marchetta, Executive Director, NJ Housing & Mortgage Finance Agency

Email: amarchetta@njmfa.state.nj.us

Tony DiLodovico, PE – Tony D Environmental Consultants

Nathan Imm, PP, LA, Sr. Planner, City of Alexandria, VA

Email: Buiterlander@verizon,net 703-746-4666

Christiana Foglio, CEO, Community Investment Strategies

Email: cfoglio@strategiesgroup.net 609-298-2229

Michael J. Gross, Esq., CEO / Managing Partner, Giordano Halleran & Ciesla

732-741-3900 Email: mjgross@ghclaw.com

Dennis Toft, Esq., John McKinney, Esq., & Dave Mairo, Esq. - Chiesa Shahinian &

Giantomasi

Email: dtoft@csglaw.com, jmckinney@wolffsamson.com

Howard Schoor, CEO - Woodstone Development, NY; Former CEO, Schoor

DePalma Engineering

Email: howard@schoorcompanies.com

Raymond Nadasky, Former CEO, Nadasky Kopelson Architects

Email: nadaskayray@verizon.net

Stephen DePalma, PE, CEO – DePalma Group & NJIT Board of Trustees, Chair

Email: depalmagroup@gmail.com 732-740-1111

Joesph Perrello, PE, LA, Principal, Sububurban Engineeers

David Workman, Sr.VP, - Winnick Realty Group, NYC dworkman@winick.com

Christopher Paladino, CEO – New Brunswick DevCo cpaladino@devco.org

William Bolger, MSHP, Senior Architectural Historian, (retired)

National Historic Landmarks Program, National Park Service, Philadelphia, PA Email: bill bolger@nps.org 215-507-1649

Marvin Reed, former Mayor of Princeton & Downtown NJ Board member Email: marvinreed@aol.com

Jay McGraw, Chairman, McGraw Hill Foundation and Chair, Millburn Historic Preservation Commission

Allison Canfield, Chair, Millburn Historic Preservation Commission

Jeff Greene, CEO, Evergreene Architectural Arts, NYC, Chicago, California

James Hughes, PhD, Dean of the Bloustein Planning School at Rutgers University Email: jhughes@rci.rutgers.edu

Darius Sollohub, AIA, Director of School of Architecture – New Jersey Institute of Technology

Email: sollohub@njit.edu

Thom Mayne, FAIA and Scott Un-Joo Lee, AIA, Morphosis (Pritzker Winner) NYC and Culver City, CA

Mayor Paul Vagianos, Esq. Village of Rirdgewood, NJ

Mayor James Cahill, City of New Brunswick 732-745-5004

Perry Vallone, Esq. Constantinople Vallone, PC NYC

Debora Farr, VP - Real Estate - Stop and Shop

Mayor Bill Neary, Executive Director of Keep Middlesex Moving – East Brunswick

Thomas L. King, PhD - Thomas F. King, PhD, LLC

Previously at National Park Service and Advisory Council for Historic Preservation

Raul Methrotra, Chair & Dean Harvard GSD Chair of the Department of Urban Planning and Design, Director of the Master of Architecture in Urban Design Degree Program and

Co-Director of the Master of Landscape Architecture in Urban Design Degree Program & John T. Dunlop Professor in Housing and Urbanization

Meryl Frank, former Mayor Highland Park, NJ - US Ambassador to UN on Women's Affairs

Email: mfrankhp@aol.com

Frank Wong, AICP, Director of Planning, - Rutgers University

Email: fwong@facilities.rutgers.edu

Gordon Bond, Publisher, Garden State Legacy

Email: gbond_gsl@yahoo.com

Judson Kratzer, Historical Archaeologist, National Park Service

Email: jkratzer@larsondesigngroup.com

Dan Saunders, former Deputy State Historic Preservation Officer, NJDEP

Email: dan.saunders@dep.state.nj.us

Noreen Bodman, former Exec Director, Crossroad of the American Revolution

Email: nbodman@revolutinarynj.org

Ignacio Bunster-Ossa, FALSA, WRT Design

Email: ibunster@ph.wrtdeign.com

Mary K Murphy, PP, VP, Director of Planning, Port Authority of NY/NJ

Email: mkmurphy@njtpa.org / murphyazrak@aol.com 973-639-8400

Chris Gaffney Sr. VP, Toll Brothers

Email: cgaffney@tollbrothersinc.com

James Corner FSLA, Field Operations, LA

University of Pennsylvania

David Hirzel and Mark Dawson, Sasaki

Cambridge, Mass.

Keith Cahill, Dave Wisotsky, PE, Dan Duggan, Keith D'Ambrozio, PE, Adam Benosky, RLA, Tom Uzzo, Andrew Moriarity, PE, Eric Britz, PE, Brian McMorrow - Bohler Engineering

Email: dwisotsky@bohlereng.com

Jeffrey D. Smith, Esq. Senior Partner, DeCottis Fitzpatrick

Email: jsmith@decottislaw.com 201-928-1100

Kurt Eichler, President - LCOR, NYC

Robert Bucknam, Esq., Clint Allen,, Esq., Lloyd Tubman, Esq. - Archer Greiner

George Carfagno, AICP, GFC Planning (formerly with Cherokee & Kushner)

Email: gcarfagno@optonline.net

Dan Dougherty, PE, Brett Skapnietz, PE, Jeff Spaltz, PE, Rob Freud, PE - Dynamic Engineering

Matthew Rutt, PE, CDP, President - LANDCORE Engineering Consultants, PC

John Hoffman, Anne Babineau, Steve Barcan, Larry Jacobs, Steve Tripp - Wilentz Goldman Spitzer

Ted Cassera, PE - Bowman/Omland Engineering

Email: tcassera@omland.com

Tim Klesse, AIA - Klesse Architects

Allen Kopelson, AIA, CEO of NK Architects

Email: kopelsona@nkarchitect.com

Mark Zelina, P.E., Ray Walker, Ph.D., - Maser Consulting

Ken Paul and Dave Moskowitz - EcolSciences

Ted Zangari, Esq., Meryl Gonchar, Esq, Andy Robins, Esq Sills Cummis, Newark, NJ

Ron Grammar and Edmund Gaunt, AIA, GrammarKGD Architects

Email: nedg@kgdarch.com 732-741-0821

Ralph Orlando, PE, President, Partner Engineers

Email: rorlando@partneresi.com

Jack Morris, Edgewood Properties

L. Miguel Salinas, VP, Brian McPeak, Mark Lennon, Matt Tomaso - PS&S

Gerry Guidice, VP and Adriana Centrullo - TB Bank

Peter Kassabach – New Jersey Future

Brian DuBois & Alex Stollery - Trident Environmental Consultants, NJ

Carl Primavera, Esq, Chair of Land-Use, - Klehr Harrison, Philadelphia, PA

George Azrak, AIA – Principal Architect, GA Architects

Email: ga architecturea@verizon.net

Mark Strauss, FAIA and Guy Geier, FAIA - FX Fowle Architects



Memberships and Positions Held in Non-Profits

- American Anthropological Association
- American Cultural Resource Association
- American Institute of Architects Affiliate Member
- Architecture Specialty Group (ASG) of the American Institute for Conservation of Historic and Artistic Works (AIC)
- American Society of Landscape Architects NJ Chapter, Affiliate
- Archaeological Society of New Jersey
- Association for Preservation Technology
- Building Industry Association of Philadelphia
- Chronicle of Philanthropy
- Chronicle of Higher Education
- Crossroads of the American Revolution Association, NJ 2007-2009
- Crossroads of the American Revolution Center Committee, Middlesex Convention & Visitors Bureau
 - Chair, Steering Committee 2006-2017
- Downtown New Jersey Executive Director, 2013-2016
- DOCOMOMO the international committee for documentation and conservation of buildings, sites and neighborhoods of the modern movement
- Eastern States Archaeological Federation
- International Conference on Monuments and Sites (US/ICOMOS)
 Cultural/Heritage Tourism Committee
- Main Street Highland Park
 - Member, Board of Directors 2003/2004
 - Chair of Design Committee 2004-2005
 - Volunteer of the Year 2005
- Monmouth County Historical Association
- Middlesex County, NJ Convention & Visitors Bureau
 - Board of Directors 2006-2008
- Middlesex Regional Chamber of Commerce

- National Alliance of Preservation Commissions
- National Council for Preservation Education
- National Geographic Society
- North Jersey Together, Steering Committee 2013-2014
- National Landmarks Alliance
 - Founder, President, 2010-present
- National Historic Landmark Stewards Association
 - Founding Charter Member & former Outreach Chair
 - Charter Member
- National Parks Conservation Association
- National Trust for Historic Preservation Professional Forum Member
- Nature Conservancy
- New Jersey Builders Association
 - Environmental Committee & Land Use Committee
- New Jersey Business and Industry Association
- New Jersey Chamber of Commerce
- New Jersey Future Redevelopment Committee 2009
- New Jersey Historical Society
- New York Landmarks Conservancy Professional Circle
- Pennsylvania Builders Association
 - Chester Delaware Chapter
 - Bucks Montgomery Chapter
- Plan Smart New Jersey
- Preservation Action
 - National Board of Directors, 2014-2022
- Preservation Alliance of Greater Philadelphia
- Preservation New Jersey
 - Development Committee
 - Programs Committee
 - BIN Member
- Preservation Pennsylvania
- Preservation League of New York
- Raritan Millstone Heritage Alliance (120 central NJ historic sites, collaborating to promote heritage tourism)
 - Board of Directors 2003-2007
 - President 2005, 2006, 2007
- Regional Plan Association NY, NJ, CT
- Rutgers University Alumni Association
- Rutgers University Center for Green Building, Bloustein School
 - Advisory Board 2008-10
- Rutgers University Foundation Ad Hoc Historical Monuments Committee
- Rutgers University Anthropology Field Schools Sponsor and Lecture Sponsor
- Rutgers University College Ave Design Competition Project
 - Co-Chair of Advisory Committee
 - Steering Committee
 - Jury Chair of Design Competition (Finalists: Jean Nouvel, Thom Mayne, Enrique Norton, Peter Eisenman)
- Rutgers University Press
 - Development Committee 2004-2007
 - Press Council 2005-2007

Rutgers University Anthropology Field Schools Sponsor and Lecture Sponsor

- SMPS Society for Marketing Professional Services
 - (NYC, NJ, and PA Chapters)

- Society of Architectural Historians
- Society for American Archaeology
- Society for College and University Planning
- Urban Land Institute
 - NJ District Council Executive Committee 2006-2012
 - Sponsorship Chair 2009
 - Public Relations Chair 2007-2009
 - Philadelphia District Council
 - New York City Council
- United States Green Building Council (pursuing L.E.E.D. certification)
- World Monuments Fund
- Woodbridge Township Historic Preservation Commission
 - Commissioner 2002-2007 and Professional Advisor

Select List of Recent Awards

New Jersey Future

Kearny Point Project Plan, Hugo Neu Companies, Inc.

New York Construction Award of Merit: Best Pre-K-12 Education Project First Avenue School, Newark, NJ.

Preservation Alliance of Greater Philadelphia Award

Preservation of the Thomas Mill and Miller's House, West Whiteland Township, Chester County, PA.

American Institute of Architects NJ Gold Award

Historic Kean Hall, Kean University, Union, NJ.

National Park Service Partnership Award presented to Peter Primavera, President for work with National Historic Landmark Stewards Association.

Main Street Highland Park Volunteer of the Year

Peter Primavera, President/CRCG.

New Jersey Historic Preservation Office Annual Preservation Award

First National Safe Deposit Building Rehabilitation, Camden, NJ (CRCG was the historic preservation consultant on this project)

American Society of Landscape Architects Merit Award

Union County Park System Study

New Jersey Historical Commission Merit Award: Raritan Millstone Alliance for

work on "Guide to Central New Jersey Historical Sites."

Special Recognition Award for Sustainable Development

First Avenue School, Newark, NJ with PS&S, New York Construction News.

American Consulting Engineers Council Award

First Street School, Newark, NJ.

American Society of Landscape Architects Honor Award

Union County Park System Cultural Resource Survey.

Main Street Highland Park, Volunteer of the Year

Main Street Highland Park , Appreciation Award

Peter Primavera, President/CRCG.



Sample of Speeches, Talks & Interviews

New York Times – Real Estate Section

- Spirit of '76 Lives On, and On: Styles and Period
- A Slower Pace of Teardowns
- Mansions Now for the Masses
- Wanted: Keeper of the Flame Most Unusual, Lavish, and Historic Homes

WNYC, NY Interview

Frontiers in Downtown Redevelopment and Place-making

American Society of Landscape Architects

A Landscape Architect's Guide to Historic Preservation; Atlantic City, NJ

American Institute of Architects, New Jersey

Woodrow Wilson Hall, National Historic Landmark; West Long Branch, NJ

National Trust for Historic Preservation Annual Conference Seminar

NHLs and NHLSA; Providence, Rhode Island

New Jersey Institute of Technology

Advanced seminar on environmental impacts. Planning for the SuperPort in Newark

New Jersey Builders Association

Historic & Archaeological Resources: Regulations & Current Issues

Rutgers University, New Brunswick, NJ

Vision for College Ave for the International Design Competition

Urban Land Institute

Sustainable Development Series: Historic Preservation Opportunities & Challenges

New Jersey Bar Association

Historic & Archaeological Resources: Regulations & Current Issues

Rutgers University Landscape Architecture Department

Historic Preservation, Cultural Resource Management & The Built Environment

National Association of Home Builders LANDS Committee

Historic & Archaeological Resources: Regulations & Current Issues, Washington, D.C. Piecing Together the Urban Redevelopment Puzzle - Historic Preservation

Builders Industry Association

Historic Preservation Challenges in Urban Philadelphia; Philadelphia Constitution Hall

National Historic Landmarks Stewards Association Congress

Historic Tax Credits, Abatements, and Incentives; Cape May, NJ



Select Teaching Experience

Directed a rigorous Intern Program in since 1986 Senior Staff who were assigned and instructed interns:

- Emily Cooperman, PhD Architectural Historian
- Marvin Brown, MSHP, JD Architectural Historian
- Charles Bello, MA Archaeologist
- Carolyn Dillian, PhD Archaeologist
- Richard Veit, PhD - Archaeologist
- Gregory Dietrich, MSHP Architectural Historian
- Katherine Woodhouse Beyer, Ph.D.
- Matt Tomaso. MA Archaeologist
- Ken Kalmis, MSHP
- Phillip Perazio, MA Archaeologist
- Katherine Woodhouse-Beyer, Ph.D Archaeologist
- Christine Miller, MSHP Architectural Conservator
- Dorothy Krotzer, MSHP, MA Architectural Conservator
- Nancy Zerbe, MSHP Architectural Historian
- Barbara Ligget, Ph.D. Archaeologist
- Anne Dowd, Ph.D Archaeologist
- Judd Kratzer, MA Archaeologist
- Gregory Lattanzi, PhD Archaeologist
- Richard Grubb Historian
- Brock Giordano, MA Archaeologist
- Susan Fischer, MA Architectural Historian
- Amy Lala, MA Architectural Historian
- Vanessa Zeoli, MSHP Architectural Historian
- Richard Affleck, MS Archaeologist
- James Lee, MA Archaeologist

Peter Pagalotous, PhD - Archaeologist

Rutgers University

- Landscape Architecture Department: Historic Preservation and the Role of Landscape Architecture
- Landscape Architecture Department: Senior Studio Juror
- Anthropology Department: Guest Lecturer, Anthropology & Cultural Resource Management.
- Directed four Archaeological Field Schools

Urban Land Institute

Historic Preservation, Smart Growth, and Green Building Technology

Princeton University / National Park Service

- Seminar on Financial Management and Grants for National Historic Landmarks
- Campus Master Planning and the Historic Preservation Element

National Association of Homebuilders & New Jersey Builders Association Many seminars, lectures, panels, presentations

American Bar Association - NJ and National

Four Seminars on Historic Preservation Legislation, Regulations & Compliance

NJ Governor's Conference for Housing and Development

What's Old is New Again – The Role of Historic Preservation

New Jersey Institute of Technology w/Prof. Jerry English, Esq. 2015– Senior Honors Seminar: Case Study of Lincoln Tunnel Helix Study

New New Jersey Institute of Technology w/Prof. Jerry English, Esq. 2014– Senior Honors Seminar: Case Study of LaGuardia Airport Expansion

New Jersey Institute of Technology w/ Prof. Darius Sollohub March 2011 – Graduate Seminar in School of Architecture

New Jersey Institute of Technology w/Prof. Jerry English, Esq. 2011– Senior Honors Seminar: Case Study of New York Off Shore Wind Project

New Jersey Institute of Technology w/Prof. Jerry English, Esq. 2009 & 2010 – Senior Honors Seminar: Case Study of Major Infrastructure Project



with Prof Lawrence Krauss Receiving honorary degree at NASA Goddard Center



with Michael Graves, FAIA the ULI Lifetime Achievement Award



with Nicolas G. Rutgers and Professor Richard McCormick debating Colonial History



With Chris Botti at the rededication os the restored Beacon Theater on NYC



The oldest human artifact that ever found in New Jersey. A Clovis, Paleo-Point (approximately 9-10,000 years old) found at the Abbott Farm National Landmark during a Section 106 Survey. This projectile point was analyzed at the Mass Spectrometry Lab at Penn State, where residue of Mastodon blood was found on it.



Strickland designed US Naval Home, National Historic Landmark, Philadelphia. Toll Brothers



Frank Lloyd Wright at Beth Shalom Synagogue



Olde Queens National Landmark, Rutgers



North Terminal, Newark Airport, Port Authority



DUMBO District, Brooklyn, Two Trees



Cincinnati Union Station, National Landmark



Helmetta Snuff Mill, Kaplan Companies



Twinlights, National Historic Landmark



Montgomery, AL, Bus Depot, National Landmark



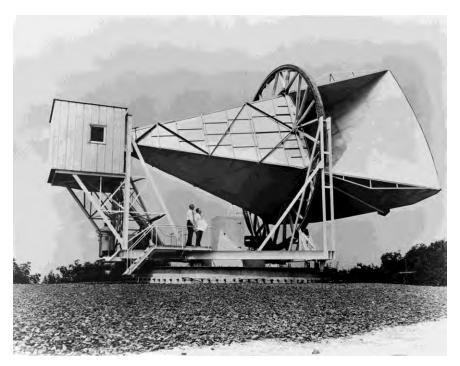
Archaeological Excavation of a 4,000-year-old Late Archaic site in Red Bank, NJ for K. Hovnanian



Shadowlawn Estate, (Woodrow Wilson Hall) National Historic Landmark, Monmouth University Horace Trumbauer and Julian Abele



Hadrosaurus Folkeii Site of the first professional excavation of a dinosaur in the world



Horn Antenna, Bell Labs, Holmdel, NJ with Nobel Laureates Robert Wilson and Arno Penzias National Historic Landmark. The horn antenna was used to discover the background radiation in the Universe to prove the Big Bang Theory of the Universe's origin

BUSINESS EXPERTISE

Executive Management & Operations:

- Staff levels up to 82 + 70 part-time staff people in three offices
- Responsible for daily operations and all corporate functions
- Operations overseeing all project functions of four departments
- Chaired Management Committee, Marketing Committee, Human Resource Committee, Outreach Committee, Development/Fundraising Committees, Quality Control Committee
- Designs and direct Project Management Seminars, Board meetings, and Retreats
- Completed detailed Project Manager Manuals
- Strategic Plans and Mission Statements
- Board, Donor, and Investor Relations
- SOPs Standard Operating Procedures

Nonprofits:

- Served on 11 nonprofit boards and was an Executive Director most recently.
- Founded three nonprofits
- Substantial Development and Fundraising Experience
- Board Relations, Management, and Succession Planning
- Grant applications, Donations, Donor development and relations
- Event Planning and conferences
- Developing individual, corporate and foundation donors and sponsors

Marketing, Business Development & Sales:

- Developed complete Marketing Plan, Comprehensive marketing materials, newsletters, corporate identity package
- Direct public relations and outreach
- Proposal writing and presentations
- Oversaw several Website developments and social media
- Compilations of a 4,300-name Client database and 3,000 project database.
- Directed all business development activities and programs
- Active in numerous professional and trade associations
- Published articles in trade journals.
- Wide range of experience allows me to network in a broad range of markets.
- Public Speaking Spoken at many professional conferences and seminars
- Interviewed for numerous newspaper, radio, and television stories
- Most recently interviewed by the New York Times several times
- LinkedIn Top 1% Networker

Finance:

- Designed and Oversaw all financial functions of CRCG, P3, and some nonprofits
- Maintained banking relationships
- Developed budgeting and project job-cost systems
- Conducted several Merger & Acquisition negotiations, including asset valuations
- Designed performance and financial metrics system

Human Resources:

- Member of Society of Human Resource Professionals
- Oversaw HR functions, policy, and compliance with state and federal regulations
- Developed all parts of benefits packages, including innovative PTO program
- Created employee review and evaluation system
- Developed employee career track program with leadership development component
- Conducted all hiring, promotions, and terminations
- Conducted all recruiting at major universities

Strategic HR Management to develop corporate culture

Quality Control:

- Developed comprehensive QA/QC program and numerous SOPs
- Lead Project Manager meetings and quality control meetings
- Writing Project Management Manuals, Orientation Manual, and Continuing professional education

Legal and Insurance (Risk Management): Oversaw all contracts, legal compliance, risk management, insurance policies, health plans, and government compliance.

Facilities: Directed the acquisition, maintenance, and upgrades of all facilities, including three offices, leases, IT/computer networks, vehicles, support and vendors

Additional materials available:

- Writing Samples
- Project Panels
- Project Reports (samples)



Natirar Estate (King of Morocco), Far Hills, NJ, designed by Guy Lowell



Kearny Point Industrial Park with Bohler Engineering - Hugo Neu, Inc. and Woodmont Phase I & II, Mitigation, HABS Photo Documentation, Historical Documentation

Adaptive Reuse of a World War II Shipbuilding Yard



peter primavera partners Ilc

Historic Preservation Cultural Resources Urban Revitalization

www.peterprimaverapartners.com

LinkedIn: Peter Primavera / Facebook: Peter Primavera Partners

PO Box 2938, Westfield, NJ 07090 908-499-2116 petera.primavera@gmail.com



EDUCATION

Bachelor of Science, Landscape Architect, Minor in Sustainability, Arizona State University - Tempe, AZ, 2014

LICENSES & CERTIFICATIONS Licensed Landscape Architect (LLA)

New Jersey

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architecture (ASLA) Alpha Rho Chi (APX) – National Fraternity for Architecture and the Allied Arts

PROGRAMMING EXPERIENCE

AutoCAD Civil 3D Adobe Creative Suite

- Photoshop
- InDesign
- Illustrator

Trimble Sketchup Lumion Land F/X Visual Lighting Microsoft Office

ROSS H. KOMURA LLA, ASLA SENIOR PROJECT LANDSCAPE ARCHITECT

BILLING TITLE: Senior Project Licensed Professional

Mr. Ross H. Komura joined SUBURBAN CONSULTING ENGINEERS, INC. (SCE) in June 2014 and is a Licensed Landscape Architect (LLA) in the state of New Jersey. Mr. Komura has over ten (10) years of experience in landscape architecture and is active in several design focused societies and committees including American Society of Landscape Architecture (ASLA) and Alpha Rho Chi (National Fraternity for Architecture and the Allied Arts) where he demonstrates his dedication and passion for the industry through his volunteer work and established positions.

Mr. Komura is committed to designing spaces that integrate the social, environmental, and ecological standards of the surrounding communities. He is excellent in understanding the technical characteristics of a given space, while utilizing his abilities to incorporate creative flair. Mr. Komura is providing site development and permitting services for various types of projects. His experience includes site design in various concentrations such as layout, grading and drainage, landscape and lighting, SESC plans, and quantity takeoff. Mr. Komura continues to advance his skills and creative design techniques to keep pace with the high demands of our Clients and their unique and innovating projects.

Recent SCE projects Mr. Komura is involved with include:

- Morris County Regional Health Care Campus
- Hackettstown Centenary University Baseball Field Improvements
- Hackensack Main Street Streetscape & Two-Way Conversion
- Various master planning for large sports facilities

Mr. Komura has experience in many computer programs such as computer-aided drafting in AutoCAD Civil 3D and is then able to create a 3D model of the design in software including Sketchup, Lumion, and Photoshop.

All Letters from Code Officials or Others with Jurisdiction in which they have presented a position or recommendation regarding the Project



VILLAGE OF RIDGEWOOD

BERGEN COUNTY, NEW JERSEY HISTORIC PRESERVATION COMMISSION

131 NORTH MAPLE AVENUE RIDGEWOOD, NEW JERSEY 07450 PHONE: (201) 670-5500 x 2240

October 18, 2023

Mayor and Village Council Village of Ridgewood 131 North Maple Avenue Ridgewood, NJ 07450

Attention: Keith Kazmark, Village Manager

Re: Zabriske-Schedler Property

460 W. Saddle River Road

Honorable Mayor and Members of the Village Council,

At its September 14, 2023 meeting, the Historic Preservation Commission reviewed the plans titled "Zabriske-Schedler Property Park Development Plan (Concept 24pp5)," revision dated "August 29, 2023, Historic Consultant Commission" and voted unanimously not to oppose the plan.

Thank you for providing the Commission with the opportunity to review the Plans.

Very truly yours,

Joseph Suplicki

Historic Preservation Commission

All Comments Received from Interested Parties including Municipal Historic Preservation Commissions, Historical Societies, and/or Organizations that have a Statewide Interest in the Protection and Preservation of Cultural Resources

Removed from Application per SHPO review letter dated March 22, 2024

Village Council Resolution with Concept Plan

RESOLUTION NO. 15-257

WHEREAS, in January 2002, the Village of Ridgewood Open Space, Recreation, Farmland and Historic Preservation Committee (further known as the "Open Space Committee") was established; and

WHEREAS, in January 2003, the Open Space Committee submitted an "Open Space Plan" to the Village Council that identified "the Schedler property (see below for definition) as a first-priority target for acquisition by the Village"; and

WHEREAS, in a September 2008 report to the Village Council, the Open Space Committee recommended further for the Schedler property "that the initial development consist of a parking lot, a baseball diamond and overlay multi-purpose field (without lights or restrooms), with the remainder of the property left as passive recreation space with wooded areas and a disabled-accessible (ADA compliant), senior-friendly paved walking path around the perimeter"; and

WHEREAS, in a November 2008 report to the Village Council, the Open Space Committee urged the Village of Ridgewood to acquire the Schedler property, warning that "if the property is acquired by a private developer, the Village will face the possibility of a "builder's remedy" suit forcing the Village to accept high-density multi-family residential development of the property, including affordable housing units"; and

I hereby certify that this resolution, consisting of $\frac{5}{2}$ page(s), was adopted at a meeting of the Village Council of the Village of Ridgewood, held this $\frac{12\text{th}}{2}$ day of $\frac{12\text{th}}{2}$ August $\frac{12\text{th}}{2}$, 2015.

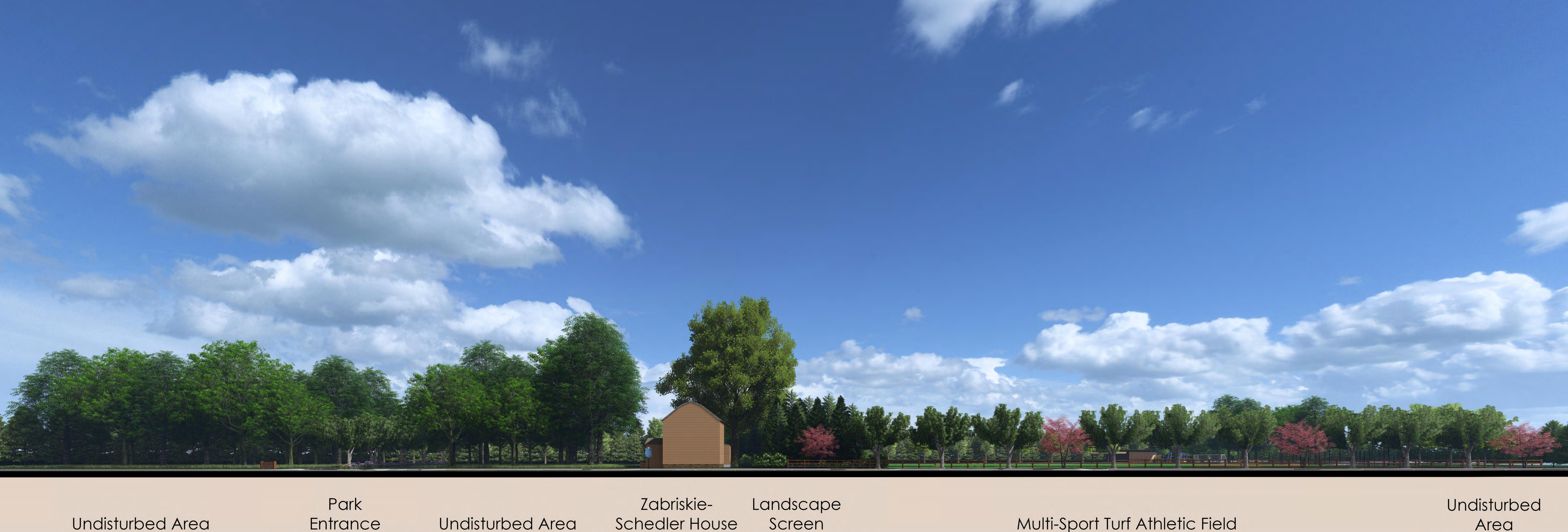
Moved Second Ayes Nays Absent Abstain

Hauck		Х	Х		
Knudsen				x	
Pucciarelli	х		Х		
Sedon				х	
Aronsohn			y		

Paul S. Aronsohn Mayor

Heather A. Mailander
Village Clerk

Streetscape Profile of the Site Design from West Saddle River Road looking West

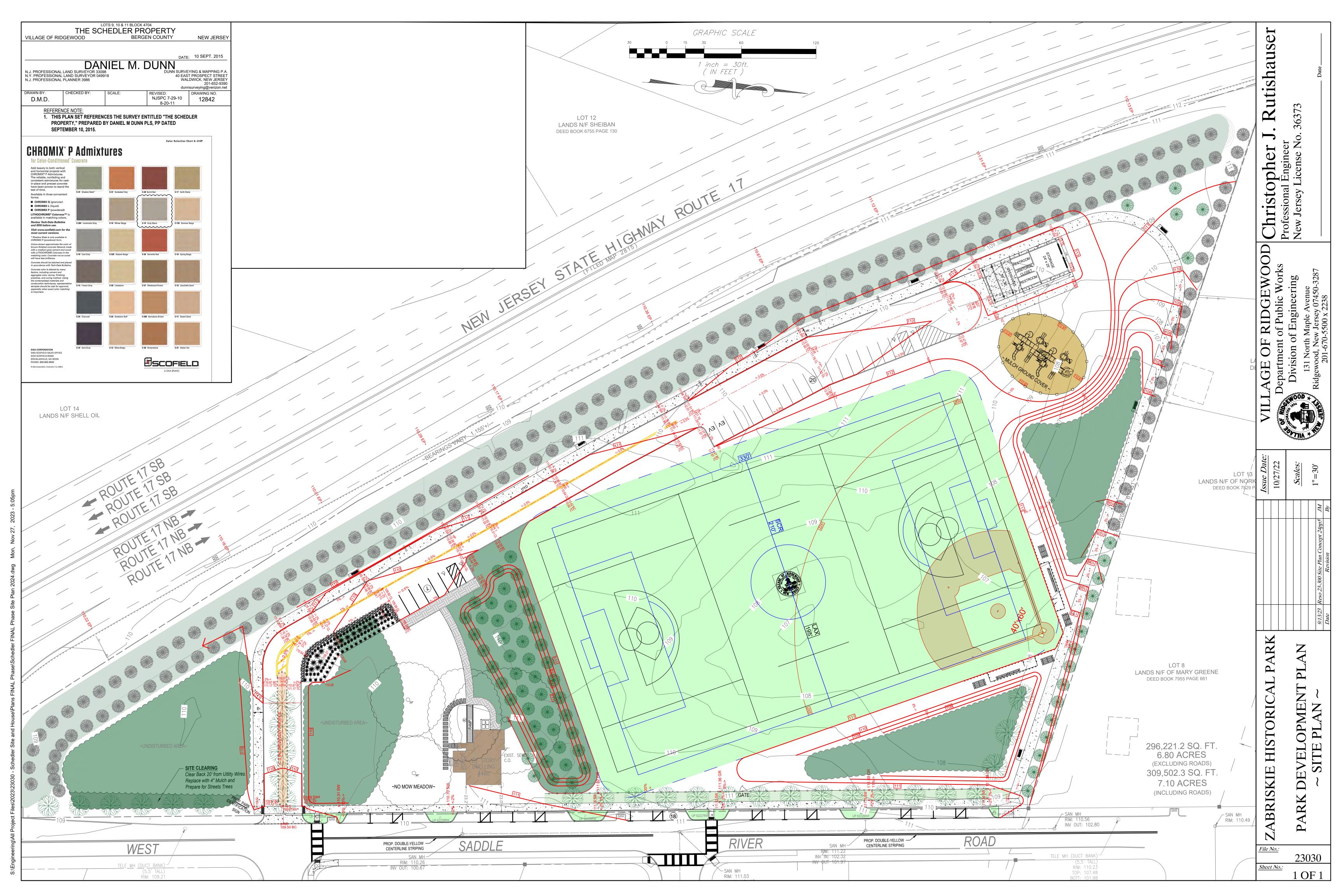


Schematic View of the Park on Schedler Zabriskie Park Facing West

Village of Ridgewood Zabriskie-Schedler Property Park Development Plan

Note: This is a schematic drawing to illustrate the concept, this is not a final design drawing.

Preliminary Grading Plan



Concept Landscape Plan



National Register Nomination

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property
historic name John A.L. Zabriskie House
other names/site number Zabriskie-Schedler House
2. Location
street & number 460 West Saddle River Road not for publication
city or town Village of Ridgewood vicinity
state New Jersey code NJ county Bergen code 003 zip code 07450
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended, I certify that this X nomination
Signature of certifying official/Title Date
[DSHPO; Asst. Commissioner for Natural & Historic Resources, NJDEP] State or Federal agency and bureau
In my opinion, the property additional comments. meets does not meet the National Register criteria. See continuation sheet for additional comments.
Signature of certifying official/Title Date
State or Federal agency and bureau
4. National Park Service Certification
I hereby certify that this property is: Signature of the Keeper Date of Action
entered in the National Register. See continuation sheet.
determined eligible for the National Register. See continuation sheet.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)

John A. L. Zabriskie House	
Name of Property	

Bergen County, NJ	
County and State	

5. Classification					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)			sources within Prop reviously listed resourc	
private	X building(s)		Contributing	Noncontributing	
X public-local	district		1	0	buildings
public-State	site				_ sites
public-Federal	structure				_ structures
	object				_ objects
			1	0	_ Total
Name of related multiple property (Enter "N/A" if property is not part of a m				ntributing resources ational Register	previously
N/A					
6. Function or Use					
Historic Functions (Enter categories from instructions) DOMESTIC: Single Dwelling		(Enter o	nt Functions categories from ins ANT/NOT IN U	•	
7. Description					
Architectural Classification (Enter categories from instructions)		Materi (Enter d	als categories from ins	tructions)	
_OTHER: Third-Period Jersey D	utch Framed House	founda	tion <u>Founda</u>	tion: STONE	
		walls	Walls: WOC	DD Shingle	
	<u> </u>	roof	Roof: ASPH	ALT	
		other	Trim: WOOI)	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

John A. L. Zabriskie House	Bergen County, NJ
Name of Property	County and State
8 Statement of Significance	
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualify property for National Register listing.)	
 A Property is associated with events that a significant contribution to the broad p our history. B Property is associated with the lives of p significant in our past. 	atterns of
X C Property embodies the distinctive chara of a type, period or method of construct represents the work of a master, or post high artistic values, or represents a sign distinguishable entity whose componer individual distinction.	tion or Period of Significance ca.1825-ca.1924 nificant and
D Property has yielded, or is likely to yield information important in prehistory or hi	
Criteria considerations	
(mark "x" in all the boxes that apply.) Property is:	Significant Person (Complete if Criterion B is marked above)
A owned by a religious institution or used religious purposes.	for <u>N/A</u>
B removed from its original location.	Cultural Affiliation N/A
C a birthplace or grave.	
D a cemetery.	
■ E a reconstructed building, object or struc	ture. Architect/Builder
F a commemorative property.	Unknown
G less than 50 years of age or achieved s within the past 50 years.	ignificance
Narrative Statement of Significance (Explain the significance of the property on one or m	nore continuation sheets.)
9. Major Bibliographical References	
Bibliography (cite the books, articles, and other sources used in p	preparing this form on one or more continuation sheets.)
Previous documentation on file (NPS): preliminary determination of individual listing	Primary location of additional data (36 State Historic Preservation Office

evious documentation on file (NPS):	Primary location of additional data
preliminary determination of individual listing (36	State Historic Preservation Office
CFR 67) has been requested	Other State agency
previously listed in the National Register	Federal agency
previously determined eligible by the National	Local government
Register	University
designated a National Historic Landmark	Other
recorded by Historic American Buildings Survey	Name of repository:
#	
recorded by Historic American Engineering	

Record #

John A. L. Zabriskie House Name of Property	Bergen County, NJ County and State
10. Geographical Data	County and State
Latitude/Longitude Coordinates (decimal degrees) Datum is other than WGS84: (Enter coordinates to 6 decimal places)	
1. Latitude: 40.988482 Longitude: -74.092802	
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	See continuation sheet
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Beth A. Bjorklund and Margaret M. Hickey, A	IA, Historic Preservation Specialists
organization Connolly & Hickey Historical Architects, LI	<u>CC</u> date <u>28 May 2019</u>
street & number P.O. Box 1726	telephone <u>973-746-4911</u>
city or town <u>Cranford</u>	state <u>NJ</u> zip code <u>07016</u>
Submit the following items with the completed form: Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the pro A Sketch map for historic districts and properties having Photographs Representative black and white photographs of the properties (Check with the SHPO or FPO for any additional items) Property Owner	large acreage or numerous resources.
(Complete this item at the request of the SHPO or FPO.)	
name Village of Ridgewood	
street & number131 N. Maple Avenue	telephone <u>201-670-5500</u>
city or town <u>Ridgewood</u>	tate <u>NJ</u> zip code <u>07450</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 et seq.)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this from to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Section number	7	Page	1
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John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Description Narrative

Summary Paragraph

The John A.L. Zabriskie House is a nineteenth-century Dutch-American wood-frame building with brownstone masonry foundation (Photograph 0001). The house, as a whole, reflects early-nineteenthcentury origins with a large mid-nineteenth-century addition (also in the Dutch vernacular form) and modest early-to-mid-twentieth-century renovations. The house stands along the west side of West Saddle River Road on a triangular plot of land that backs up to New Jersey Route 17. The property contains approximately seven acres, much of which is undeveloped (Photograph 0002). The house faces south. A former driveway is located north of the house and now appears as a depression in the lawn. The building is composed of a ca.1840 two-story east section, a smaller ca.1825 one-and-one-half-story west wing, two small twentieth-century one-story additions, and a small twenty-first-century enclosed entry. The main entrance is located at the ca.1840 two-story section. All sections, except for the south enclosed entry addition, are clad with mid-twentieth-century wood shingles, and the roofs are clad with asphalt shingles over earlier wood shingle roofing. The ca.1840 east section has a brownstone foundation, which is dressed coursed ashlar at the south (front) and east (road-facing) sides (Photograph 0003) and rough coursed on the north side. The ca.1825 west wing has a random rubble brownstone foundation. The windows are typically six-over-six hung wood sash that date to different periods, with exceptions otherwise noted. The window and door openings are finished with flat stock wood trim; at the windows, the trim is adorned with a narrow drip cap and shallow molded apron set under the slightly projecting sill. All of the first-floor windows are currently covered with plywood, some of which are vented, as a stabilization mechanism.

Narrative Description Exterior

Roof and Roof Drainage

The different sections each have a different roof form. The ca.1840 east section has a Dutch-type side-gambrel roof with a slight flare at the front and rear edges of the roof. The roof ridge runs east-west. It is clad in asphalt shingles but currently is covered with a tarp due to significant areas of damage and loss. The gambrel roof ends do not project beyond the walls and are finished with a simple wood fascia (Photograph 0004). The roof drainage consists of aluminum hung gutters and aluminum leaders. There is one interior brick chimney set just south of the ridge slightly inset from the east end, which may have been rebuilt above the roofline as part of the early-twentieth-century modifications. The enclosed front porch at the south elevation of this section has an end-gable roof with its ridge running north-south. This roof is also clad with asphalt shingles and currently covered with a tarp. The eaves have a boxed soffit and molded cornice return. The roof drainage consists of hung aluminum gutters and aluminum leaders.

The smaller ca.1825 west wing has a side-gable roof with its ridge running east-west. It is clad with asphalt shingles, has deep eaves, and a plain wood fascia (Photograph 0004). The roof drainage consists of an aluminum hung gutter and aluminum leaders. An interior brick chimney pierces the ridge near the west end. A shed-roof wall dormer dominates the south side of the roof. Both of the small additions on this section (the northwest sun porch/bathroom addition and the south enclosed entry porch) each have shed roofs clad with asphalt shingles, flat stock wood fascia boards, and hung aluminum gutters with

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)
Name of multiple listing (if applicable)

Section number	7	Page	2	

aluminum leaders.

Elevations

South (Front) Elevation (Photograph 0001)

The south (front) elevation of the ca.1840 east section is three regular bays wide and two stories tall. The two-story height was created when the ca.1840 gambrel roof structure was lifted up onto two center post extensions approximately 18 inches to create more habitable space at the second floor circa 1924. The foundation consists of coursed ashlar brownstone tooled in a manner comparable to many Dutch houses in the region. A one-story enclosed entry porch (added in the early-twentieth century) covers the center and western bays. Wood steps with low wood-shingled sidewalls lead up to the porch entrance. The porch entrance is an early-twentieth-century eight-light over one-panel wood door with two-light sidelights and a transom. Pairs of fixed one-over-one wood sash windows flank the door, and the sidewalls of the porch have tripled one-over-one fixed sashes. Square wood pilasters delineate the porch bays. The shingled side walls of the porch are slightly flared at their bases. Within the porch, the main entrance of the house is a ca.1840 four-panel wood door with two tall over two short molded inset panels (Photograph 0005). Each of the other bays at the main section contain a six-over-six hung wood sash window (Photograph 0006); the first-floor window frame, sash and trim appear to be from ca.1840. The second-floor openings and sashes appear to date to ca.1924. A four-light basement-level window is set east of the porch entrance.

The south (front) elevation of the ca.1825 west wing is two bays wide. The foundation consists of random rubble brownstone masonry. A small wood frame, shed-roofed enclosed entry covers the east bay of the first floor (added c.2006). This enclosure is clad with vertical board patterned plywood with flat stock wood trim and at its east end features wood bulkhead doors that cover a basement entrance. Its south side has a centered pair of one-over-one wood sash windows. Two wood steps lead up to an entrance on the west elevation of the enclosure, which is a nine-light wood door. West of the enclosed entry is a single six-over-six hung wood sash window; the frame and trim appear to date to ca.1840 while the sash is early-twentieth-century fabric. The upper floor level is defined by a central wall dormer with a shed roof (added in the early-twentieth century), which contains a pair of small six-over-six hung wood windows contemporary to the dormer's construction and covered with late-twentieth-century exterior aluminum storm windows.

West Elevation (Photograph 0007)

The west elevation of the ca.1840 east section, which is partially covered by the ca.1825 west wing, has a random rubble brownstone masonry foundation. Set to either side of the west wing at the second floor are two six-over-six hung wood windows; the frames and exterior trim appear to be ca.1840 and the sashes and interior trim are ca.1924 fabric. There is a mid-to-late nineteenth-century two-over-two hung wood sash window centered at the attic level of the gambrel end that appears to be in a ca.1840 opening.

The west elevation of the ca.1825 west wing is two bays wide. The foundation consists of random rubble brownstone masonry. There is one six-over-six window in the south bay of the first floor; the frame and exterior trim date to ca.1840 and the sash and interior trim appear to be late-nineteenth-

United States Department of the Interior National Park Sei

National Reg Continuation

(if applicable)

John A.I. Zahriskie House

Page 3 Section number 7

century fabric. There are two second-floor windows, which are ca.1840 six-light wood casements with late-twentieth-century exterior storm windows. At the north end of the west wing is a mid-twentiethcentury shed-roof sun porch and bathroom addition set on a concrete foundation with brick edging. Its west elevation includes an entrance, which is an eight-light over one-panel wood door flanked by threelight wood windows; the windows and doors are contemporary with the addition.

North Elevation (Photograph 0008)

The north elevation of the ca.1825 west wing is obscured by the sun porch and bathroom addition. The foundation consists of random rubble brownstone masonry. The western half, at the sun porch, contains tripled three-light folding wood doors. The eastern half, where the restroom is located, has a sliding twolight wood window. All of the windows are contemporary with the addition.

The north elevation of the ca.1840 east section has three six-over-six hung wood windows at the first floor and two at the second floor. At the first floor, the frames and exterior trim date to ca.1840, while the eastern-most sash and trim are ca.1840 fabric and the other two sashes and trim appear to be latenineteenth-century fabric. The second-floor frame, trim, and sashes are all ca.1924 fabric. A basementlevel opening is set off-center towards the east. The foundation consists of rough coursed brownstone masonry.

East Elevation (Photograph 0009)

The east elevation of the ca.1840 east section has a single six-over-six ca.1840 window opening and sash centered at the first floor. There are two six-over-six ca.1924 sashes in ca.1840 openings at the second floor. There is a mid-to-late-nineteenth-century two-over-two wood sash window centered at the attic level of the gambrel end. The foundation consists of dressed ashlar brownstone.

Interior

Basement

The basement level of the ca.1840 east section is accessed via a simple wood staircase with open treads that descends along the west wall (Photograph 0012). A stone bulkhead entrance at the south end of the west wall has been enclosed by the small one-story entry addition, but the stone steps remain to the basement (Photograph 0010). The basement has a concrete floor, stone walls finished with limewash, and exposed first-floor heavy-timber framing (Photograph 0011). An infilled door opening at the west wall formerly accessed the basement or crawlspace beneath the ca.1825 west wing (Photograph 0012); it is not known what is located there. There are three ca.1840 openings at the basement; two contain midtwentieth-century four-light in-swing wood awning windows and one sash is missing. The remaining building sections are set on inaccessible crawlspace.

First Floor

At the first-floor level, the ca. 1840 east section has a modified two-thirds Georgian plan with the side Entry Hall (Room 101) running north-south, which is accessed through the enclosed entry porch at the south end (Photograph 0013). A Craftsman-style wood staircase extends along the west wall of the Entry Hall to access thesecond-floor level; the staircase features wood treads and risers, flat balusters, and a

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 7	Page <u>4</u>
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John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

curved handrail, all stained and finished with varnish. The Dining Room (Room 103) is set at the north end of the Entry Hall. A basement staircase is set below the second-floor staircase and is accessed from the south wall of the Dining Room. The full-depth Parlor (Room 102) is set to the east of the Entry Hall and Dining Room, and is accessed from both by single door openings. The Parlor steps so that it is narrower at its north end; it originally would have been two separate spaces but was opened up likely during the early-twentieth century (Photograph 0014). A fireplace at the east wall of the Parlor is set off-center toward the south (Photograph 0015). The fireplace appears to have been updated in the early-twentieth century with its firebox constructed of concrete masonry units, and its room treatments consist of a bluestone hearth, brick cheeks, a simple wood mantelpiece with pilasters, and plaster finish at the chimney breast.

A door at the west wall of the Dining Room (Photograph 0016) leads to the Kitchen (Room 104), which occupies the footprint of the ca.1825 west wing and is set a step lower than the ca.1840 section. There is a fireplace at the west end of the Kitchen (Photograph 0017), and counters with a sink and appliances occupy the east end (Photograph 0018). The fireplace is raised above the floor with a tiled hearth cantilevered over drawers meant to hold coal. There is a brick firebox, wood mantelpiece with baskethandle-arched opening, and plaster finish at the chimney breast. Most of the finishes in the Kitchen are mid-twentieth-century fabric. Located north of the Kitchen is the mid-twentieth-century addition containing a Bathroom (Room 105) at the east and the enclosed Sun Porch (Room 106) to the west. A twenty-first-century small entry enclosure is located south off the Kitchen and includes the covered basement bulkhead.

First-floor finishes at the ca.1840 east section typically include narrow tongue-and-groove wood flooring, plaster walls with molded wood base and chair rail, and plaster ceilings. At the ca.1825 west wing, finishes include narrow tongue-and-groove wood flooring and sheet linoleum at the Kitchen, sheet linoleum in the Bathroom, plaster wall and ceiling finishes in the Kitchen, and gypsum board wall and ceiling finishes in the Bathroom.

As noted, the first-floor windows are typically nineteenth-century six-over-six hung wood sashes and are set in molded wood trim consisting of two flat bands and a concave molded outer edge; an exception includes the twentieth-century window at the bathroom. The windows at the front of the Parlor and Entry Hall are set above a wainscot detailed with three molded panels. The first-floor doors typically are nineteenth-century four-panel wood doors with two-tall over two-short inset molded panels on one face and flush panels on the other. Exceptions include doors to the Kitchen and Basement, which are earlier-nineteenth-century six-panel wood doors with molded panels on the front side and beaded flush panels at the back side.

Second Floor

The quarter-turn staircase in the Entry Hall leads up to the second-floor Stair Hall (Room 201). The Stair Hall provides access to the Northwest Bedroom (Room 204) (Photograph 0019), Northeast Bedroom (Room 203), and Southeast Bedroom (Room 202), which are each named based on their respective location on the second floor. There also is a Bathroom (Room 205) south of the Stair Hall. Located west

John A.L. Zabriskie House

Name of Property Bergen County, NJ County and State

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Continuation Sr	1eet	Name of multiple listing (if applicable)
Section number 7	_ Page <u>5</u> _	

of the intermediary stair landing is the Office (Room 206), which occupies the second-floor level of the ca.1825 west wing (Photograph 0020). The room is set one step up from the adjacent stair landing, but three steps below the level of the ca.1840 east section. Access to the attic level is via an enclosed quarter-turn staircase located behind a door at the south end of the west wall of the Stair Hall.

Similar to the first floor, second-floor finishes typically include narrow tongue-and-groove wood flooring, plaster walls with molded wood base, and plaster ceilings. Exceptions include sheet flooring at the Bathroom, knotty pine wood paneled walls in the Office, and gypsum board ceiling finishes at a few spaces. The molded baseboard, doors and windows, and the molded door and window surrounds are stained and finished with varnish, and are ca.1924 material fabric, reflecting when the second floor was renovated. Thesecond-floor doors typically are five-horizontal-panel wood doors and their head trim is detailed with cap molding (Photograph 0021). As noted, the windows are typically six-over-six hung wood sashes and are set in molded wood trim. The toilet in the second-floor Bathroom is dated 1924, and this may reflect the date when the second floor was reconfigured and renovated, which is consistent with the detailing of the trim and hardware at the windows and doors and the stair railings, newels and balusters leading from the first to thesecond-floor level.

Attic

The attic is accessed via the quarter-turn staircase from the second-floor Stair Hall (Photograph 0022). Exposed mortise-and-tenon, heavy-timber framing is visible in the open space. There is a free-standing cedar closet near the center of the space that was likely installed in the mid-twentieth century (Photograph 0023). The attic is largely unfinished except for tongue-and-groove flooring and a small section of plaster wall at the stair only. At either gambrel end is a two-over-two hung wood window. The window at the east end has been modified to accommodate an exhaust fan.

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Continuation Sheet				Na							
Section number	8	Page	1								

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
•
Name of multiple listing (if applicable)

Statement of Significance

Summary Paragraph

The John A.L. Zabriskie House is locally significant architecturally as a good, late example of a third-period Jersey Dutch-framed house, of which thousands once stood in the Dutch-settled parts of northeastern New Jersey. The Zabriskie house, itself, was built in two campaigns: first, ca.1825, as the residence of local farmer John A.L. Zabriskie in what was then Franklin Township, Bergen County. Second, it was enlarged ca.1840 with the construction of the principal, east section. The house exhibits several characteristics that are typical of a third-period Jersey Dutch framed house, and it survives as one of few remaining nineteenth-century Dutch frame houses in nearby parts of Bergen County, and one that still retains an acreage large enough to somewhat reflect its historic agricultural setting. The period of significance extends from ca.1825, with the construction of the first wing of the house, to ca.1924, the year the Smith family enlarged the house, in part by lifting the entire roof structure of the ca.1840 east section to its current height without sacrificing its character-defining Dutch-type gambrel roof form. That action, and others made by its owners in the early 20th century, show that the traditional form of the house continued to appeal to owners long after such houses stopped being constructed, and into the Colonial Revival period, when superficially similar houses were being built as new construction. The nominated property meets Criterion C with local architectural significance.

Historical Background

Village of Ridgewood

The John A.L. Zabriskie House is located at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. The Village lies within the Piedmont physiographic province. This region comprises about one-fifth of the total area of New Jersey, extending southwest from the Hudson and Delaware Rivers between the Highlands and the Inner Coastal Plain. The area is generally characterized by lowlands of gently rounded hills separated by wide valleys. The Piedmont reaches sea level at the Arthur Kill, the Newark Bay, the Hackensack Meadows, and the Hudson shoreline. The region is composed of shale and sandstone; red shale is common in the region, as well as sandstone, locally called "brownstone," which, in the past, was often used as a building material.

The land comprising the present-day Village of Ridgewood was acquired in the seventeenth century by Captain William Sanford who obtained title to 15,308 acres in 1668. Sanford, along with John Berry and Nathaniel Kingsland, all from Barbados, owned all of the land between the Hackensack, Passaic, and Saddle Rivers and the Newark Bay, and named their combined land "New Barbadoes." Bergen County was established in 1682 and at that time contained the land between the Hudson and Hackensack Rivers, the New York State line, and Constable's Hook (present-day Bayonne). In 1710, the provincial legislature moved the Township of New Barbadoes from Essex County to Bergen County by statute,

¹ Peter O. Wacker, Land & People: A Cultural Geography of Preindustrial New Jersey: Origins and Settlement Patterns (New Brunswick, New Jersey: Rutgers University Press, 1975), 5.

² Kemble Widmer, *The Geology and Geography of New Jersey* (Princeton, New Jersey: D. Van Nostrand Company, Inc., 1964), 10.

³ J. M. Van Valen, *History of Bergen County, New Jersey* (New York: New Jersey Publishing and Engraving Company, 1900), 15.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section number 8	Page <u>2</u>

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

greatly enlarging the county's size. Six years later, a large portion of the new Township broke off to form Saddle River Township, and in 1772, the northern portion of that township broke off to form Franklin Township. Over the next century-and-a-half, several municipalities formed from Franklin Township, including Ridgewood Township in 1876. With the arrival in 1848 of the Paterson and Ramapo Railroad through Franklin, the center of commerce in Ridgewood shifted from the area around the Reformed Church (and therefore, the Zabriskie's property) to the area around the train station, approximately one-and-one-half miles southwest; with this came the beginning of a change from a chiefly agricultural landscape to an increasingly suburban one.

In 1894, Ridgewood Township was broken up during the "boroughitis" trend in Bergen County during the late-nineteenth century, and what was left of Ridgewood Township incorporated as the Village of Ridgewood. The Village acquired additional lands from adjacent municipalities during the twentieth century before reaching its current footprint in 1974 and today consists of about 24,958 residents⁷ within 5.818 square miles. Today, the Village of Ridgewood is a suburban residential town that developed initially primarily around the rail transportation introduced in 1848. It is located in the northwestern section of Bergen County. Ridgewood has developed into a modern residential suburb due to its proximity to midtown Manhattan, which is approximately twenty miles to the southeast.

The nominated property, the seven-acre tract on which the house stands, is part of what was a 45-acre tract granted to the Paramus Reformed Church in 1750 by Magdalene Valleau, who was settling her father's estate. The Church property, located less than a quarter-mile south of the nominated property along West Saddle River Road, held local importance during the Revolutionary War. The site was the focus of military activity and the Church stood at the intersection of two thoroughfares, Clove Road (present-day Saddle River Road) that ran from Hackensack to Goshen, New York and a second road that ran from Tappan, New York to Pompton. According to the National Register Nomination for the Paramus Reformed Church, the Church served several purposes during the war and on March 23, 1780, "On Thursday, the 23rd instant, a party of British and foreign troops, from New-York, supposed about 400, advanced as far as Paramus, where they surprised a small guard, carried off a few prisoners, and is their usual manner, plundered several houses: The militia collected fast, and attacked them furiously—several of our prisoners were relieved...(Fish-kill, March 30)" This skirmish between

⁸ Bergen County Deed Book G, page 282. Magdalene Valleau was the daughter of Peter Fauconnier, a major early landholder in Bergen County who had promised in 1730 to give the land to the Paramus Reformed Church; however this was not officially recorded until Valleau confirmed it with this deed in 1750.

⁴ Arnold Lang, "Bergen County's Townships and Municipalities – Part 2," *The Archivist* XXVI, No. 3 (August 1999): 4.

⁵ Arnold Lang, "Bergen County's Townships and Municipalities – Part 3," *The Archivist* XXVI, No. 4 (November 1999): 5.

⁶ Peggy Norris, "Historic Houses Endangered," Bergen County Historical Society Newsletter, Spring 2012, 15.

⁷ As of the 2010 United States Census.

⁹ James Lee, M.A., RPA, and Eryn Boyce, "Phase IA Archaeological Assessment Zabriskie-Schedler House and Property, Village of Ridgewood, Bergen County, New Jersey," (February 2019), 4-1 and 4-4.

¹⁰ Clare Tholl, *National Register of Historic Places Inventory Nomination Form: Paramus Reformed Church Historic District*. 1974. https://npgallery.nps.gov/GetAsset/0f06cb57-3186-406d-909c-dc8e6ec200b3 (Accessed: July 2019).

¹¹ New Jersey State Archives, New Jersey, Published Archives Series, (Second Series, 1631-1782, Volume IV). Trenton, New

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number 8 Page 3

British and Continental troops occurred in the vicinity and leans to the possibility, at least partially, of encampments within the present-day Zabriskie property.

John A.L. Zabriskie House

The house that stands on the nominated property, today known as the Zabriskie-Schedler house, is believed to have been constructed for John A.L. Zabriskie, a farmer born in Paramus circa 1788. 12 In 1825, John A.L. Zabriskie purchased 9.25 acres from the Paramus Reformed Church in what was then Franklin Township; the property was bounded by West Saddle River Road, a colonial-period road, and the road then and now known as Franklin Turnpike. ¹³ Zabriskie married his wife Elizabeth ¹⁴ around 1819 and the couple would go on to have seven children: Albert, James, Jacob, Margaret, Simeon, George, and Martha Ann. In the 1830 Federal Census, his household included seven people, ¹⁵ and in 1840, it included eight people, one of whom worked in agriculture and two in manufacturing. ¹⁶ In 1838, Zabriskie's father, Albert J. Zabriskie, died and willed John his property. Through this inheritance and other land purchases, John tripled the size of his land holdings during his lifetime. ¹⁷ In 1850 the household consisted of John (age 60), wife Elizabeth (age 50), daughter Martha Ann (age 16), son Simeon (age 19), son James (27), and daughter-in-law Catherine (25). ¹⁸ James and Simeon were employed as farmers like their father. In 1860, the household consisted of John (age 70), who owned real estate valued at \$4,500 and a personal estate valued at \$600, and his wife Elizabeth (age 60); listed in the same dwelling but as a separate household were son James (age 39), his wife Catherine (age 35), and their son John (age 9). 19 It is not known whether the smaller west wing existed when Zabriskie bought the property in 1825, or if he built it soon thereafter. Based on the architecture and information in the census records noted, he likely had the larger east gambrel section constructed by 1840 given his growing household and increased prosperity.

John A.L. Zabriskie died in 1864 and willed all of his homestead property in Franklin, totaling approximately thirty acres, to his son, James Zabriskie. ²⁰ The will refers to "my dwelling house and kitchen," a portion of which his widow Elizabeth was allowed to continue occupying. Along with the

Jersey: John L. Murphy Publishing Company, 1960. (Provo, UT: Ancestry.com Operations, Inc., 2011).

¹² FindAGrave.com, "John A.L. Zabriskie," https://www.findagrave.com/memorial/152862119 (Accessed December 2017)

¹³ Bergen County Deed Book W2, page 62.

¹⁴ Information provided by Joseph Spulicki, Village Historian on March 14, 2019 per research conducted as municipal historian.

¹⁵ 1830 United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 88; line 10 (Provo, UT: Ancestry.com Operations, Inc., 2010).

 ¹⁶ 1840 United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page
 141; line 3 (Provo, UT: Ancestry.com Operations, Inc., 2010).
 ¹⁷ Norris. 14.

¹⁸ 1850 Census United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 217A; line 30 (Provo, UT: Ancestry.com Operations, Inc., 2009).

¹⁹ 1860 Census United States Federal Census entry for John A.L. Zabriskie, Franklin Township, Bergen County, New Jersey; page 12; line 22 (Provo, UT: Ancestry.com Operations, Inc., 2009).

²⁰ Will of John A.L. Zabriskie – 1861 Wills, vol G-H, 1850-1863 - Ancestry.com. *New Jersey, Wills and Probate Records,* 1739-1991 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House	
Name of Property	
Bergen County, NJ	
County and State	
_	
Name of multiple listing (if applicable)	

Section number 8 Page 4

homestead lot, James was willed various tools and farming implements. James also received five acres of maple swamp in New Barbadoes and thirty acres of land in Hohokus Township. An inventory of John A.L. Zabriskie's possessions included various carpets, a gilt-framed mirror, a brass clock, a well-stocked kitchen, among other items as well as livestock, farm products and extensive fencing portraying him as a prosperous farmer.²¹

James Zabriskie seems to have initially achieved a similar level of success as his father, however this did not last. James' only son, John E. Zabriskie worked on his father's farm as a young man, but as an adult worked in various business positions instead of agriculture. In 1870, the household consisted of James (age 49) a farmer with real estate valued at \$12,000 and personal estate valued at \$1,300; wife Catherine (age 44), son John (age 19), and domestic servant Hannah Goldtrap (age 75). By the following federal census, the household included James (age 59); wife Rachel (age 52); and Martin Magroff a boarder and laborer (age 22); listed in the same dwelling but as a separate household was John E. (age 30); wife Amanda (age 22) and two young children. By the 1880s, James had mortgaged his land, a portion of which he lost in 1889 and the remainder of which he sold in 1893.

In 1893, James Zabriskie sold the remainder of his father's homestead lot out of the family to Seth Hawley, ²⁵ a police clerk originally from New York, who was an example of the middle and upper-middle-class residents who were moving to Ridgewood as the area changed from agricultural to also include suburban development. ²⁶ Seth Hawley was born around 1842 to Seth C. Hawley, the Chief Clerk for the New York City Police Commissioners, and his wife, Lavinia. City directories ²⁷ and the 1902 Robinson Atlas indicate Seth and his family lived in the former Zabriskie house on West Saddle River Road; however, the 1900 federal census indicates they were renting a house on Maple Avenue in Ridgewood. The household consisted of Seth (age 57), wife Augusta (age 41), son Charles (23), son Seth (age 18), daughter Lavinia (age 16), mother Lavinia (age 87), and two servants. Interestingly, James Zabriskie (age 78) was listed as a servant and retired farmer, living in the Hawley household. ²⁸ It is not known if the former Zabriskie House was occupied at this time. Seth Hawley died in 1901, and in 1908, his 19.63-acre estate in Ridgewood passed to his widow. ²⁹

The Smith Family Ownership

In 1908, Augusta Hawley sold 18 acres, including the former Zabriskie house, to Carman Smith, and

²¹ Norris, 15.

²² 1870 United States Federal Census entry for James Zabriskie; Franklin Township, Bergen County, New Jersey; page 20; line 28 (Provo, UT: Ancestry.com Operations, Inc., 2009).

²³ 1880 United States Federal Census entry for James Zabriskie; Franklin Township, Bergen County, New Jersey; page 3; line 30 (Lehi, UT: Ancestry.com Operations, Inc., 2010).

²⁴ Norris.

²⁵ Bergen County Deed Book 361, page 575.

²⁶ Norris, 16.

²⁷ W. P. Millar, *Director for the Village of Ridgewood...* (NY: John Polhemus Printing Company, 1897), 33.

²⁸ 1900 United States Federal Census entry for Seth Hawley; Ridgewood Township, Bergen County, New Jersey; sheet 4; line 49 (Provo, UT: Ancestry.com Operations, Inc., 2004). James Zabriskie died in 1905 and at that time had been living with his son John's family in Nyack, NY.

²⁹ Bergen County Deed Book 690, page 584-586.

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number 8 Page 5

kept a 1.63-acre lot for herself to live on along Franklin Turnpike.³⁰ Carman Smith was the owner of Manhattan Press, a printing company in Manhattan.³¹ He married Clara Weyant in 1900, and the couple had three children: Florence, Milton, and Ruth. In 1910, the household included Carman (age 32), a proprietor of a print plant; wife Clara (age 32); daughter Florence (age 7); and son Milton (age 5),³² and the 1920 census reflects the addition of daughter Ruth (then age 5).³³ Carman Smith died in 1921, and sixteen acres of the property passed to his widow, Clara, who continued to live there with their three children.³⁴

It is during the Smiths' ownership that many of the changes to the house were likely made, including adding the south entrance, upgrading the kitchen, and reconfiguring and refinishing the second-floor level during the early-twentieth century. At this time, it appears the original gambrel roof structure of the ca.1840 east section was lifted approximately 18 inches to create a full section floor level and allow for interior plan changes; this approach of raising the gambrel roof rather than rebuilding allowed the roof to continue to reflect its Dutch-American roots. The northwest sun porch and bathroom addition were added during the mid-twentieth century. The small wood-frame enclosure at the front bulkhead was added c. 2007.

In 1931, construction of the George Washington Bridge had a major impact on Bergen County and transportation throughout the region. The construction of Route 2 (today Route 17) specifically impacted the former Zabriskie property, essentially cutting the property in half and separating it from the central business district of Ridgewood. In 1934, the State of New Jersey purchased three parcels of land from Clara Smith to make way for Route 2, leaving her with five acres around the house and a piece of undeveloped land west of the new highway. By this time only Florence remained at the house with her mother. Florence worked as a stenographer for Judge Cornelius Doremus in Ridgewood until she then became a private secretary in Hackensack. In the early-to-mid 1940s Florence married August Schedler, a local attorney. The couple lived with Clara at the house on West Saddle River Road. Clara died in 1959, and two years later the property transferred to Florence. Florence and August had no children and they lived in the house the remainder of their lives. Florence was a member of the Paramus Reformed Church and served as the church organist for many years; this explains the presence of an

³² 1910 United States Federal Census entry for Carman M. Smith; Ridgewood Village, Bergen County, New Jersey; sheet 27B;line 65 (Lehi, UT: Ancestry.com Operations, Inc., 2006).

http://www.legacy.com/obituaries/northjersey/obituary.aspx?n=florence-schedler&pid=93032093&, (accessed November 2017).

³⁰ Norris, 16; Bergen County Deed Book 689, page 608-611.

³¹ Norris, 16.

³³ 1920 United States Federal Census entry for Carman M. Smith; Ridgewood Village, Bergen County, New Jersey; sheet 12A; line 18 (Provo, UT: Ancestry.com Operations, Inc., 2010).

³⁴ Norris, 16.

³⁵ Bergen County Deed Book 1937, page 116.

³⁶ Norris, 16.

³⁷ They married sometime between 1942 and 1946 based on August Schedler's 1942 World War II draft application where he was single, and a 1946 city directory where the couple was married.

³⁸ Bergen County Deed Book 4233, page 450-453.

³⁹ Legacy.com, Florence Schedler Obituary, Legacy.com,

OMB No. 1024-0018 NPS Form 10-900-a

United States Department of the Interior Na

Na C

ational Park Service	Name of Property		
	Bergen County, NJ		
ational Register of Historic Places	County and State		
ontinuation Sheet	Name of multiple listing (if applicable)		

John A.L. Zabriskie House

Section number 8 Page 6

organ blower in the basement of their home and paint ghosting at the first-floor hall where the organ was located. August died in 1995, and Florence in 2007 at the age of 104. The Village of Ridgewood purchased the house with approximately seven acres in 2009.

Significance under Criterion C - Architecture

The John A.L. Zabriskie House is significant as an example of a third-period Jersey Dutch framed house. In his book The Dutch-American Farm, David Steven Cohen identifies three stages to the transition from the Dutch farmhouse to the Dutch-American farmhouse. 40 The first phase was from 1624-1664 when New Netherland existed as a colony, and settlers adapted building traditions from the Netherlands to fit the environment in America. The second phase began sometime after the English took over New Netherland in 1664. During this phase, four regional building sub-types emerged. Finally, a third phase began around 1750 and continued about half-way through the nineteenth century, as one of New Jersey's prominent, regional vernacular architectures. The ca. 1825-1840 John A.L. Zabriskie House was constructed during this latter part of the third phase.

Apart from its principal construction dates, which fall within the third period, the John A.L. Zabriskie house displays several other representative characteristics. The Zabriskie family was, itself, part of the "Dutch" cultural group in northeastern New Jersey, and the house followed building practices commonly seen among houses of this Dutch framing tradition. Most conspicuously, the east section was framed with a 1.5-story height and roof structure that embodies the Dutch gambrel form seen in many houses built in this region from the 1780s through the 1840s. Less easily noticed, the house also a brownstone treatment in the front foundation wall that is chiefly associated with the Dutch in this period. The dominance of the frame construction over that of the stone construction hints to a more distinct transition or characteristic of the third phase; the incorporation of other building influences, such as those employed in the Anglo-American building tradition, ⁴¹ creating a greater variety in the plan layout and articulation to create the Dutch-American farmhouse. This is not to say that the Bergen County Dutch-American cultural group abandoned their previous traditions but more often employed or incorporated detailing influenced by the Adamesque or Greek Revival styles on the traditional Dutch-American form creating houses with more delicate and classical decoration. The melding of the traditional forms with popular style motifs perpetuated by pattern books and greater integration of cultural groups did not necessarily alter the traditional building framework but rather complemented or enhanced them so that new or expanded houses to about 1840 continued to reinforce the traditional image of the Dutch-American farmhouse.⁴²

One key characteristic of the Dutch-American house was the use of regional and readily available building materials. In Bergen County, based on the prevalence of extant and historically documented stone houses, wood frame Dutch-American houses were less common in the eighteenth century due to the local and readily available stone and slave labor to form the thick, load-bearing walls of the main

⁴⁰ David Steven Cohen, *The Dutch-American Farmhouse* (New York: New York University Press, 1992), 40.

⁴¹ T. Robins Brown and Schuyler Warmflash, The Architecture of Bergen County, New Jersey (New Brunswick, NJ: Rutgers University Press, 2001), 47.

⁴² Brown and Warmflash, 47-48.

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

١	John A.L. Zabriskie House
١	Name of Property
١	Bergen County, NJ
	County and State
١	
	Name of multiple listing (if applicable)
L	

Section number 8 Page 7

body of a house. Different types of local stone were used in the different areas of the county, with the reddish-brownstone being the most common. As Dutch-American stone building evolved, the treatment of the masonry was sometimes applied differently within the same building. For instance, ashlar-cut brownstone would often be applied to the front and random ashlar or random rubble utilized at the side and rear. Although the John A.L. Zabriskie House reflects more nineteenth century building practices, the treatment of the masonry components, namely at the foundation, was applied, albeit in a limited fashion; the front (south) and east (road-facing) sides of the foundation at the ca.1840 east section feature a dressed coursed ashlar while the north (or rear side) is rough coursed ashlar denoting the hierarchy of the elevations.

While stone houses were more prevalent, frame and stone Dutch-American houses utilized common interior plans, massing, roof design, fenestration, and size. One difference is there were more examples of two and two-and-one-half-story frame buildings than of stone, ⁴⁵ the John A.L. Zabriskie being one example.

The other key feature of a Dutch-American house is its roof. Prevalent roof forms for Dutch-American homes were either gable or gambrel, and cladding, particularly beginning in the late-seventeenth century, was wood shingle. The ridge typically ran parallel to the facade 46 and the end walls of the gables were typically wood frame covered with shingles or horizontal board siding. The gambrel roof was first seen in a limited application in the late-seventeenth century in specific regions and did not become widely used until ca.1740; the gable roof, however, continued to be widely used until almost the mid-nineteenth century. The use of flared eaves, at both gable and gambrel roofs, became popular ca.1750; at first, it was limited to the front but eventually was applied to both elevations. The use of flared eaves was predominant in Dutch cultural areas close to New York City; they were also used in Quebec and Connecticut. 47 Although the origin of the gambrel roof is debated, most historians agree that the use of the gambrel roof was a building tradition influenced by the English and reflected the use of the garret level for functional purposes. ⁴⁸ The gambrel roof, however, became a defining characteristic of the Dutch-American farmhouse, due especially to its widespread use particularly in northeastern New Jersey and Southeastern New York. 49 As building traditions evolved, the Dutch and English would articulate the gambrel roof differently; the upper and lower slopes of an English-inspired gambrel roof evolved to be typically even. In the Dutch-American application, the upper slope was typically shorter and shallower than the lower slope, which would be longer and steeper. 50 The ca. 1825 west wing of the

⁴³ Brown and Warmflash, 13.

⁴⁴ The Office of Albin A. Rothe, AIA, "Early Stone Houses of Bergen County," (Ramsey, NJ: 1979), Section 7, 1.

⁴⁵ Rothe, Section 8, Page 4. (This is reinforced by the examples presented in Brown and Warmflash's book *The Architecture* of Bergen County, New Jersey and by inference in a review of Rosalie Fellows Bailey's book *Pre-Revolutionary Dutch Houses and Families in Northern New Jersey and Southern New York* on the regional differences in Dutch-American architecture.)

⁴⁶ Rothe, Cover, 2.

⁴⁷ Cohen, 35.

⁴⁸ Roderic H. Blackburn, "Dutch Material Culture: Architecture," Halve Maen. Vol LVII, No. 1 New York, 5.

⁴⁹ Cohen, 34.

⁵⁰ Cohen, 34.

OMB No. 1024-0018 NPS Form 10-900-a

John A.L. Zabriskie House

Name of Property Bergen County, NJ

United States Department of the Interior National Park Service

N

	r of Historic Places	County and State
Continuation Sheet Name of multiple listing (if applic		
Section number 8	Page 8	

John A.L. Zabriskie House has a side-gable roof, while the ca. 1840 east section has a Dutch-type sidegambrel roof with a slight flare at its eaves. There is structural evidence in the attic that the roof structure of the ca.1840 east section was lifted approximately 18 inches ca.1924 to add a half story and create a full two-story house. The retention of the original Dutch-type gambrel rather than reframing it shows the continued influence and attraction of the Dutch-American building traditions and possibly reflects a returned affection for Colonial architecture as seen in its revival in early-to-mid-twentiethcentury domestic architecture.

A key feature of Dutch-American house is its interior plan. Cohen and the Early Stone Houses of Bergen County Thematic Nomination for the New Jersey and National Registers of Historic Places (refer to Figure 8 for the diagram of plan types) identify several distinct Dutch-American house plans. The evolutionary plans in the thematic nomination speak specifically to stone houses in Bergen County, Cohen's speak to a greater geographic area and include frame houses, and both cover the period of the two initial builds of the John A. Zabriskie House. In each, there are overlaps in the interior plan forms but after careful comparisons, the thematic nomination plan types (provided for reference) are more relevant because two of the plan types are applicable to the Zabriskie House. The relevance or overlap between the stone and frame buildings in Bergen County can be attributed to regional tastes and possibly the lack of exposure to other influences, even though that began to dissipate by the early-nineteenth century. 51 At the John A.L. Zabriskie House, the ca. 1825 west wing appears to have utilized Plan "B" in its initial construction, which is a single-room plan with an end-wall fireplace at one side; use of this plan was common from ca.1750/60 to 1804.⁵² The ca.1840 east section of the house appears to have utilized Plan "H," (albeit modified today), featuring a side hall with smaller rear room, equivalent rooms off to one side, and an end-wall fireplace at the larger front room; use of this plan was common from ca.1775 to 1838. This plan type appears to have some influence from Georgian architecture, which directly references the increased exposure to outside influences by the early-nineteenth century.

Evolution of the Dutch-American house can also be seen in the articulation of the interior finishes. which incorporate more delicate forms beginning in the 1800s and often are reflective of the Adamesque style. 53 Most published examples show houses with great distinctive interiors; however, as seen in the John A.L. Zabriskie House, the interior decoration exhibits the influence of Adamesque decoration. The flat stock trim with beaded edges and shallow molded paneled walls of the eighteenth century made way for deeply molded window and door trim, and the full-paneled walls or walls with dado and chair rails made way for tall wood bases, molded chair rails, and wood paneling limited to windows. The sashes have robust muntins with a delicately carved profile. The doors incorporate molded panels on the room side with the flush panel typical of an eighteenth-century door on the back side showing interior decoration in transition. When the house was expanded ca. 1924 the majority of the finishes on the first floor were retained while the stair and the second floor were changed to reflect an Arts and Crafts influence with simplified massing and limited detailing. These features may stand in slight contrast to

⁵¹ Cohen, 46.

⁵² Rothe, Figure 57. (Although reference documents often demark a period of use, this is not to say a feature or element did not either precede or post-date the greater use of said feature or element.)

⁵³ Brown and Warmflash, 48.

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

Name of Property	1	
Bergen County, N	J	
County and State		
Name of multiple	listing (if	applicable)

Section	number	_8	Page	9

the ca.1840 finishes but compliment them as a single language has been applied and carried through to the base molding, door and window trim, and doors as well as in the simple elegance of the stair newels, railing and balusters.

There are several distinctive components of the Dutch-American house utilized at the John A.L. Zabriskie House including the use of materials, the articulation of the house in the vertical and horizontal planes, and in the finer detailing of the openings, finishes and features. However, an important element of the Dutch-American residence is its constant evolution; the house plan, framing, and features evolved as time passed to respond to the changes in architectural tastes and domestic needs. As such, individual houses evolved through sequences of additions and other alterations. At the John A.L. Zabriskie House, the two initial builds, ca.1825 and ca.1840 follow the typical trajectory of the Dutch-American residence: smaller one-room section that expands to a much larger addition so the earlier build serves as a wing to the next generation. These types of expansions typically reflected growth within the family and, often times, several generations living under a single roof. The ca.1924 expansion was different but no less significant. By taking the existing heavy-timber-framed gambrel roof and lifting it 18 inches to improve living conditions on the second floor, the Smith family retained a key defining feature of the Dutch-American vernacular.

While the John A.L. Zabriskie House has undergone some changes during its period of significance, the most significant was sympathetic to the ca.1840 section, it remains representative of the Dutch-American house type and its characteristic evolution. Properties from this period that remain and continue to retain most of their original features and finishes are extremely rare. It is therefore recognized that a property of this period may be significant for its association with this historic context despite its alterations as long as there remains visual characteristics to convey its historic association; this is a defining characteristic of the John A.L. Zabriskie House. Additionally, the building's setting of approximately seven undeveloped acres bolsters its significance, as it is one of the last remaining nineteenth-century frame houses in Ridgewood to retain a semblance of its earlier rural setting.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number	9	Page 1	
occion manner	_	1 490 1	

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Primary Sources

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Books

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OMB No. 1024-0018

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number 9 Page 2

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Continuation Sheet

OMB No. 1024-0018

United States Department of the InteriorNational Park Service

National Register of Historic Places

John A.L. Zabriskie
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number 10	Page	1		
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Verbal Boundary Description

The boundaries include Lots 9, 10, 11, and 12 of Block 4704 on sheet 47 of the Village of Ridgewood tax maps.

Boundary Justification

The boundaries include the current legal boundaries of the lot encompassing the John A.L. Zabriskie House (lot 9) as well as three adjacent lots, which are what remain of the once-larger property associated with the house. The property remains as one of the last nineteenth-century homes in Ridgewood that retains significant acreage to portray its original or early setting. These lots are now owned by the Village of Ridgewood, and lots 9, 10, and 11 protected by a conservation easement.

United States Department of the Interior Here

National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number	Photo Log	_ Page	1
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Photo Log

Name of Property: John A.L. Zabriskie House

City or Vicinity: Village of Ridgewood

County: Bergen State: New Jersey

Photographer: Beth A. Bjorklund Date Photographed: February 8, 2018

Description of Photograph(s) and number, include description of view indicating direction of

camera:

Photo 0001: Overall view of the (front) south elevation of the John A.L. Zabriskie House; camera facing north.

Photo 0002: Overall view of the property showing an undeveloped part of the property with Route 17 just visible in the background; camera facing northwest.

Photo 0003: View of the original ashlar brownstone foundation at the east elevation of the ca.1840 east section; camera facing west.

Photo 0004: View of the east gable end of the ca.1825 west wing showing a plain wood fascia and frieze boards, and an overhanging eave.

Photo 0005: View of the front door at the ca.1840 east section, likely an original feature; camera facing north.

Photo 0006: View of a nineteenth-century six-over-six hung wood window at the front of the ca.1840 east section; camera facing north.

Photo 0007: Overall view of the (side) west elevation; camera facing east.

Photo 0008: Overall view of the (rear) north elevation; camera facing south.

Photo 0009: Overall view of the (side) east elevation; camera facing southeast.

Photo 0010: View of the bulkhead stair at the south end of the west basement wall of the ca.1840 east section; camera facing west.

United States Department of the Interior Here

National Park Service

Section number Photo Log

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Photo 0011: View of the basement of the ca.1840 east section showing whitewashed ma	sonry
walls, an arched fireplace support, and exposed heavy timber framing; camera facing eas	t.

Photo 0012: View of a wood lintel in the west basement wall, which is possible evidence that an opening existing between this basement and the kitchen wing.

Photo 0013: View of the Entry hall of the ca.1840 east section; camera facing north.

Page

Photo 0014: View of the Parlor showing typical first-floor features including six-over-six hung wood windows set over paneled wainscot, molded wood chair rail and baseboard, plaster wall and ceiling finishes, and narrow wood flooring; camera facing south.

Photo 0015: View of the fireplace at the east wall of the Parlor, which was likely altered during the early-twentieth century; camera facing east.

Photo 0016: View of the Dining Room towards the connection with the ca.1825 west wing; camera facing west.

Photo 0017: View of the fireplace at the west wall of the Kitchen; camera facing southwest.

Photo 0018: View of the Kitchen; camera facing east.

Photo 0019: View of the Northwest Bedroom showing typical second-floor features including six-over-six hung wood window, early-twentieth-century molded wood baseboard and window surround that are finished with varnish rather than paint, wallpapered plaster wall, plaster ceiling, and narrow wood flooring; camera facing northwest.

Photo 0020: View of the Office at the second-floor level of the ca.1825 west wing, which was updated during the twentieth century; camera facing west.

Photo 0021: View of an early-twentieth-century five-panel wood door found throughout thesecond-floor level; camera facing east.

Photo 0022: View looking down the attic staircase showing plaster wall finishes, wood steps, and plain wood stringer; camera facing south.

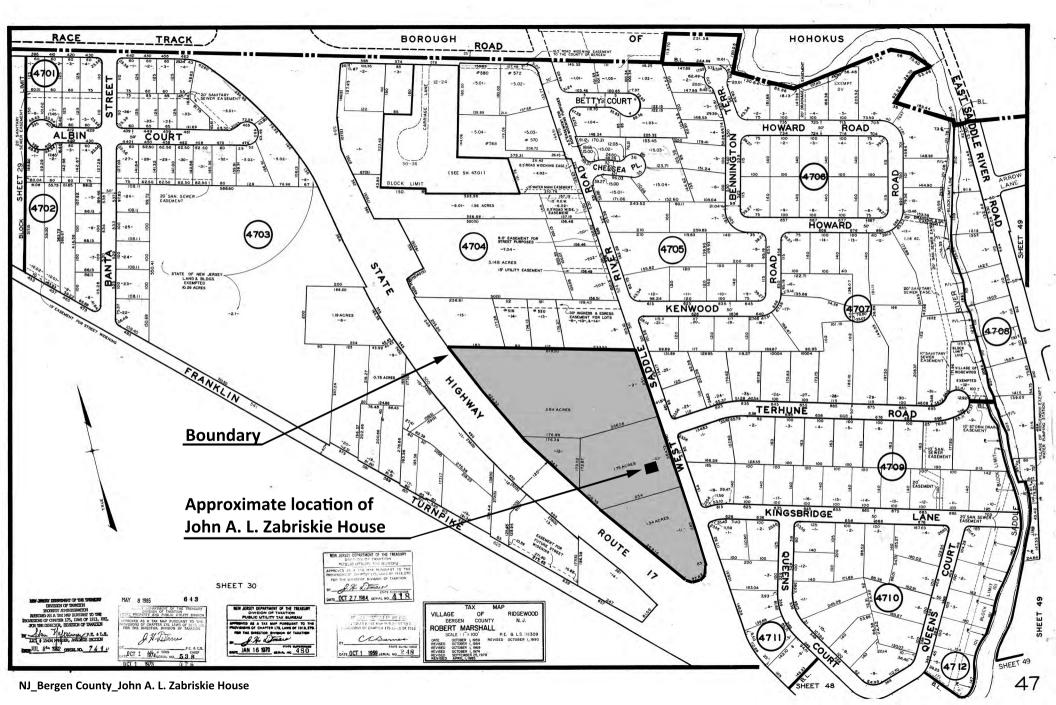
Photo 0023: View of the twentieth-century cedar closet with reused nineteenth-century, four-panel wood door in the attic; camera facing east.

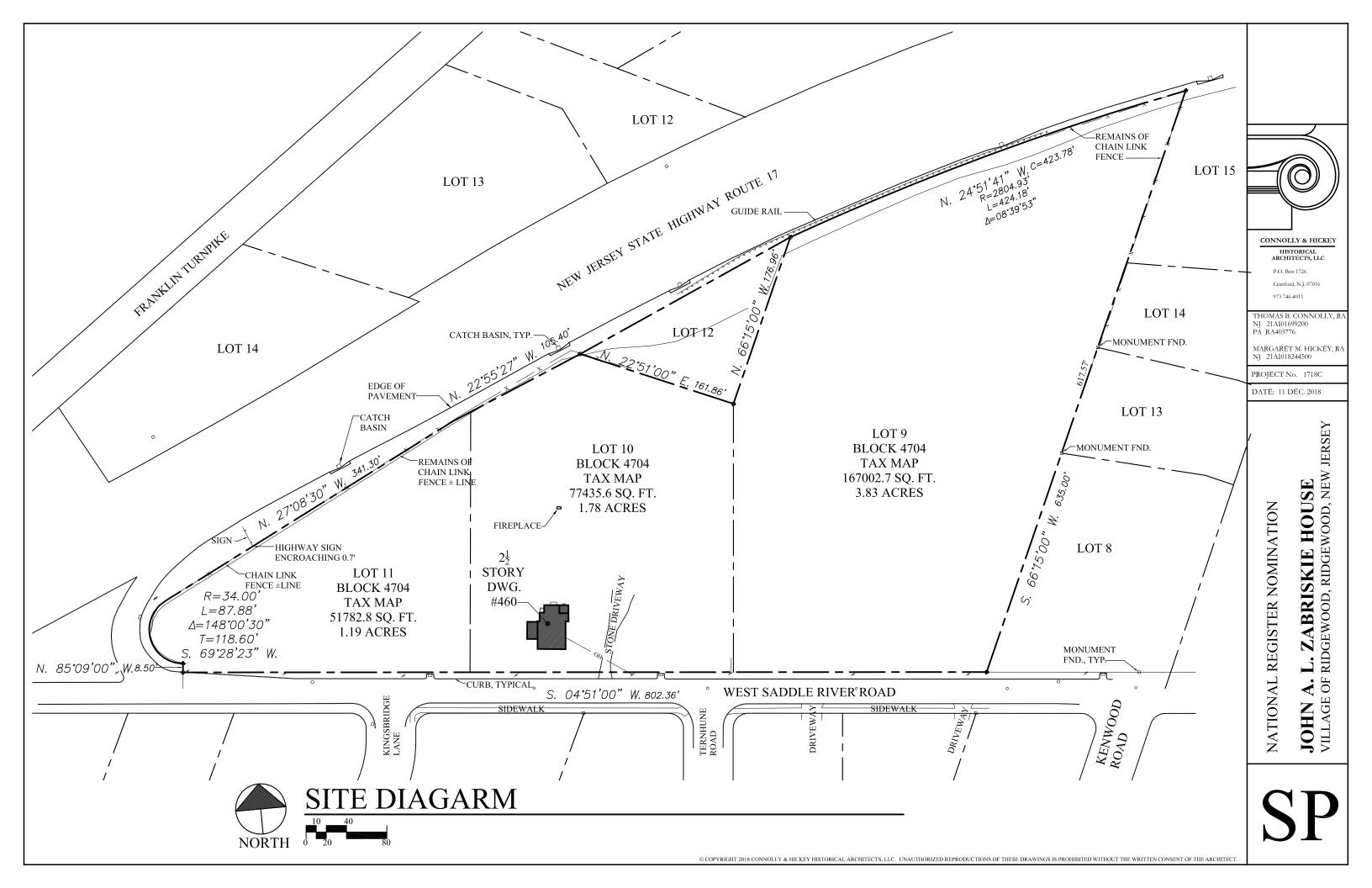


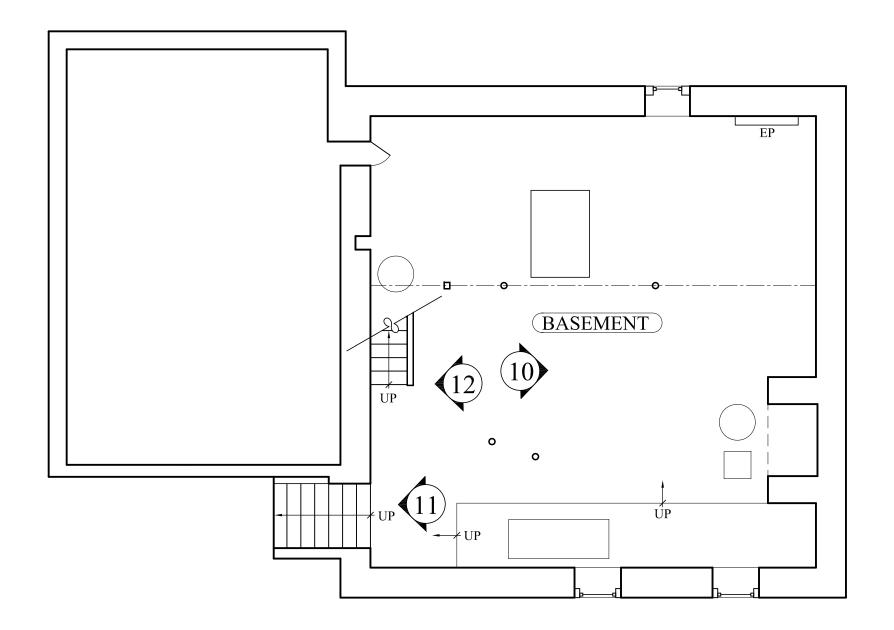
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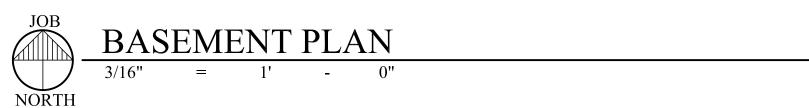
Boundary and Tax Map

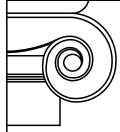
October 2019











CONNOLLY & HICKEY

HISTORICAL ARCHITECTS, LLC

THOMAS B. CONNOLLY, RA NJ 21AI01699200 PA RA403776

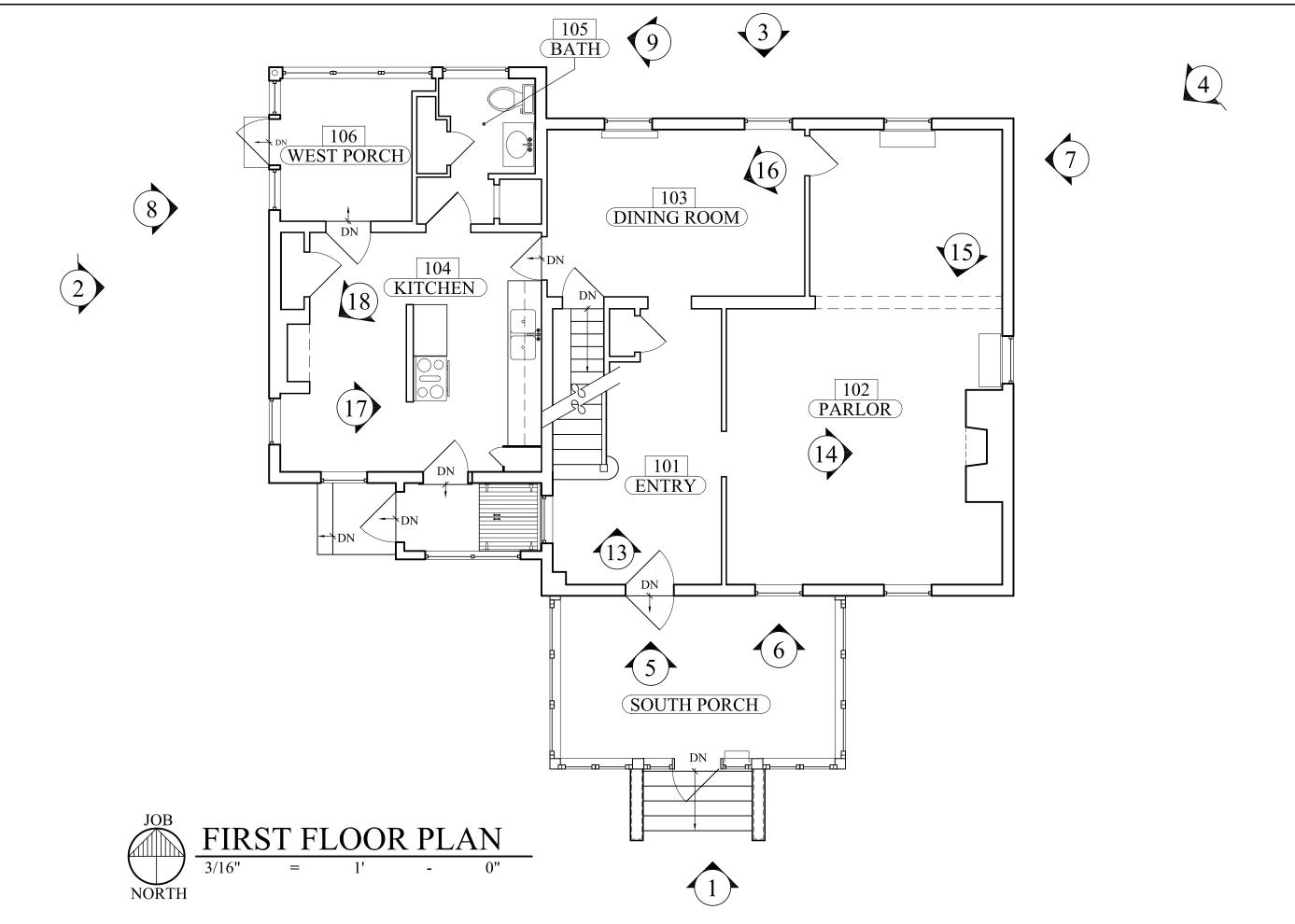
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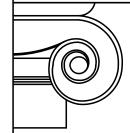
PROJECT No. 1718C

DATE: 23 JULY 2018

JOHN A. L. ZABRISKIE HOUSE VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

NATIONAL REGISTER NOMINATION





CONNOLLY & HICKEY HISTORICAL ARCHITECTS, LLC

> P.O. Box 1726 Cranford, N.J. 07016 973 746-4911

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PA RA403776

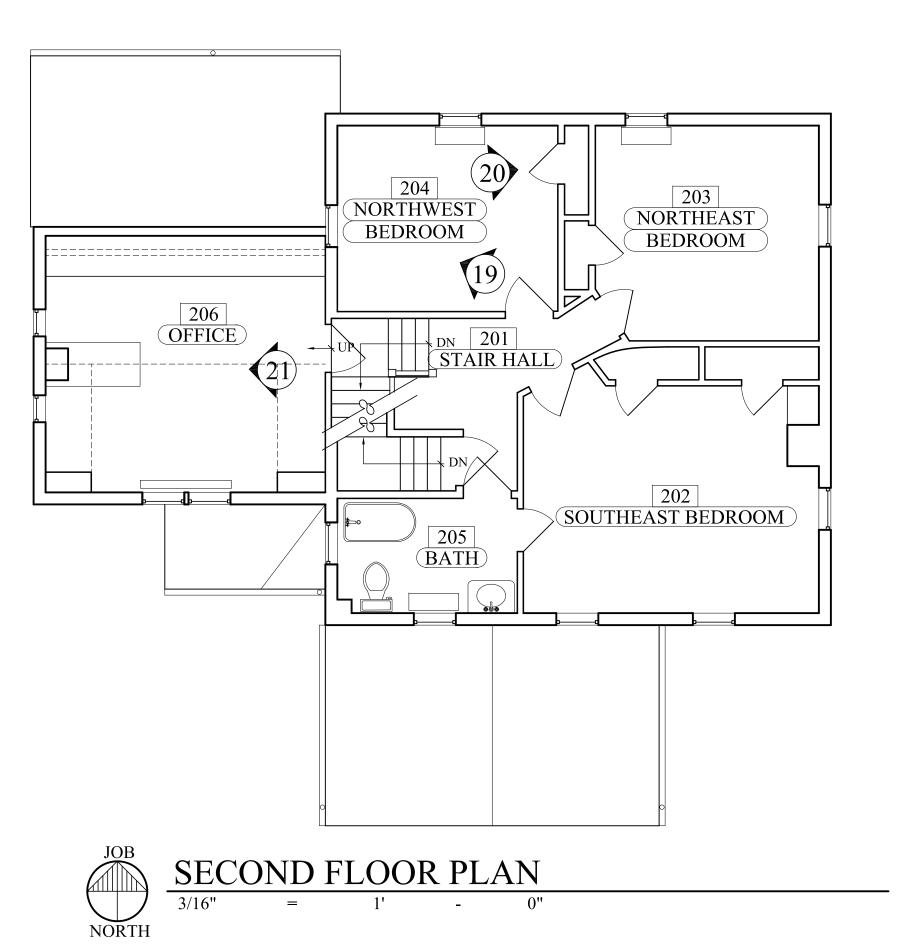
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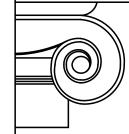
PROJECT No. 1718C

DATE: 23 JULY 2018

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NATIONAL REGISTER NOMINATION





CONNOLLY & HICKEY HISTORICAL ARCHITECTS, LLC

P.O. Box 1726

Cranford, N.J. 07016

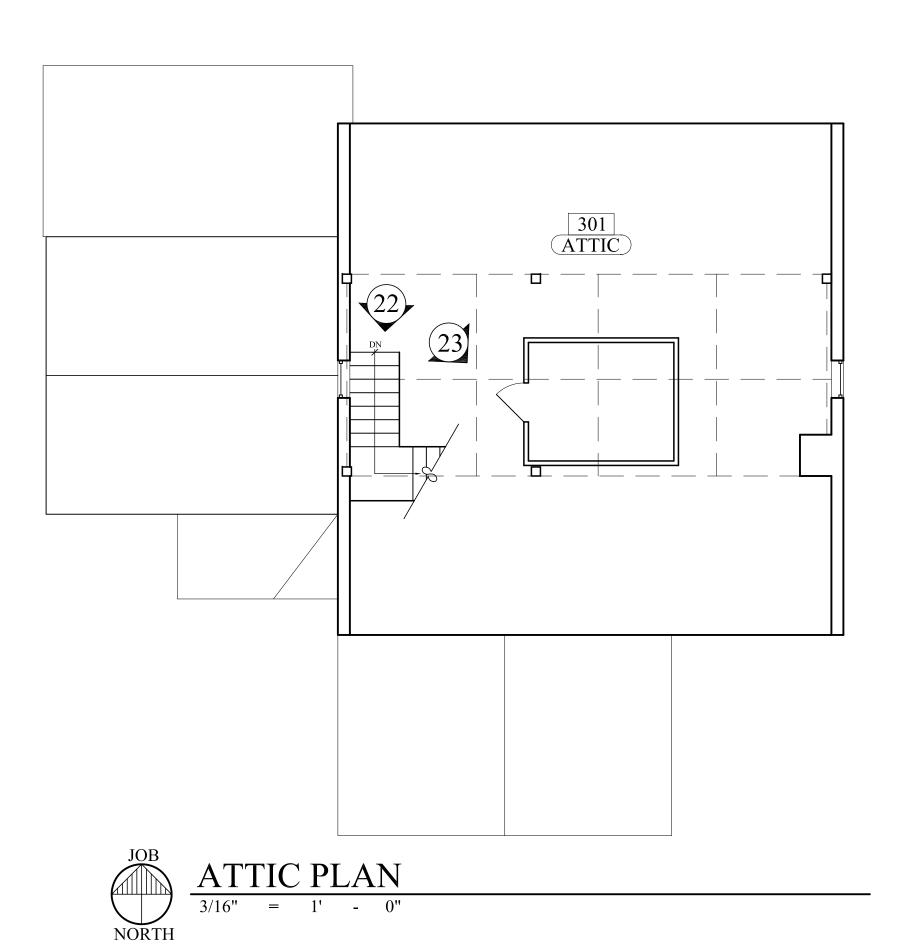
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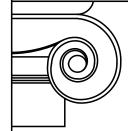
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DATE: 23 JULY 2018

NATIONAL REGISTER NOMINATION

JOHN A. L. ZABRISKIE HOUSE VILLAGE OF RIDGEWOOD, RIDGEWOOD, NEW JERSEY

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

	Section number	Figures	Page	1
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Figure 1. Excerpt of the will of John A. L. Zabriskie written in 1861, indicating the c.1825 west/kitchen wing and the c.1840 east section both existed by that time.¹



Figure 2. 1840 U.S. Coast Survey map showing what is believed to be the John A. L. Zabriskie House near Paramus.²

¹ Will of John A. L. Zabriskie – 1861 Wills, vol G-H, 1850-1863 - Ancestry.com. *New Jersey, Wills and Probate Records,* 1739-1991 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

² Historical Map & Chart Collection. "A Map of Part of New York and New Jersey," U.S. Coast Survey, 1840 . Available online from NOAA online at historical charts.noaa.gov (Accessed December 2017).

United States Department of the InteriorNational Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number	Figures	Page	2	
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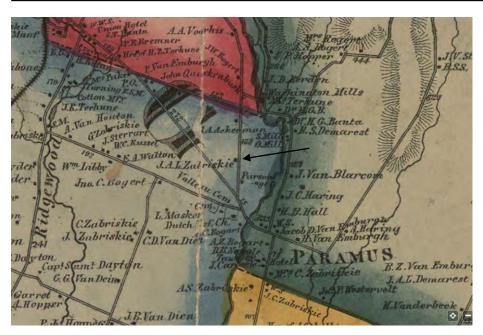


Figure 3. 1861 map of Bergen and Passaic Counties showing the property of "J. A. L. Zabriskie" in Franklin Township.³

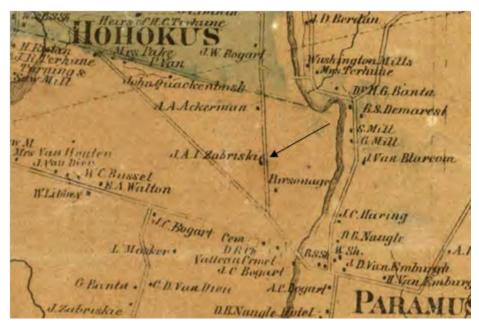


Figure 4. 1863 map showing a portion of Franklin Township including John A. L. Zabriskie's House.⁴

³ Griffith Morgan Hopkins, "Map of the Counties of Bergen and Passaic, New Jersey: from actual surveys," (Philadelphia: G.H. Corey, 1861). Available online from the Library of Congress at https://www.loc.gov/maps/collections/ (accessed October 2017).

⁴ H. F. Walling, "Map of the City of New York and its Vicinity," (New York: S. D. Tilden, 1863). Available online from David Rumsey Map Collection online at http://www.davidrumsey.com/. (Accessed October 2017)

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number	Figures	Page	3	
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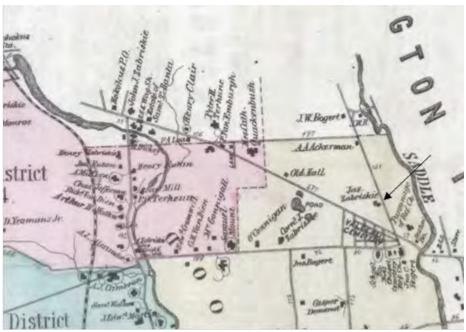


Figure 5. 1876 atlas showing the property owned by James Zabriskie.⁵

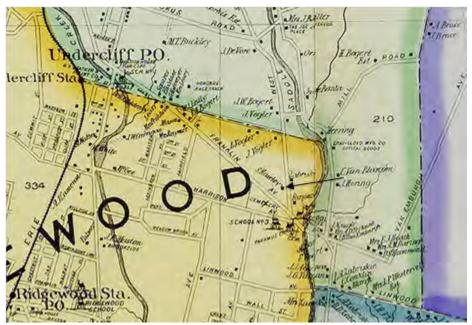


Figure 6. 1902 map of Bergen County showing the former Zabriskie property now owned by Seth Hawley.⁶

⁵ A. H. Walker, "Atlas of Bergen County, New Jersey" (Reading, PA: C. C. Pease, 1876), 126. Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.

⁶ E. Robinson, "Map of Bergen County New Jersey with a portion of Passaic Co.," (New York: E. Robinson & Co., 1902). Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number	Figures	Page	4	

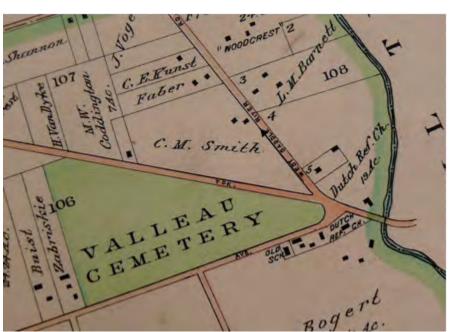


Figure 7. 1912-13 atlas showing the property now owned by Carman M. Smith.⁷

⁷ George W. and Walter S. Bromley, "Atlas of Bergen County, New Jersey" Volume Two (Philadelphia: G. W. Bromley & Co., 1913), 24. Available from the Bolger Heritage Center for Genealogy and Local History at the Ridgewood Public Library.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

John A.L. Zabriskie House
Name of Property
Bergen County, NJ
County and State
Name of multiple listing (if applicable)

Section number Figures Page 5

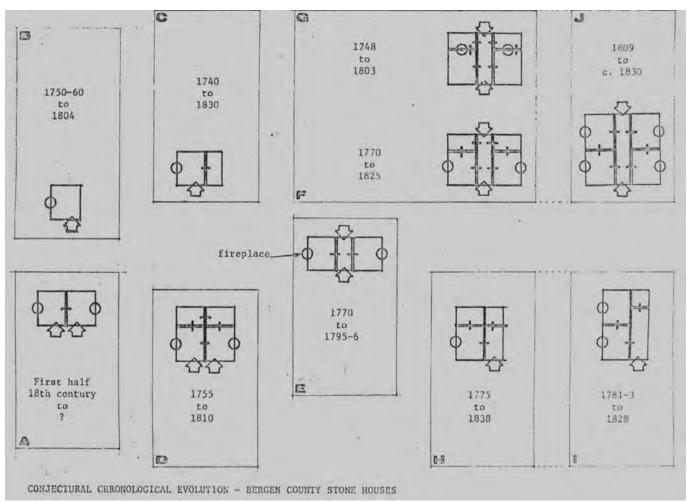


Figure 8. Dutch American house plan evolution as presented in the Thematic Nomination for Early Stone House of Bergen County, 1979.⁸

⁸ The Office of Albin A. Rothe, AIA, "Early Stone Houses of Bergen County," (Ramsey, NJ: 1979), Figure 57.





John A. L. Zabriskie House



Preserve New Jersey Historic Preservation Fund

Capital Level II

Grant Award: \$199,166 (2021) Grant Recipient: Village of Ridgewood

County: Bergen

Municipality: Ridgewood Village

The Zabriskie-Schedier House was originally constructed circa 1825 and was the home of farmer John A. L. Zabriskie. The house is an example of a late third-period Dutch-American frame building and exhibits several characteristics of the type including a construction date of c.1752-c.1840, was built by the "Dutch" cultural group, is south facing, follows the Dutch framing tradition, uses a gambrel roof for the main block and gable roof on the wing, uses native sandstone for the foundation material, uses oak timbers for heavy framing members, has interior end fireplaces, and has plaster ceiling finishes at the interior. The house survives as one of the few remaining nineteenth-century frame homes in Ridgewood. Over the course of his lifetime through inheritance and purchases, John Zabriskie tripled the size of his landholdings. Following his death in 1864, the house and property passed to his son James Zabriskie, also a farmer, who did not realize the same level of success as his father and was forced to mortgage and eventually sell off portions of his property. The Smith family purchased the home in 1908 and over the next century made several changes including adding the south entrance, raising the original gambrel roof at the circa 1840 section, reconfiguring and refinishing the second-floor level, and upgrading the kitchen. A small addition with a bathroom and sun porch were also added during the mid-twentieth century. Florence Schedier, daughter of Carman Smith, lived in the house until her death in 2007. The Village of Ridgewood purchased the property in 2009 and has been rehabilitating the building and grounds for use as a public parks and recreation facility.

The Trust grant will help fund interior rehabilitation and barrier-free improvements.

APPENDIX 10

Village Project Timeline

Historical Timeline for Inclusion in Application

Proprietors

Banta Ownership

1780: Revolutionary War activities led the minor event at the Paramus Church

1824-1925: Schedler

Period of Significance, not before 1824

Unused and Empty

Farm fields overgrown losing farm landscape to tertiary growth.

2007: Reasons to purchase discussed, Village hearings to acquire property

2007: Village Purchase, preventing commercial development

5/2/2014: Certificate of Eligibility (COE)

2018: Berm built to buffer Route 17

Feb 2019: Hunter, J. Lee. Phase IA Archaeological Reconnaissance Survey

11/14/2019 NJ State Register of Historic Places, by Connelly Hickey for the Village

Nominated as the Zabriskie House under Criteria C

No mention of Criteria A, B, or D

No mention of Revolutionary War significance

No mention of historical events, no mention of historical persons, no mention of historic architect, no mention of highly compromised landscape

11/22/2019: National Register of Historic Places, by Connelly Hickey for the Village Criteria C

2022: NJ Historic Trust Funds approved, no easement

2021: Bergen County funds awarded

Connelly and Hickey chosen architects for restoration

2021-2023: Restoration

2023: Village engaged Primavera Consultant

Assignment; Regulatory Compliance, Alternatives, Consideration of Secretary of

Interior Standards

Consideration: grass or turf field, site inspection, Modify field design, alternatives, field

alternatives.

Apply Secretary of Interior Standards

Design Alterations

Local approvals, many hearings at Village Council Work Sessions at Public Meetings

2023: Concept Site Plan approved.

Opposition presented no historical argument or evidence

Letters of support received

Nov. 2023: Richard Grubb & Associates Archaeological, Metal Detector, GPR study.

Alternative Analysis completed.

Jan 2024: Submission of State Register Act application

Early 2024: Historic Sites Council presentation and approval

2024: Park Construction anticipated

APPENDIX 11

"Phase IB Archeological Survey" Report including Ground-Penetrating Radar, and Metal Detecting Survey with Historic Maps and Photos prepared by Richard Grubb & Associates, dated December 2023

Field Results and Email Correspondence

"Work Plan, Phase II Archaeological Survey, John A.L. Zabriskie House" prepared by Richard Grubb & Associates dated December 22, 2023

PHASE IB ARCHAEOLOGICAL SURVEY



JOHN A. L. ZABRISKIE (ZABRISKIE-SCHEDLER) HOUSE AND PROPERTY

Village of Ridgewood, Bergen County, New Jersey NJHPO Project No.: #20-0608

PREPARED FOR:

Village of Ridgewood 131 North Maple Avenue Ridgewood, New Jersey 07450

December 2023



PHASE IB ARCHAEOLOGICAL SURVEY

JOHN A. L. ZABRISKIE (ZABRISKIE-SCHEDLER) HOUSE AND PROPERTY

Village of Ridgewood, Bergen County, New Jersey NJHPO Project No.: #20-0608

Principal Investigator:

Nicole Herzog, MA, RPA

Prepared by:

Richard Grubb & Associates, Inc. 259 Prospect Plains Road, Building D Cranbury, New Jersey 08512

Prepared for:

Village of Ridgewood 131 North Maple Avenue Ridgewood, New Jersey 07450

Date:

December 8, 2023

EXECUTIVE SUMMARY

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey in the Area of Potential Effects (APE) for the John A. L. Zabriskie House (Zabriskie-Schedler) property at 460 West Saddle River Road in the Village of Ridgewood, Bergen County, New Jersey. The project area encompasses Block 4704, Lots 9, 10, 11, and 12, comprising an approximately 6.9-acre area situated between West Saddle River Road to the east and NJ Route 17 to the west. The Village of Ridgewood proposes the installation of recreational facilities on the property. The property, designated as the John A. L. Zabriskie House (Zabriskie-Schedler House), is listed in the New Jersey Register (NJR) and National Register of Historic Places (NRHP) (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The John A. L. Zabriskie House is listed under NRHP Criterion C, and the period of significance extends from 1825 to 1924. The John A. L. Zabriskie house was erected circa 1825 and has been previously rehabilitated and stabilized.

Since the project includes municipal involvement and the APE is located within the boundaries of the NJRHP-listed John A. L. Zabriskie House historic property, the project requires compliance with the New Jersey Register of Historic Places Act (NJAC 7:4). According to NJRHPA regulations, historic properties listed in NJR must be identified in order to determine if the proposed undertaking has the potential to result in direct or indirect effects on any district, site, building, structure or object listed in the NJR. The Phase IB archaeological survey was completed to identify potentially significant pre-Contact or historic period archaeological resources that may contribute to the significance of the John A. L. Zabriskie House and to make recommendations for further survey, if warranted.

The Phase IB archaeological survey consisted of background research, documentation of existing conditions, a ground-penetrating radar (GPR) survey, a metal detection survey, and subsurface testing within visibly undisturbed portions of the APE. A total of 81 shovel test pits (STPs) was excavated on a 50-foot-interval grid with 14 additional bracket or judgmental STPs. Three hundred and twenty-four historic period artifacts and 2 pre-Contact period artifacts were recovered from 22 STPs and 31 metal detection or surface find spots. No clear evidence of Revolutionary War period activity was identified during the metal detection survey. However, we understand that a metal detectorist was on the property before archaeological fieldwork began. The extent and nature of collected material is unknown. The GPR survey identified two potential archaeological anomalies near the extant house; additional subsurface testing is recommended for these anomalies.

One multi-component archaeological site was identified. The John A. L. Zabriskie House Site (28-Be-232) is a concentration of historic and pre-Contact material recovered from within NJR- and NRHP-listed John A. L. Zabriskie House historic property. As a result of the Phase IB survey, potentially significant archaeological resources were identified within two core portions of site 28-Be-232. The two core areas consist of an approximately 16,322 square feet (0.37 acres) area surrounding the extant house (Site Core 1) and a second approximately 100 by 150-foot area (0.34 acres) encompassing recovered architectural material that roughly corresponds with the nineteenth-century map-documented location of outbuildings (Site Core 2). Broadcast historic material was recovered from the remaining portions of the APE. If the areas around the house and the former outbuildings cannot be avoided by the project, a Phase II site evaluation is recommended to determine if the John A. L. Zabriskie House Site (28-Be-232) is eligible for listing in the NJR and/or the NRHP, or if the site contributes to the signficance of the NJR- and NRHP-listed John A.L. Zabriskie House.

TABLE OF CONTENTS

Executive Summary	
Table of Contents	i
List of Figures, Photo Plates and Tables	iv
1.0 Introduction	1-1
1.1 Regulatory Context	1-1
1.2 Project Description	1-1
1.3 Area of Potential Effects	1-2
2.0 Project Approach	2-1
2.1 Research Methods	2-1
2.2 Fieldwork Methods	2-1
2.3 Laboratory Methods	2-2
2.4 Archaeological Site Registration	2-2
3.0 Background Research	3-1
3.1 Environmental Setting	3-1
3.2 Pre-Contact Period Context	3-4
3.3 Historic Context	3-9
3.4 National and State Register of Historic Places Eligible and Listed Properties	3-27
3.5 Known Archaeological Sites	3-27
3.6 Prior Cultural Resources Surveys	3-28
4.0 Results	4-1
4.1 Summary of the Ground Penetrating Radar Survey	4-1
4.2 Subsurface Testing	
4.3 Metal Detection Survey	4-17
4.4 John A. L. Zabriskie House Site (28-Be-232)	4-19
5.0 Conclusions and Recommendations	5-1
(O Defenerace	(1

Appendices:

Appendix A: Ground-Penetrating Radar Survey Report Appendix B: Qualifications of the Principal Investigator

Appendix C: Agency Review Correspondence

Appendix D: Summary of National Register Criteria

Appendix E: Shovel Test Pit Log Appendix F: Artifact Catalog

Appendix G: New Jersey State Museum Site Registration Form

Appendix H: Correspondence Log Appendix I: Annotated Bibliography

LIST OF FIGURES, PHOTO PLATES AND TABLES

FIGURES:

Figure 1.1:	USGS map	1-3
Figure 1.2:	Road map	1-4
Figure 1.3:	Aerial map of the APE	1-5
Figure 1.4:	Zabriskie-Schedler Property Park Development Plan	1-6
Figure 1.5:	Site Grading Plan, Zabriskie Historical Park	1-7
Figure 3.1:	Physiographic provinces map	3-2
Figure 3.2:	Soils map	3-3
Figure 3.3:	Circa 1769 William Faden, Three Maps of Northern New Jersey with reference to the Boundary between New York and New Jersey.	3-10
Figure 3.4:	1780 Robert Erskine, Roads between Suffrans, Tappan, Kakeate Peramus, Dobbs Ferry, Clarkstown +c. No 113, 1st, first fragment.	3-11
Figure 3.5:	1781 John Hills, A Sketch of the Northern Parts of New Jersey	3-13
Figure 3.6:	1882 W. Woodford Clayton, History of Bergen and Passaic Counties, New Jersey	3-14
Figure 3.7:	1811 John H. Eddy, Map of The Country Thirty Miles Round the City of New York	3-15
Figure 3.8:	1833 Thomas Gordon, Map of the State of New Jersey: with Part of Adjoining States	3-17
Figure 3.9:	1840 U.S. Coast Survey, Map of Part of New York and New Jersey.	3-18
Figure 3.10:	1861 G. M. Hopkins, Map of the Counties of Bergen and Passaic, New Jersey.	3-19
Figure 3.11:	1876 A. H. Walker, Ridgewood Township, Atlas of Bergen County, New Jersey	3-20
Figure 3.12:	1887 William Bracher, Driving Road Chart of the Country Surrounding New York City	3-21
Figure 3.13:	1898 USGS 15' Quadrangle: Hackensack, NJ.	3-23
Figure 3.14:	1902 E. Robinson, Map of Bergen County, New Jersey.	3-24
Figure 3.15:	1913 G. W. Bromley and W. S. Bromley, <i>Atlas of Bergen County, New Jersey</i> , Vol. 2, Plate 24	3-25
Figure 3.16:	1934 USGS 7.5' Quadrangle: Hackensack, NJ.	3-26
Figure 4.1:	Aerial image showing the APE, site boundary, metal detection finds, STP results and locations, and photograph locations and directions	4-2

Figure 4.2:	gure 4.2: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, metal detection finds, identified GPR anomalies and surface features				
Figure 4.3:	i: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, and metal detection finds				
Figure 4.4:	Metal Detector finds from the John A. L. Zabriskie House site (28-Be-232)4-1	8			
Figure 4.5:	5: Representative domestic ceramics from the John A. L. Zabriskie House site (28-Be-232)4				
Figure 4.6:	Representative domestic, faunal, architectural, and pre-Contact artifacts from the John A. L. Zabriskie House site (28-Be-232)4-2	:1			
Figure 4.7:	Zabriskie-Schedler Property Park Development Plan showing the APE and the locations of Site Core 1 and Site Core 2 within the John A. L. Zabriskie Site (28-Be-232) site boundary	25			
РНОТО Р	PLATES:				
Plate 4.1:	View of the John A. L. Zabriskie House showing the south (front) and west elevations. ————————————————————————————————————	.5			
Plate 4.2:	View of the John A. L. Zabriskie House showing the south and east elevations from West Saddle River Road4-	.5			
Plate 4.3:	View of the John A. L. Zabriskie House showing the north and east elevations from West Saddle River Road4-	-6			
Plate 4.4:	View of the John A. L. Zabriskie House showing the north elevation and the location of subsurface utilities (marked)4-	-6			
Plate 4.5:	View of the John A. L. Zabriskie House showing the north and west elevations, and the fencing and stone boundary of the current yard area4-	-7			
Plate 4.6:	View of the west yard of the John A. L. Zabriskie House from STP 21 showing the existing shed and recent mobility ramp	-7			
Plate 4.7:	7: View of the north yard of the John A. L. Zabriskie House with temporary fencing and stone boundary marking the undisturbed area and former driveway location.				
Plate 4.8:	View of the former driveway and garage locations at the north and northwest of the John A. L. Zabriskie House	-8			
Plate 4.9:	View of the stone ring (Feature 2) located to the south of the John A. L. Zabriskie House. 4-	-9			

Plate 4.11:	2.11: View along West Saddle Road from the driveway access north of the John A. L. Zabriskie House; showing redeposited soil piles along the driveway alignment, location of utility lines, and the woods at the north of the property			
Plate 4.12:	2: View along the Route 17 corridor showing the installed fencing, earth and sto berm, and subsurface water utility pipeline			
Plate 4.13:	View of subsurface water utility pipeline running east—west approximately 150 feet to the south of the John A. L. Zabriskie House.	.4-11		
Plate 4.14:	Fieldwork in progress at STP 07 showing the installed fencing and berm along Route 17 in the background.	.4-11		
Plate 4.15:	Fieldwork in progress at STP 013 showing surface water ponding, areas of recent clearing, and large pile of mulch	.4-12		
Plate 4.16:	View of the southernmost portion of the APE showing installed fencing and piled stone associated with the construction of the berm along Route 17	.4-12		
Plate 4.17:	Overview of the southern portion of the APE showing cleared areas proximate to Route 17 to the left and undisturbed, wooded areas to the right.	.4-13		
Plate 4.18:	Overview of Site Core 1, showing some undulation of the landscape and tree fall	4-13		
Plate 4.19:	Overview of the west-central portion of the APE showing areas of prior disturbance proximate to Route 17.	.4-14		
Plate 4.20:	Standing water within the graded areas along the Route 17 corridor	4-14		
Plate 4.21:	Overview of the northern portion of the APE facing south	4-15		
Plate 4.22:	Overview of the northern portion of the APE facing west	4-15		
Plate 4.23:	Overview of the northwest portion of the APE showing areas of prior disturbance proximate to Route 17.	.4-16		
Plate 4.24:	Overview of the northwest portion of the APE showing the undisturbed wooded area.	.4-16		
TABLES:				
Table 3.1.	Soil types within the APE	3-4		
Table 3.2.	Recorded archaeological sites within a 1-mile radius of the APE	3-27		
Table 4.1:	Artifacts from site 28-Be-232 by group.	.4-22		
Table 4.2.	Artifacts from site 28-Be-232 by type and date	4-23		

1.0 INTRODUCTION

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey of the Area of Potential Effects (APE) for the proposed construction of recreational facilities in the Village of Ridgewood, Bergen County, New Jersey (Figures 1.1–1.3). The purpose of the Phase IB archaeological survey was to determine the presence or absence of archaeological resources within the APE, to assess their potential significance, if present, and to make recommendations for any further surveys, if warranted. The Phase IB survey for this report was limited to areas previously assessed with high archaeological sensitivity within the APE based on the results of a prior Phase IA archaeological survey (Hunter Research, Inc. 2019). A ground-penetrating radar (GPR) survey was conducted around the extant John A. L. Zabriskie House as part of the Phase IB survey effort, and the results are appended to this report (Appendix A; RGA 2023).

Nicole Herzog, MA, RPA, served as Principal Investigator and authored the report. Ms. Herzog meets the professional qualification standards of 36 CFR 61 set forth by the National Park Service (Appendix B). Fieldwork was conducted by Ms. Herzog, Ed McFadden (crew chief), Gio Palumbo, MA, and Emily Healy. Allison Gall conducted background research and David Strohmeier, PSM, produced the report graphics. Paul J. McEachen, MA, RPA, was the project manager and report editor, Richard Grubb provided quality control, and Emma Durham, PhD, RPA, served as technical editor and formatted the report. Copies of this report and all field notes, photographs, and project maps are on file at the RGA offices in Cranbury, New Jersey.

1.1 Regulatory Context

Since the proposed project is publicly funded and the undertaking has the potential to "encroach upon, damage, or destroy" a historic property listed in the New Jersey Register of Historic Places (NJR), the proposed project falls under the New Jersey Register of Historic Places Act (NJAC 7:4). According to NJRHPA regulations, historic properties listed in the NJR must be identified in order to determine if the proposed undertaking has the potential to result in an encroachment on any district, site, building, structure or object listed in the NJR.

A prior Phase IA archaeological survey assessed the majority of the approximately 6.9-acre (301,228-square-foot) APE as sensitive for Revolutionary War period and nineteenth-century archaeological deposits (Hunter Research, Inc. 2019). In email correspondence dated May 12, 2023, Vincent Maresca of the NJHPO indicated that a geophysical survey (GPR, magnetometer, etc.) would enhance any Phase I archaeological survey effort (Appendix C). Mr. Maresca also indicated that metal detection is required due to the high sensitivity for Revolutionary War resources. Further, a shovel test interval strategy is necessary that conforms to the NJHPO's 17 tests per acre average, with close-interval testing around pre-Contact or eighteenth-century artifacts (see Appendix C).

This Phase IB archaeological survey meets the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (1983) and complies with the archaeological survey and reporting guidelines of the NJHPO set forth in NJAC 7:4-8.4 through 8.5 (Requirements for Phase I archaeological survey and Archaeological Reports – Standards for Report Sufficiency) (NJHPO 1994, 1996).

1.2 Project Description

The Village of Ridgewood is proposing to develop the subject property for recreational use. At the time of the survey, the APE was predominantly wooded with deciduous trees (see Figure 1.3). An unoccupied single-family house, the John A. L. Zabriskie House, fronts West

Saddle River Road. Linear sections of the project location, notably along the house's former driveway and fronting Route 17 to the west, have recently undergone utility work, general land clearing, and the construction of an approximately 8-foot-high and 22-foot-wide earth and stone berm along Route 17 (see Figures 1.3–1.4; Figures 1.4 and 1.5). Project plans include additional clearing and grading of areas in advance of construction; the construction of a multi-purpose turf athletic field and clay baseball diamond within the athletic field area, restroom and storage facilities, an ADA-accessible playground, sidewalks, an access road, and parking lots. The installation of benches, split-rail fencing, tree plantings, a rain garden, and associated utilities is also proposed. Limited portions of the APE are designated for passive use, and no ground disturbance is planned in these areas (see Figure 1.5). The extant circa-1825 John A. L. Zabriskie House will remain.

1.3 Area of Potential Effects

The APE includes locations that may be impacted by construction or that may experience effects once construction is completed. The APE takes into account all locations where an undertaking may result in disturbance of the ground. Archaeological resources are typically subject to a project's direct effects in the form of activities which generate ground disturbance, such as areas of cutting, filling, grading, excavation, demolition, subsurface utility installation, and construction staging. The APE reflects the "Area of undertaking's potential impact" (AUPI) as defined in accordance with NJAC 7:4-1.3), which defines the AUPI as the geographical area within which direct and indirect effects generated by the undertaking could reasonably be expected to occur.

The APE for the proposed project comprises the proposed Limit of Disturbance (LOD) as presented on project plans (see Figure 1.4 and 1.5). The prior Phase IA archaeological survey conducted for the proposed project identified areas of prior ground disturbance along the Route 17 corridor. (Hunter Research, Inc. 2019). During a site visit by RGA in May 2023, it became clear that some improvements have taken place since the Phase IA fieldwork was performed in October 2018. Evidence of clearing and ground disturbance had taken place that would have impacted archaeological resources or rendered them inaccessible for metal detector survey. Portions of the APE exhibiting recent ground disturbance are visible on Figure 1.3 and no testing was conducted in these areas.

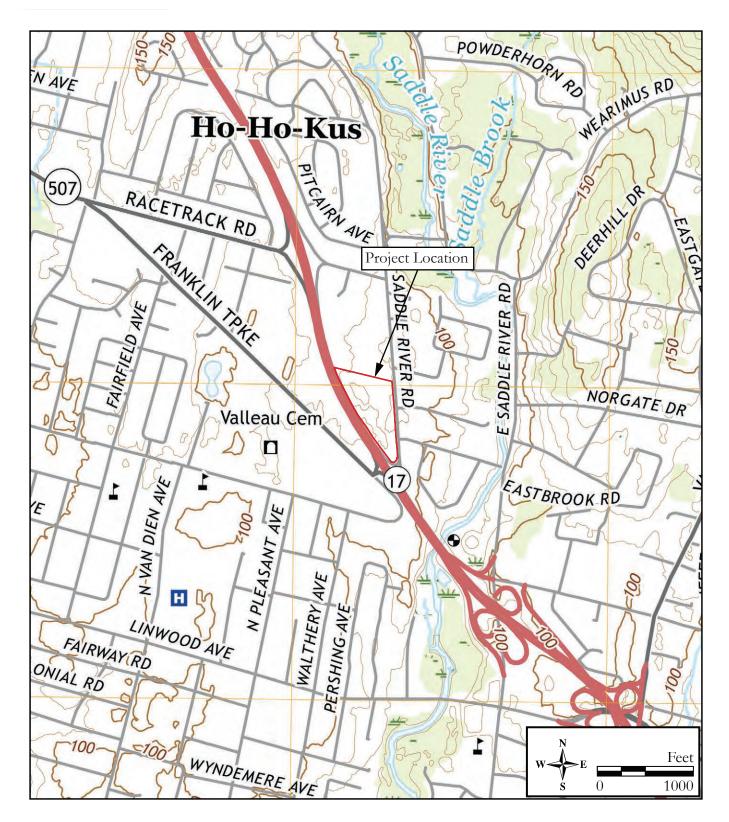


Figure 1.1: USGS map (1997 USGS 7.5' Quadrangle: Hackensack, NJ).



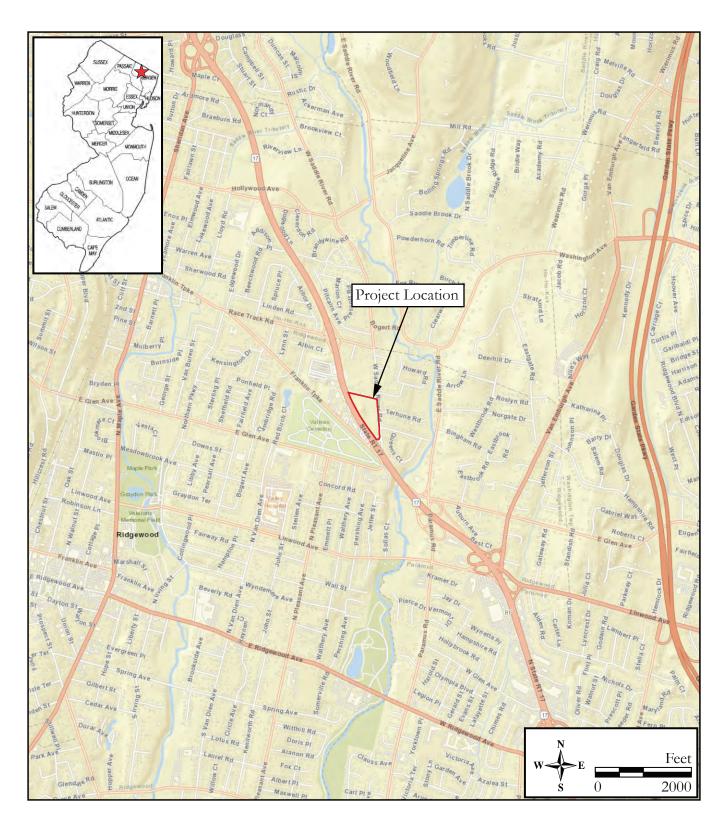


Figure 1.2: Road map (2022 ESRI, World Street Map).



Figure 1.3: Aerial map of the APE (NJGIS, Digital Orthographic Imagery 2020).

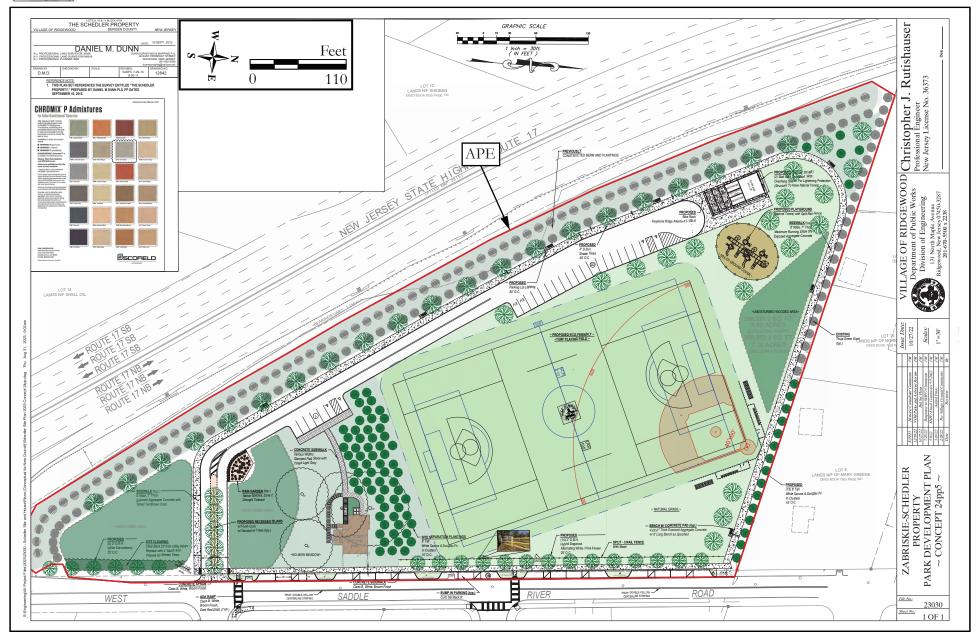


Figure 1.4: Zabriskie-Schedler Property Park Development Plan (Village of Ridgewood, Department of Public Works 2023a).



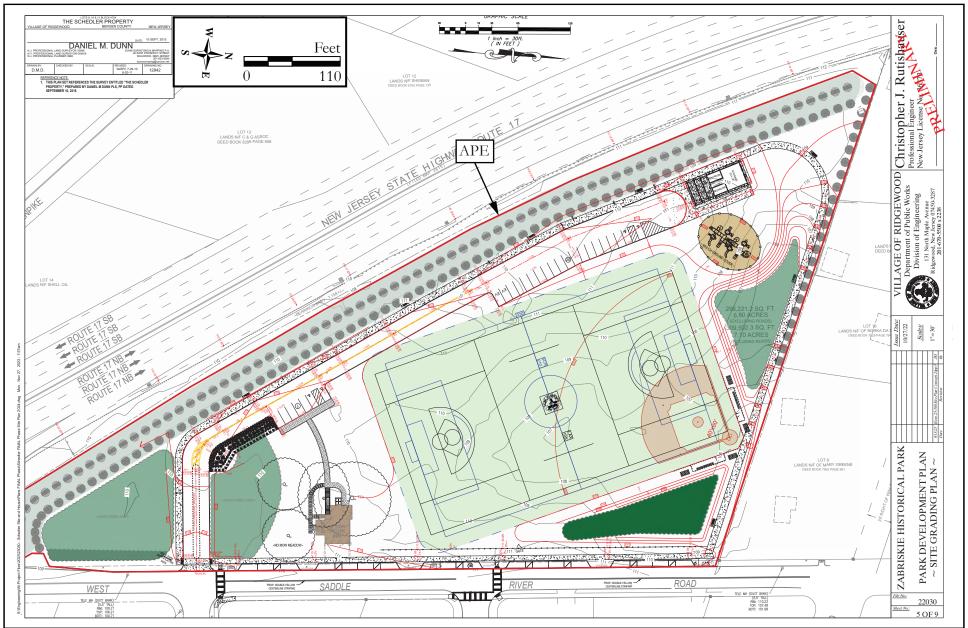


Figure 1.5: Site Grading Plan, Zabriskie Historical Park (Village of Ridgewood, Department of Public Works 2023b).

2.0 PROJECT APPROACH

The goal of the Phase IB archaeological survey was to determine if archaeological resources are present or absent in the APE and to assess the potential significance of archaeological resources, if present. Determinations of significance are based on the NJR and NRHP Criteria of Evaluation (Appendix D).

2.1 Research Methods

Research was conducted to determine if any previously registered archaeological sites or historic properties exist within the APE, to assess the potential for unidentified archaeological resources within the APE, and to develop appropriate contexts for the interpretation of such resources. The prior Phase IA archaeological survey report and the National Register of Historic Places Nomination Form for the John A. L. Zabriskie House were reviewed. Historical and archaeological resources and previously delineated historic properties within or adjacent to the APE were identified using online resources and archaeological survey reports on file at RGA's office. Research at the New Jersey State Museum (NJSM) was conducted through email correspondence with Curator Dr. Gregory Lattanzi. Archaeological site files at the NJSM were reviewed to identify registered archaeological resources within or near the APE. Additional background research consisted of a review of pertinent secondary sources, including historic maps, atlases, and local and county histories available from online sources and in the RGA library.

2.2 Fieldwork Methods

A GPR survey was conducted around the extant John A. L. Zabriskie House as part of the Phase IB archaeological survey. A summary of the GPR survey results is included in Section 4.1, and the report is presented as Appendix B.

The Phase IB archaeological survey fieldwork included the excavation of 95, 1.5-foot diameter shovel test pit (STPs) within the portions of the APE determined to possess high archaeological sensitivity. A total of 82 STPs were initially plotted at 50-foot intervals and were given numerical designations. One plotted STP was not excavated due to the presence of standing water. Of the 95 excavated STPS, 10 were bracket STPs placed at 10-foot or 25-foot intervals around or near STPs (STPs 011 and 024) that yielded pre-Contact or isolated possible eighteenth-century cultural material. Bracket STPs were placed at cardinal directions to the initial positive STPs and given suffix designations indicating distance and direction (e.g., STP 011-10W, -011-20W, etc.). Four judgmental STPs were also placed at locations within the house yard areas to examine observed surface features and ensure adequate testing of potential yard deposits. These STPs are designated with the prefix "J" (e.g., J-01).

Round-nosed shovels and trowels were used for STP excavation. Each soil stratum was excavated and screened separately. Stratigraphy from each excavated STP was separated by context and was screened through 1/4-inch wire mesh in order to facilitate artifact recovery. Soil characteristics and stratum designations were recorded on standardized forms. Munsell charts were used to record soil color for each stratum. The STP log is available in Appendix E. All excavations were backfilled, and the ground was restored to its original elevation upon completion of testing.

Given the potential presence of Revolutionary War-related material, a metal detection survey was conducted within APE. Metal detector transects were spaced at 3-foot (1-meter) intervals within undisturbed portions of the grass lawn surrounding the John A. L. Zabriskie House. RGA also conducted a metal detecting survey in the approximately 3.9-acre wooded area to the north of the house. Due to the physical limitations presented by the forested nature of this area, metal detection transects were spaced at approximately 10-foot (3-meter) intervals, where

practical. Historic cultural material retained as a result of the metal detection survey was designated with the prefix initials "MD" followed by a whole number suffix, (e.g., MD 1, MD 2, MD 3). Artifacts recovered from the ground surface were designated with prefix "SF." Locational information for each metal detecting (MD) and surface (SF) find spot was recorded using a Trimble Geo7x Series GPS device with sub-meter accuracy. Modern material (e.g., wire nails, aluminum cans, bottle caps, pulltabs) was not retained.

Historic and pre-Contact artifacts recovered from subsurface testing and the metal detection survey were retained for detailed inventory and classification. Retained artifacts were placed in resealable polyethylene bags along with standardized tags denoting their provenience, including coordinates, level, depth, and stratum. Ubiquitous historic material (e.g., coal, brick) was counted, noted, and a sample retained. Modern materials were noted and discarded in the field. Discarded material was listed as Not Retained (NR) in the STP log (see Appendix E). Recovered cultural material was processed and cataloged at RGA's laboratory in Cranbury, New Jersey.

2.3 Laboratory Methods

Retained artifacts were brought to the RGA laboratory in Cranbury, New Jersey, where they were washed, catalogued, and bagged in preparation for analysis. Artifact processing consisted of cleaning and hand washing non-friable cultural material. Durable artifacts (i.e., ceramic, glass, lithics, etc.) were washed to remove residual soil and to facilitate identification. Less durable artifacts (i.e., metal, organic materials) were carefully dry-brushed to remove residues prior to identification. Artifacts were airdried and subsequently placed in archival, 4-mil polyethylene zip lock bags with their provenience information prior to cataloging.

Historic artifacts were analyzed and cataloged according to provenience, artifact group (following and expanding upon South 1977), material, artifact type, decorative or surface treatments(s), and period of manufacture using standard references (e.g., Lindsey 2020; Magid and Means 2003; Maryland Archaeological Conservation Laboratory [MACL] 2015a, 2015b, 2015c; Miller 2000; Wells 1998). Detailed descriptions, dates, and weights, where applicable, are included. The artifact catalog with references is included in Appendix F.

Pre-Contact artifacts were cataloged by provenience, material type, artifact type, artifact description/function, counts, weights, presence/absence of heat alteration, potential usewear, and any additional qualitative observations made during analysis (see Appendix F). Analysis of lithic debitage differentiated angular debris from flakes, based on the latter exhibiting a dorsal and ventral surface as well as a point of applied force (Andrefsky 2004:81–82). Flake debitage included both whole flakes and flake fragments. Fragments can include platform fragments, proximal fragments, distal fragments, and medial fragments. All lithic debitage was categorized by size grade based on Andrefsky's (2004:100–101) methodology of a graduated circle template at half-centimeter increments. The amount of cortex covering the dorsal surface of debitage was estimated using a four rank scale (Andrefsky 2004:103–105). In this method, a dorsal surface devoid of cortex receives a value of zero, while flakes with 100 percent of their dorsal surface covered with cortex receive a value of three. Debitage bearing one to 50 percent dorsal cortex is given a value of one, and that bearing between 50 and 99 percent is given a value of two.

All artifacts were cataloged, and an effort was made to identify and date all temporally and functionally diagnostic artifacts. The artifact assemblage, project documents, and all field notes, and photographs are temporarily stored at the RGA headquarters in Cranbury, New Jersey. It is anticipated that recovered archaeological material will be returned to the Village of Ridgewood.

2.4 Archaeological Site Registration

A New Jersey State Museum (NJSM) Archaeological Site form was completed for the newly identified archaeological site, John A. L. Zabriskie House Site (28-Be-232) (Appendix G).

3.0 BACKGROUND RESEARCH

Background research was conducted to identify any previously documented archaeological or historical resources in the vicinity of the APE. This information was used to assess the potential for previously unidentified cultural resources and to evaluate such resources in an appropriate cultural context. The results of this research are presented below and include information on the environmental setting of the project location, its pre-Contact and historic period contexts, documented resources in the vicinity, and cultural resources surveys conducted nearby.

3.1 Environmental Setting

The APE is within the Piedmont Physiographic Province (Figure 3.1). The Piedmont consists of lowlands and low, gently rounded hills with typical elevations of 200 to 400 feet above mean sea level as well as higher areas of volcanic basaltic ridges, such as the Sourland Mountain and Watchung Mountains (Wolfe 1977). The bedrock that underlies the APE consists of the Lower Jurassic and Upper Triassic Passaic Formation Conglomerate and Sandstone facies. This formation is composed of pebble conglomeratic sandstone, medium- to coarse-grained feldspathic sandstone, and micaceous siltstone and contains local pebble layers. (Drake et al. 1996). Surficial sediments within the APE are mapped as Late Wisconsinan Glacial Delta Deposits, which were formed by meltwater streams in proglacial lakes at and beyond the glacier margin. These deposits consist of sand, pebble-to-cobble gravel, and minor silt as much as 150 feet thick (Stone et al. 2002). The natural terrain within the APE is generally level with elevations ranging from 106 to 111 feet above mean sea level. The APE is within the Saddle River Watershed. Saddle River is located approximately 1,100 feet to the east of the APE. The Saddle River empties into the Passaic River, which drains into Newark Bay and is connected to the Atlantic Ocean by the Arthur Kill and Kill Van Kull tidal straits (see Figure 1.1).

Sediments mapped within the APE are primarily classified as very deep and well-drained soil types (Table 3.1; Figure 3.2; NRCS 2023). The soils mapped within the north and east portions of the APE and are classified as Dunellen-Urban Land Complex, 3 to 8 percent slopes (DuuB). These soils are typically found on outwash plains and stream terraces. Parent material of Dunellen-series soils consist of coarse loamy outwash derived from sandstone. The soil types mapped within the west and south portions of the APE are classified as Urban Land (Dunellen Substratum). This soil classification is characterized by surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material (see Figure 3.2; NRCS 2023).

Generally, the natural vegetation of northern New Jersey is classified as Mixed Oak Forest, Northern Phase, a term that reflects the drastic decline in American chestnut since pre-Contact times (Collins and Anderson 1994). The American chestnut tree (Castanea dentata) was once one of the most abundant trees in this region. During the early part of the twentieth century, the Asiatic fungus eradicated several billion trees in the eastern woodlands, although small pockets survive in Michigan and Long Island. This void was rapidly filled by species that took advantage of the new ecological niche, and the region is now part of the Mixed Oak Forest. Red, white, and black oaks, as well as species of hickory, red and sugar maples, white ash, tulip trees, American beech, black cherry, black birch, sour gum, and American elm trees compose the Mixed Oak Forest in northern New Jersey. An understory of dogwood, hornbeam, spicebush, sassafras, ironwood, witch hazel, blueberry, black huckleberry, pinxter flower, poison ivy, Virginia creeper, Japanese honeysuckle, and wild grapes are also found in the undisturbed Mixed Oak Forest (Collins and Anderson 1994:109). Current vegetation observed within the APE consists of areas with mature deciduous trees and sparse understory growth of grasses and herbaceous plants, mowed grass lawn around the extant house, and young conifer plantings along Route 17.



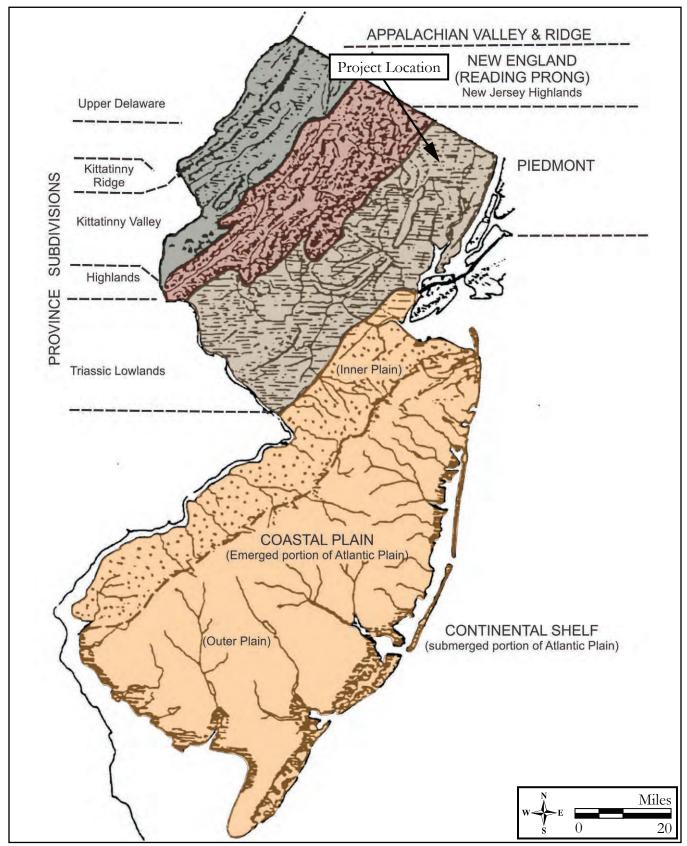


Figure 3.1: Physiographic provinces map (adapted from Wolfe 1977).



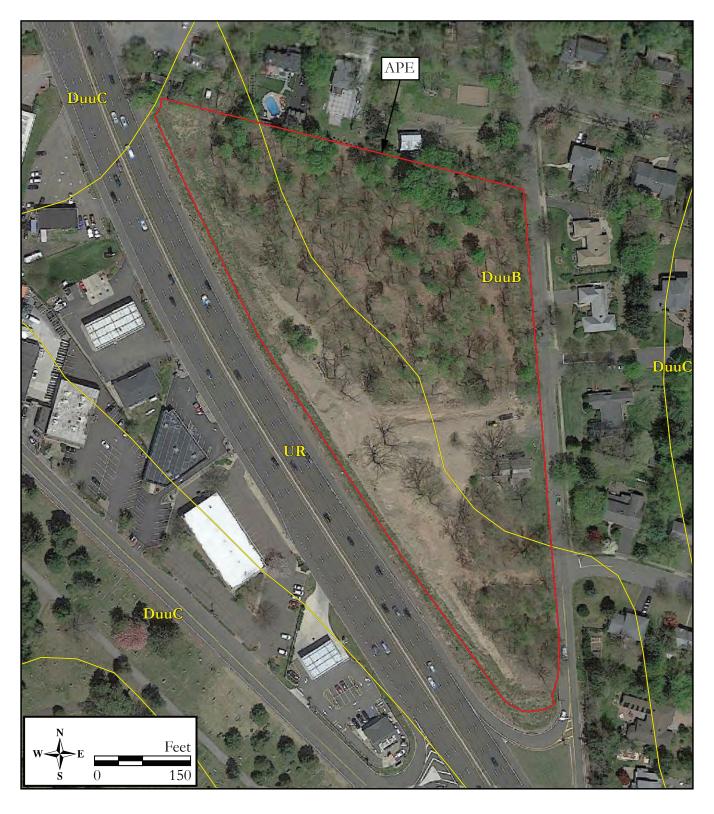


Figure 3.2: Soils map (2023 Soil Survey Staff, Natural Resource Conservation Service, United States Department of Agriculture. Soil Survey Geographic [SSURGO]).

Table 3.1. Soil types within the APE.

Name	Typical Soil Horizon Depth in Inches	Texture	Slope	Drainage	Landform
Dunellen-Urban Land Complex (DuuB)	A1: 0-8 A2: 8-14 BA: 14-20 Bt: 20-31 C: 31-42 2C: 42-70	A1: sandy loam A2: sandy loam BA: sandy loam Bt: sandy loam C: sandy loam 2C: stratified gravelly sand to loamy sand	3–8%	Well drained	Outwash plains, stream terraces
Urban Land (UR)	Varied	Varied		Not specified	Low Hills

3.2 Pre-Contact Period Context

Archaeologists organize chronological and cultural information about the pre-Contact occupants of New Jersey and the Middle Atlantic region into three broad time periods: Paleoindian ±13,000 BP–10,000 BP, Archaic 10,000–3000 BP, and Woodland 3000 BP–400 BP/AD 1600 (Chesler 1982; Custer 1996; Grossman-Bailey 2001; Kraft 1986, 2001; Mounier 2003). These temporal periods serve as a chronological framework for the interpretation of archaeological data. The Archaic and Woodland periods are further subdivided into Early, Middle, and Late sub-periods. This chronology terminates at approximately AD 1600, marking roughly the initial contact between Native groups and Old-World populations, and is followed by a period of extensive colonization by predominantly Dutch, Swedish, and English populations. These periods act as a general framework in order to study the approximately 13,000 years of human occupation in the area. Localized settlement pattern studies have helped to refine this Middle Atlantic prehistory with reference to subsistence strategies and occupational patterns (e.g., Fitting 1979; Marcopul 2007; Mounier 1978; Pagoulatos and Walwer 1991). For each temporal period, environmental conditions, diagnostic artifacts, and cultural characteristics are briefly summarized.

Paleoindian Period (±13,000–10,000 BP)

The Paleoindian period represents the initial occupation of New Jersey following deglaciation. Major coastal plain landscape features likely influenced the occupational patterns of Paleoindian groups, including interior wetlands, periglacial features, cuestas, low terraces, deep river channels, estuaries, and dendritic drainages formed from glacial melt (Grumet 1990; Kraft 1986, 2001; Marshall 1982; Pagoulatos 1998). Areas of tundra, spruce, pine, and deciduous vegetation occupied microniches across New Jersey, influencing faunal patterns (Kraft 2001; Marshall 1982). Early Paleoindian inhabitants likely hunted large and small game, and supplemented their diet with collected wild plants, nuts, and aquatic resources (Carr and Adovasio 2002; Custer and Stewart 1990; Dent 1991; Gingerich 2011; Marshall 1982). Evidence from the Shawnee-Minisink Site in the Upper Delaware Valley, for instance, suggests a subsistence regime whereby fishing and plant foraging, including hawthorn plum, berries, and hickory nut, supplemented game hunting (Gingerich 2011). Paleoindians were likely organized as highly mobile bands, and sites dating to this period often consist of small encampments. Relatively few Paleoindian sites have been documented in the New Jersey Piedmont (Pagoulatos 2004:130). Two well-documented Paleoindian sites in northern New Jersey, the Plenge and Zierdt sites, were open-air sites on terraces along the Musconetcong and Delaware rivers, respectively (Gingerich 2013; Kraft 1973; Werner 1964). The Dutchess Quarry Cave site in Orange County, New York, however, suggests that rock shelters and caves were also used by Paleoindians (Funk 1976; Kopper et al. 1980). A fluted point made of Onondaga chert was found on the bank of the Ramapo River in Mahwah and other specimens were found in scattered locations further from the project site (Lenik 1999:11–12). Toolkits recovered from sites often include fluted projectile points, scrapers, flake tools, and debitage. Overall, the Paleoindian through Middle Archaic periods are poorly documented in the surrounding region, although landforms such as glacial lakeshores would have represented important locations for Native American settlement (Pagoulatos 1998:16).

Early Archaic Period (10,000–8500 BP)

The lifeways of Early Archaic period peoples were likely similar to those during the end of the Paleoindian period, as this transition was not marked by a punctuated change, but rather a variety of small, gradual adjustments over time (Adovasio and Carr 2009). Environmental conditions in northern New Jersey during this period consisted of a cool climate and a mix of areas containing boreal and mast-bearing deciduous vegetation (Raber et al. 1998; Sirkin 1977). Evidence for Early Archaic occupation in northern New Jersey suggests that small, mobile bands seasonally exploited resources in riverine and coastal areas, including floodplains and river islands (Dumont and Dumont 1979; Kraft and Mounier 1982). Early Archaic diagnostic artifacts include stemmed and notched points, chipped stone choppers, and hammerstones. New tool forms suggesting adaptations to exploit forest resources, such as grinding slabs, milling stones, and pitted cobbles, have been found in Early Archaic contexts (Custer 1996). Early Archaic diagnostic notched and stemmed projectile point forms consist of Amos, Palmer, Charleston, Lost Lake, Decatur, Fort/Nottoway/Thebes, and Kirk types (Kraft 2001; Stewart 2018). Radiocarbon dates are documented for limited Kirk point types in the Upper Delaware Valley and range between 9000 and 8000 BP, including at the Harry's Farm and Rockelein sites in the Upper Delaware Valley (Stewart 2018).

Although Early Archaic components are fairly rare, a number of sites in New Jersey and nearby are associated with the Early Archaic period, including Shawnee Minisink, Harry's Farm, Rockelein, Treichler's Bridge, Sandts Eddy (36-Nm-12), Twombly Landing, West Creek, Logan, Turkey Swamp, site 28-Hu-18, Apshawa Rockshelter, and Ward's Point on Staten Island (Bergman et al. 1998; Carr and Moeller 2015; Cavallo 1981; Cross 1941; Kraft 2001; Kraft and Mounier 1982:66–67; Mounier 1975; Richard Grubb & Associates, Inc. 2013; Stanzeski 1996; Stewart 2018). An Early Archaic component at the Shawnee Minisink yielded varied tools in layers below the Paleoindian levels including scrapers, drills, axes, and other tools and possibly functioned as a base camp (Carr and Moeller 2015:93). Ward's Point on Staten Island contains a stratified Early to Middle Archaic site with a range of diagnostic stemmed points, tools, and features (Cantwell and Wall 2001). An Early Archaic campsite was located on a ridgetop above the Ramapo River in Mahwah near the previously discussed fluted point find (Lenik 1999:11).

Middle Archaic Period (8500-5000 BP)

Ongoing environmental change in the Middle Atlantic region increased deciduous, mast-producing vegetation which offered additional food resources (Custer 1989; Kraft 2001). These changes coincide with an apparent population increase during the Middle Archaic period in New Jersey, though social groups were still limited in size. Occupation of riverine and stream settings continued, with increased exploitation of estuarine settings and deciduous wooded uplands (Carr and Moeller 2015:87; Kraft 2001; Kraft and Mounier 1982). Evidence suggests decreased settlement mobility during the Middle Archaic, a departure from Paleoindian and Early Archaic lifeways. By the end of the Middle Archaic, toolkits included woodworking tools (including axes, adzes, and gouges) manufactured through pecking and grinding of durable metamorphic and sedimentary stones. These implements could be used in felling trees and hollowing logs for canoes (Custer 1996; Kraft 2001). Middle Archaic diagnostic bifurcate projectile points are classified as MacCorkle, St. Albans, and LeCroy. Certain Kirk forms also date to the Middle Archaic period. Other distinctively Middle Archaic diagnostic types include Neville and Stanly projectile points with shallow basal notching (Custer 2001:45). New lithic sources were sought and quarried, including argillite and shale from north-central New Jersey and Cohansey quartzite from southern New Jersey (Grossman-Bailey 2001:211-223; Kraft and Mounier 1982). Various types of notched, bifurcate-base, and stemmed projectile points were used to tip spears for hunting, sometimes used in a stone-weighted atlatl.

Late Archaic Period (5000-3000 BP)

The Late Archaic is characterized by adaptation to a more temperate climate, stabilized sea levels, and tidal conditions along the region's large rivers and streams (Kraft and Mounier 1982; Ritchie 1965). The beginning of the Late Archaic period roughly corresponds to the late middle Holocene warm, dry Sub-Boreal period (Carr and Moeller 2015; Stewart 2018). An increase in the number and size of sites during this period suggests a greater population, likely due to environmental changes which offered

an increased food supply (Custer 1996; Kraft 2001; Kraft and Mounier 1982). Other major cultural developments during this period include the growth and expansion of long-distance trade networks and increased sedentism. Decreased social group mobility may have resulted in territorialization, spurring the development of trade networks (Kraft and Mounier 1982; Pagoulatos 1998; Stewart 1989). Larger Late Archaic sites were typically located in resource-rich areas along major rivers, with smaller campsites, procurement stations, transient camps, and isolated activity areas in a variety of settings (Custer 1984; Kraft 2001). Mortuary ceremonialism has also been documented for the Late Archaic period, as evidenced by such sites as Savich Farm and Koens-Crispin (Cross 1941; Regensburg 1971).

In addition to material types discussed previously, tools that emerged or became more common on Late Archaic sites include mortars, milling stones, pestles, nutting stones, sinew stones, shaft smoothers, atlatl weights, and plummets (Kraft 2001). During the latter portion of the Late Archaic, vessels carved from steatite (with sources in Pennsylvania and New England) emerged for food preparation (Kraft 2001). Argillite exploitation and use increased substantially during the Late Archaic (Stewart 1989, 1994). A variety of notched and stemmed projectile points (i.e., Bare Island, Brewerton, Lackawaxen, Lamoka, Macpherson, Normanskill, Pequea, Piney Island, and Poplar Island) were used throughout this period, and new forms were introduced, including broadspear (Susquehanna, Savannah River, Snook Kill, Lehigh/Koens-Crispin, and Perkiomen) and fishtail types (Custer 2001; Stewart 2018). In New Jersey, the increased use of argillite and locally available quartzite, as well as exotic materials, suggests the existence of complex exchange and interaction networks (Stewart 1989, 1994). Lenik (1991:13), however, notes continuity in the use of chert pebbles and cobbles as a source of lithic materials in the Highlands Region, to the north of the APE, over a long period of time.

Early Woodland Period (3000–2500 BP)

Many Late Archaic lifeways continued into the Early Woodland period. Defining a clear temporal boundary between these periods is problematic due to the increasing number of radiocarbon dates associated with diagnostic artifacts such as early ceramics, steatite vessels, and fishtail points (Carr and Moeller 2015:107; Stewart 2003:5, 2011, 2018). The occupational model for the Early Woodland suggests seasonal aggregation of social groups in semi-sedentary, riverine base camps, with cyclical movements to satellite encampments and procurement areas in interior settings (Custer 1996; Hummer 1994; Kraft 2001; Mounier 1978; Williams and Thomas 1982). Early Woodland peoples exploited plant foods associated with the Eastern Agricultural Complex, including sunflower, squash, little barley, knotweed, and Chenopodium (Carr and Moeller 2015; Messner 2011:30-31). Archaeologists have posited the emergence of a number of distinct cultural complexes during the Early and Middle Woodland periods (i.e., Orient, Meadowood, Middlesex, etc.). These cultures are distinguished by particular projectile point and ceramic morphologies, subsistence practices, ornamental and ceremonial artifacts, and burial ceremonialism. The practices and material culture of some of these complexes suggest an Ohio Valley influence (Bello et al. 1997; Custer 1996; Kraft 2001; Lowery 2012; Mounier 1981; Stewart 1989). Early Woodland diagnostic artifacts include Meadowood/Hellgrammite projectile points, teardrop bifaces, Adena material, and early ceramic types (Carr and Moeller 2015; Custer 1996, 2001; Stewart 2003, 2018). Ceramic types typically associated with the Early Woodland period include Marcey Creek and Vinette I (Stewart 1998a, 2018). Side-notched and stemmed projectile point types used during earlier periods continued to be manufactured and utilized during the Early Woodland.

Middle Woodland Period (2500–1200 BP)

The Middle Woodland period saw continued estuarine and tidal habitat development as slow sea level rise continued (Grossman-Bailey 2001). Developments during this period included early experimentation with horticulture and innovation and refinement of ceramic technology (Custer 1996: 217; Hart 2008; Stewart 2003). Exchange networks and mortuary customs continued, but also took new forms (Kraft 2001; Lowery 2012). Populations increasingly exploited anadromous fish, shellfish, and incorporated seed crops into subsistence regimes (Hart 2008; Mounier 2003; Schindler 2006; Stewart 1999). Materials diagnostic of the Middle Woodland include Fox Creek and Jack's Reef projectile points and interior-marked and crisscross, cord-marked pottery (Custer 1996; Harris 2007; Stewart 1998a, 2003; Walker 2013). Middle Woodland ceramic innovations included coil-constructed

pottery and net-marking surface treatment, both of which were common by the end of this period (Stewart 1998a). Evidence from the Abbott Farm Complex suggests a Middle Woodland settlement model based on seasonal aggregation and dispersal of social groups across relatively large territories. Social groups aggregated seasonally in larger semi-sedentary base camps supplied by outlying transient/procurement camps, hunting stations, and specialized encampments, then dispersed later in the year to better exploit environmental resources (Wall et al. 1996). Burial ceremonialism intensified during the Middle Woodland period in the region. Adena-Middlesex mortuary sites in the Upper Delaware Valley, such as the Rosenkrans Ferry Site, and in coastal portions of New Jersey contain a distinctive suite of exotic grave goods from the Midwest (Mounier 2003; Lowery 2012; Stewart 2003).

Late Woodland Period (1200-circa 400 BP [circa AD 1600])

The Late Woodland period saw a shift in social organization and settlement patterns whereby semi-sedentary occupation within more restricted territories became common (Custer 1996; Kraft 2001; Stewart 1998b). Such changes were evidenced by the circumscribed distribution of certain pottery styles and a greater focus on local lithic resources (Custer 1996; Kraft 2001; Stewart 1987). Larger Late Woodland occupations were frequently sited on floodplains (Stewart 1991). Throughout much of the Middle Atlantic region, the Late Woodland period saw an increasing reliance on horticulture as part of the subsistence regime as plants, including maize, beans, and squash, were cultivated (Carr and Moeller 2015; Custer 1996; Messner 2011; Stewart 1995, 1998b). Technological changes include the use of small, triangular projectile points with the bow and arrow and the development of complex, often locally specific ceramic designs and decorative motifs (Kraft 2001; Stewart et al. 1986).

The Raritan River is sometimes defined as the boundary between proto-Unami Delaware speakers to the south and the proto-Munsee Delaware to the north. The Munsee Delaware who occupied central and northern New Jersey may have interacted with other coastal groups occupying the Delmarva Peninsula, as well as the Unami Delaware in southern New Jersey, based on the distribution of ceramics and other artifacts (Kraft 2001; Stewart 1998b). Seventeenth-century ethnohistoric accounts suggest these linguistically related groups may have had organized polities that controlled, among other things, oystering and hunting territories during the Late Woodland and proto-historic periods (Goddard 1978:215). Algonquian speaking people who occupied northern New Jersey likely interacted with Iroquoian speaking groups who inhabited New York State and central Pennsylvania based on the distribution of ceramics and other artifacts (Custer 1996:269). Shellfish gathering occurred in the spring and summer months from smaller camps and the meats were dried for later use (Goddard 1978:216–217). The restricted distribution of pottery styles and the focus on the utilization of local lithic sources, along with ethnohistorical data, suggest a greater degree of territoriality in the Late Woodland period than in the preceding periods (Custer 1996; Kraft 2001). The Late Woodland period terminates at the arbitrary date of AD 1600, coinciding with contact between Late Woodland Native American populations and European explorers and colonists.

The Contact Period (circa 400–250 BP [AD 1600–1750])

The Contact period describes the period of European exploration of the Atlantic coastline and near interior, during which early interactions began between the native inhabitants of New Jersey and Europeans. Most historians credit Giovanni da Verrazzano and Henry Hudson with initiating contact with the Lenni-Lenape and other native groups of the Northeast (Kraft 2001). Comparable to earlier periods, the effects and timing of these interactions vary significantly throughout the region. In New Jersey, early European traders and fishermen made sporadic contact with Native Americans; however, the effects of these early interactions are still not understood. Mounier (2003:24) notes that prior to European settlement, there appears to have been a Native American population collapse on the coast, which may have been caused by diseases introduced during early trading interactions, combined with group decisions to relocate as incidents of conflict increased. Early relations between the indigenous population and the Dutch, peaceful and otherwise, were documented in early historic records (Brahms 1998; Goddard 1978; Grumet 1990; Kraft 1986, 2001; Snell 1881). By the latter portion of the seventeenth century, the Ramapough Indians, who were descended from Munsee speakers and possibly other Algonkian groups, settled in the Highlands region, including the Ramapo Mountains,

possibly seeking refuge from encroaching Dutch and English settlers (Kraft 1986:241, 2001, Lenik 1999). A number of leading families in the area, including the DeFreese, Van Dunk, DeGroat, and Mann families are descended from the early Ramapough groups (Lenik 1999:69).

Contact period sites are rare. While Early European settlers also inhabited northern New Jersey during the Contact period, this contact between Native Americans and Europeans was "occasional or intermittent" and Native Americans "maintain[ed] their own level of technology ... and ... cultural lifeways" (Lenik 1989:117). Williams and Kardas (1982:185) point out that by the early 1600s the Contact period is more recognizable in the archaeological record due to European settlement and the establishment of trading posts. Early colonial settlements in northern New Jersey were established in the mid-seventeenth century at Bergen and Paulus Hook, which are now part of Jersey City (Grossman and Associates 1992:21; Wacker 1975:123). Dutch and English colonists initially occupied the area for commercial reasons associated with the fur trade.

The Hackensack and Passaic Rivers were important travel routes and figured prominently during the fur trade, and in 1641, a trading post was located along the western shore of the Hackensack River (Grossman and Associates 1992:22). Other early settlements include David Demarest's circa-1677 dwelling and mill complex along the Hackensack River in Bergen County (Lenik 1985). Lenik (1999:19-21) lists 30 historic Contact-period archaeological sites in the Highlands with evidence of European trade goods manufactured from the circa 1600s to the late eighteenth century, including a village site in Oakland Center for which there is no data and a circa-1730 Echo Lake site in West Milford, which yielded a silver ornamental brooch (Lenik 1965; 1999:25–26). Native American paths passing between villages were soon used by European settlers for transportation across the landscape, including several paths known to lead from a ceremonial Contact-period site at the confluence of the Mahwah River and the Ramapo River. One trail led north, one led east to the Hudson River, and another led south toward Paramus (Bischoff and Kahn 1979).

Site-Specific Pre-Contact and Contact Period Context

Twenty-seven pre-Contact period archaeological sites have been previously documented within an approximate 2-mile radius of the project location. These sites are located in the Saddle River and Hackensack River valleys and were recorded during early twentieth century surveys (Cross 1941; Skinner and Schrabisch 1913). The sites were mostly located along Hohokus Creek and Sprout Brook (Skinner and Schrabisch 1913:82). On the east bank of Saddle River, approximately 1 mile south of Paramus, two camp sites and one rock shelter were identified. A possible village site was noted on the upper ground east of Sprout Brook north of its confluence with the Saddle River between Arcola and Rochelle Park (Skinner and Schrabisch 1913:82). Early collectors have also noted areas near the project location where pre-Contact period artifacts have been found in high numbers. J. R. Eschelman notes that the "fields beyond the Valleau Cemetery" yielded several Native American artifacts in the early twentieth century (Village of Ridgewood 1916:2).

Edward J. Lenik's (1985, 1989) research in northern New Jersey indicates that areas in Bergen and Passaic counties were used by Native Americans until the 1760s. Most of the documented Native American sites were interpreted as small, transitory camps used for resource procurement and processing. While early European settlers also inhabited northern New Jersey during the Contact period, Native American and European interaction was "occasional or intermittent." Native Americans "maintain[ed] their own level of technology ... and ... cultural lifeways" (Lenik 1989:117).

The project location is on an upland setting more than 1,000 feet from the nearest modern watercourse, the Saddle River to the east, and approximately 1,500 feet from a seemingly natural pond to the east. While pre-Contact sites are typically found closer to major water sources, a handful of previously identified sites were located on similar landforms and at comparable distances away from water. For example, the Paramus 3 Site (28-Be-037) is on an interfluve landform more than 1,000 feet from the Saddle River and the Sprout Brook Tributary (Skinner and Schrabisch 1913:83). Therefore, the project location retains some sensitivity for pre-Contact archaeological resources.

3.3 Historic Context

This section presents historical background for the John A. L. Zabriskie House property, utilizing research from the previous Phase IA archaeological survey and National Register of Historic Places Nomination Form (Connolly & Hickey Historical Architects, LLC 2018; Hunter Research, Inc. 2019). Additional research using historic maps and secondary sources available at the New Jersey State Library, New Jersey Historic Preservation Office, was also undertaken. Note that the APE is referred to as the "project location" to account for the imprecision on historic maps of various scales.

The project location is within the Village of Ridgewood in Bergen County. In the seventeenth century, the Dutch considered the area comprising today's Bergen and Hudson counties as part of New Netherland, stemming from Henry Hudson's exploration of Newark Bay in 1609 (sailing for the Dutch East India Company) (Van Valen 1900). The earliest attempts at settlement were violently repelled, but by 1660, Bergen Township (now Jersey City) was settled. The Dutch lost their province to the British in 1664, who split New Jersey into two proprietorships, East and West Jersey, with the latter being a more conservative, Quaker-controlled polity. East Jersey was considered less conservative and more independent-minded (and therefore intransigent towards authority), and it remained predominantly Dutch well into the seventeenth century (Pomfret 1962). In 1675, Bergen and surrounding plantations were consolidated into Bergen County in an act passed by the province's General Assembly (Hudson County was eventually sectioned from Bergen County in 1840) (Snyder 1969; Westervelt 1923:256).

The land currently encompassed by the Village of Ridgewood was part of a 15,306-acre tract of land acquired by William Sanford in 1668 (Clayton 1882:40). Sanford's land and other large tracts owned by John Berry and Nathaniel Kingsland, who had emigrated from Barbados, were combined to form "New Barbadoes." The Township of New Barbadoes was bounded by the Hackensack, Passaic and Saddle rivers and Newark Bay, and was originally situated in Essex County before becoming part of Bergen County in 1710 (Snyder 1969:82). In 1716, a portion of New Barbadoes Township, including the project location, was established as Saddle River Township. In 1771, the northern portion of Saddle River Township was established as Franklin Township by royal charter (Clayton 1882:199). During the next 150 years, Franklin Township gradually decreased in size as new municipalities, including Ridgewood Township in 1876, formed from its boundaries (Snyder 1969:85). During the late nineteenth century, Ridgewood Township separated into numerous small boroughs as part of a wider trend, termed "Boroughitis," happening in Bergen County. In 1894, the Village of Ridgewood was incorporated by referendum from the land that remained in Ridgewood Township. The Village of Ridgewood received additional land from neighboring municipalities during the twentieth century and reached its current boundaries in 1974 (Connolly & Hickey Historical Architects, LLC 2018:8-1; Snyder 1969:75–91).

During the eighteenth century, the project location was situated within the settlement known as Paramus (or 'Peremis'), which was centered on the Paramus Reformed Church. The current Paramus Reformed Church stands approximately 1,100 feet south of the John A. L. Zabriskie House to the south side of New Jersey Route 17. The Paramus Reformed Church was founded in 1725, the first church building was constructed in 1735, and the current building was completed in 1800. The church stood at the intersection of two important colonial roads; the present-day alignment of Saddle River Road corresponds to a route known as the Clove Road, which ran from Hackensack through the Ramapo Pass to Goshen, New York. The second road aligns with portions of the present-day Franklin Turnpike, which passed from Tappan, New York, through Hoppertown (Hohokus) and connected to Saddle River (Tholl 1974).

A map of New Jersey and New York produced in 1769 shows the Paramus Reformed Church north of the intersection of these roads along with a cluster of buildings along the west side of road corresponding to West Saddle River Road (Figure 3.3; Faden 1769). In 1769, the settlement is identified as Paramus, though the larger area is depicted as part of the "Romopock Tract". A more detailed map by Robert Erskine, dated 1781, shows the church at "Peramus" to the south of the project location (Figure 3.4; Erskine 1780). Two dwellings are also depicted close to the project location along the

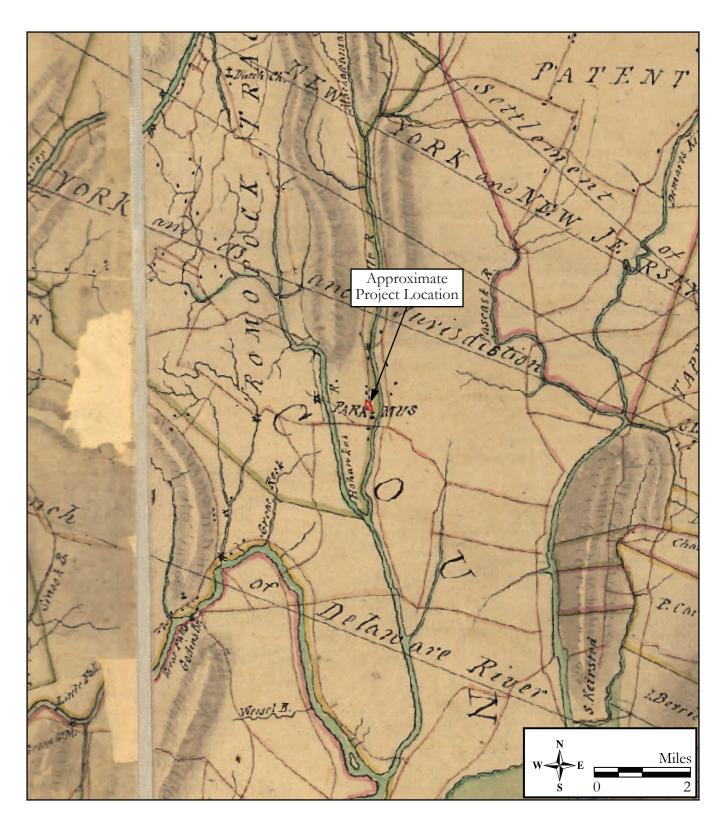


Figure 3.3: Circa 1769 William Faden, Three Maps of Northern New Jersey with reference to the Boundary between New York and New Jersey.



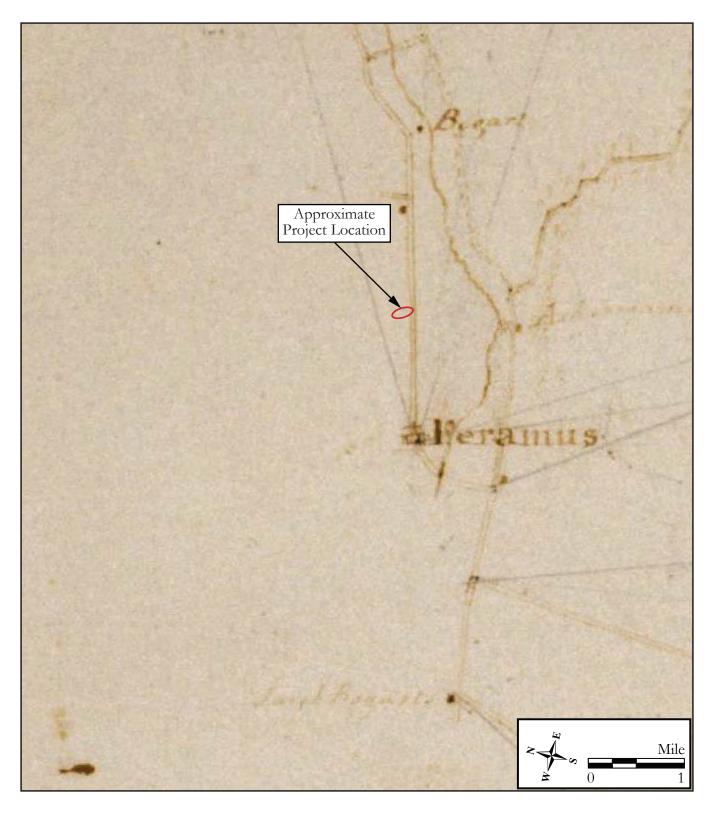


Figure 3.4: 1780 Robert Erskine, Roads between Suffrans, Tappan, Kakeate Peramus, Dobbs Ferry, Clarkstown +c. No 113, 1st, first fragment.

West Saddle River Road alignment, one of which is attributed to the "Bogart" familyand the other to the "Ackermanns" (Erskine 1780). Notably, a 1781 map by John Hills only depicts the road to Hohokus and it places the Paramus Reformed Church on the south side of the road (Figure 3.5; Hills 1781). Despite these inconsistencies, the project location was part of a 45-acre tract of land that Magdalen Valleau granted to the Paramus Reformed Church in 1750 to settle the estate of her father, Peter Fauconnier, and for use as a parsonage farm (Bergen County Clerk's Office [BCCO] 1750, Deeds, G:282; Connolly & Hickey Historical Architects, LLC 2018:8-2). Fauconnier was a prominent landowner who, in 1730, granted the original tract of land on which the Paramus Reformed Church still stands (Clayton 1882:134). An 1881 sketch map shows the various tracts acquired by the church by the latter half of the eighteenth century, including Valleau's grant containing the project location (Figure 3.6; Clayton 1882) The map also depicts the locations of the parsonage house, church, and cemeteries in relation to the project location. No details were given about the use or occupation of the land prior to its transfer to church ownership; however, it is possible that the project location may have been occupied in the late eighteenth century or very early nineteenth century, if the land was indeed cultivated or leased to tenant farmers as a way to support the church as seemingly intended.

Due to its proximity to New York, Bergen County experienced military activity throughout the Revolutionary War from 1776 to 1783 (Munn 1976). In the vicinity of the project location, the Paramus Reformed Church property and the local crossroads held strategic importance during the American Revolution and several military events were known to have taken place there. The NRHP Nomination form for the Paramus Reformed Church Historic District describes the church serving as a barracks, hospital, and prison at various times during the war. In addition, General George Clinton and the New York militia camped at the church in December 1776 (Tholl 1974). General George Washington is known to have headquartered in Paramus several times and was present at the courtmartial of General Charles Lee at the church from July 11-15, 1778 (Tholl 1974). A number of notable figures were present at the court-martial, including General Lord Stirling, Lieutenant Colonel Alexander Hamilton, and the Marquis de Lafayette, amongst others (Tholl 1974). In March 1780, a skirmish between British and Continental forces is documented in the vicinity of the project location, during which British and foreign troops "advanced as far as Paramus" attacking a small guard outpost and plundering nearby houses (Connolly & Hickey Historical Architects, LLC 2018:8-2; New Jersey State Archives 1780; Ryan 1975). In 1781, Moses Hazen's Regiment and the New Jersey Line camped in the vicinity of the Paramus Reformed Church during the Continental Army's march south to Yorktown (Selig 2006). Although none of these Revolutionary War events are noted as taking place within the project location, there is potential for military-related activity at the project location due to its proximity to documented events as well as its ownership by the church during this period.

The Paramus Reformed Church retained ownership of the project location into the early nineteenth century. In 1825, John A. L. Zabriskie purchased from the Paramus Reformed Church a 9.25-acre tract of land bounded by West Saddle River Road and Franklin Turnpike (BCCO 1825, Deeds, W2:62). It is unknown if the earlier 1.5-story west wing of the John A. L. Zabriskie House already existed when John Zabriskie purchased the property or whether he constructed it after purchasing the property. The John A. L. Zabriskie House is a vernacular, wood-frame, Dutch-American dwelling. It consists of the original circa-1825 one-and-a-half-story, gable-roof wing with a rubble fieldstone foundation, a circa 1840 two-story, gambrel-roof addition with an ashlar brownstone foundation to the east elevation of the original wing, two twentieth-century one-story additions, and a twenty-first-century enclosed porch. The dwelling faces south, and there was a driveway, which is no longer visible, to the north of the house. With its circa-1825–1840 date of construction, gambrel-roof main block and gableroof wing, stone foundation, heavy oak timber framing, south-facing orientation, and interior end fireplaces, the John A. L. Zabriskie House displays character-defining architectural features of a thirdperiod Jersey Dutch framed house. The third period building phase of the New Jersey Dutch framed houses was a prominent vernacular architecture in the region between 1750 and the mid-eighteenth century (Cohen 1992:40; Connolly & Hickey Historical Architects, LLC 2018:8-4, 8-5, 8-6).

Early nineteenth-century maps show that the road network surrounding the project location and within Paramus was well established by this period (Figure 3.7; 1811 Eddy). John Eddy's 1811 map depicts major roads and select landmarks, including the church at "Peramus" several mills along

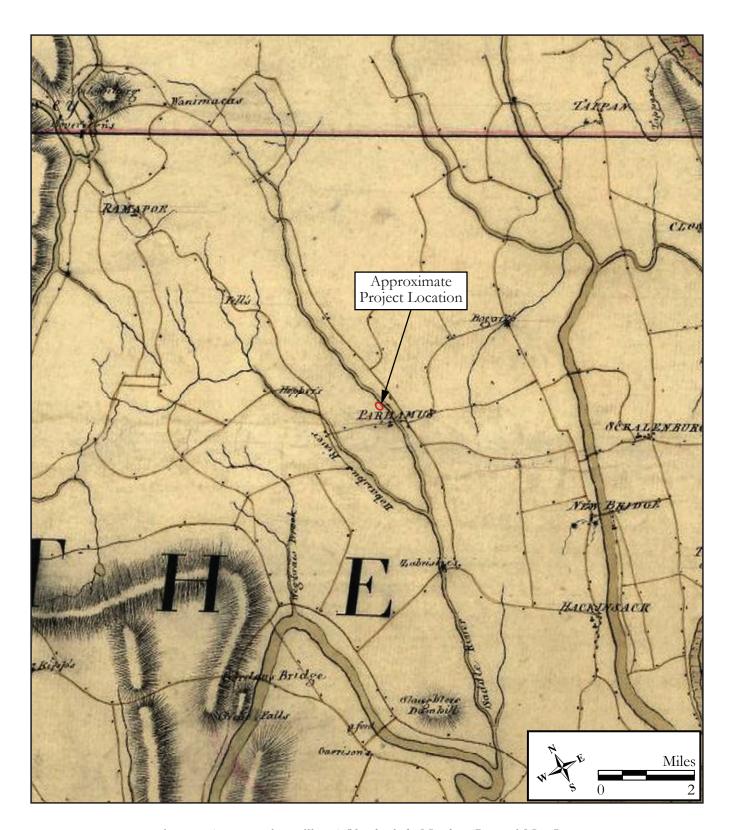


Figure 3.5: 1781 John Hills, A Sketch of the Northern Parts of New Jersey.



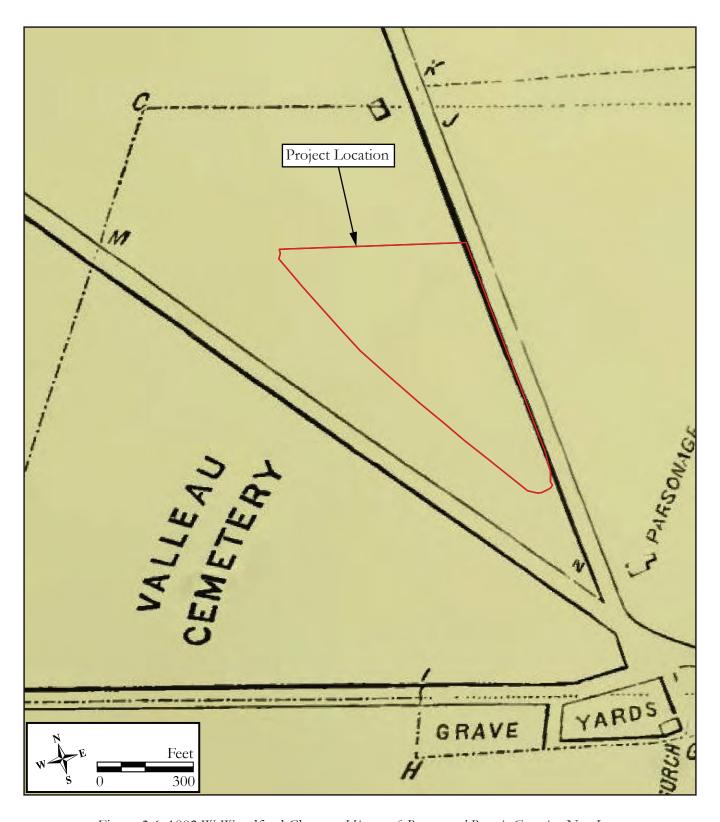


Figure 3.6: 1882 W. Woodford Clayton, History of Bergen and Passaic Counties, New Jersey.

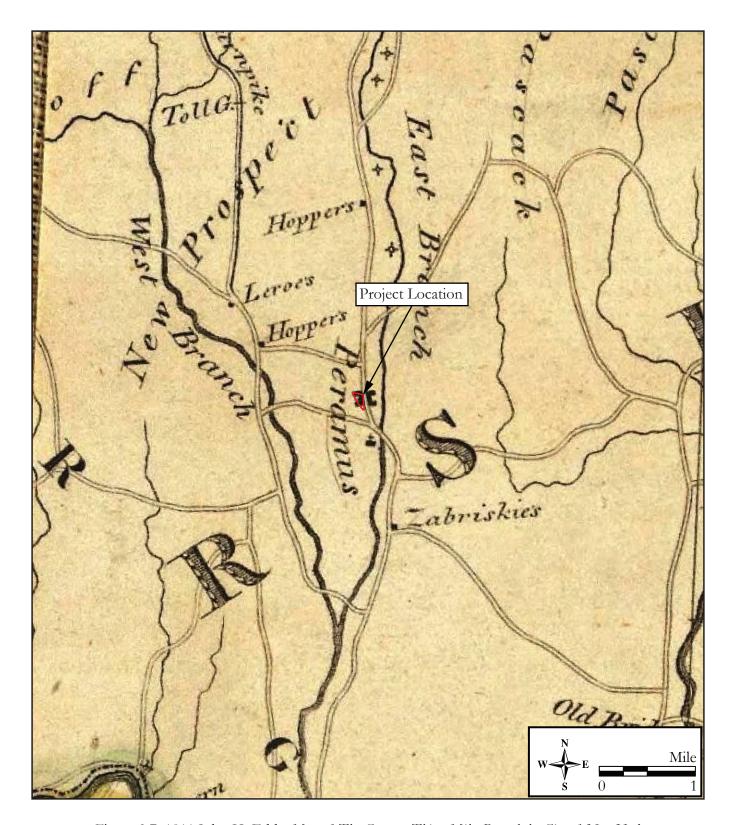


Figure 3.7: 1811 John H. Eddy, Map of The Country Thirty Miles Round the City of New York.

the Saddle River, and buildings belonging to the Hopper, Leroe, and Zabriskie families. While the 1811 map does depict a settlement in the general vicinity, it does not provide any details about the project location. Similar maps produced by Thomas Gordon in 1828 and 1833 show West Saddle River Road, Franklin Turnpike, and the Paramus Reformed Church (Figures 3.8; Gordon 1828, 1833). Unsurprisingly, the John A. L. Zabriskie House does not appear on these maps.

John Zabriskie resided on the property with his wife, Elizabeth, whom he married around 1819, and their children (Connolly & Hickey Historical Architects, LLC 2018:8-3). The couple eventually had seven children: Albert, James, Jacob, Margaret, Simeon, George, and Martha Ann (U.S. Census Bureau [USCB] 1830). By 1840, the John A. L. Zabriskie House housed eight people, one of whom worked in agriculture and two in manufacturing (USCB 1840). Around this time, Zabriskie appeared to have drastically expanded the size of the house, constructing the two-story, gambrel-roof east wing to accommodate his growing family (Connolly & Hickey Historical Architects, LLC 2018:8-2). A U.S. Coast Survey Map published in 1840 shows the John A. L. Zabriskie House against the west side of the West Saddle River Road, two outbuildings to the northwest of the house, and a small orchard in the northwest corner of the property (Figure 3.9; U.S. Coast Survey 1840). In the nineteenth century, the region was generally devoted to agriculture, and hay, corn, potatoes, oats, and grapes, both wild and cultivated, were commonly grown. The area was also well known for its apple orchards, with local mills producing cider, vinegar, and brandy "apple-jack" (Clayton 1882:204).

The 1850 federal population census schedule for Franklin Township reports that 60-year-old John Zabriskie lived with his wife Elizabeth (age 50), his son James (age 27), his son Simeon (age 19), his daughter Martha Ann (age 16), and his daughter-in-law Catherine (age 25). John Zabriskie, James Zabriskie, and Simeon Zabriskie were all employed as farmers (USCB 1850). According to the federal population census schedule of 1860, Zabriskie (age 70) and his wife Elizabeth (age 60) continued to live in the on the property, and Zabriskie owned real estate valued at \$4,500 and a personal estate valued at \$600 (USCB 1860). A 39-year-old James Zabriskie also occupied the house, but he headed a separate household that included his wife Catherine (age 35), and their son John (age 9) (Connolly & Hickey Historical Architects, LLC 2018:8-2).

Zabriskie owned and occupied the John A. L. Zabriskie House until his death in 1864. The inventory of his estate reveals a prosperous agricultural property furnished with livestock, a well-provisioned kitchen, farm products, fencing, carpets, a gilt-framed mirror and a brass clock. James Zabriskie subsequently inherited the John A. L. Zabriskie House and property, totaling approximately 30 acres. According to the will, the property included "my dwelling house and kitchen," and a stipulation allowing his widow Elizabeth to continue residing there (NJSA, Wills and Probate Records 1861). James Zabriskie farmed the property with his son, John E. Zabriskie, and initially enjoyed relative prosperity as a farmer. In 1870, the 49-year-old James Zabriskie headed a household that included his wife Catherine (age 44), son John (age 19), and a domestic servant named Hannah Goldtrap (age 75). He owned real estate valued at \$12,000 and a personal estate valued at \$1,300 (USCB 1870). It appears that Catherine Zabriskie died sometime during the next 10 years, as the 1880 federal population census schedule for Ridgewood Township reports that James Zabriskie was age 59 and lived with his second wife Rachel (age 52), along with a boarder and laborer named Martin Magroff (age 22). His son, John E. Zabriskie (age 30), also occupied the John A. L. Zabriskie House and headed a separate household that included his wife Amanda (age 22), and two young children (USCB 1880).

By the end of the nineteenth century, the surrounding area gradually shifted from an agricultural economy to a suburban economy. The opening in 1848 of the Paterson and Ramapo Railroad, which ran through Franklin (Ridgewood) Township to the west of the project location, relocated the center of commercial activity from the area around the Paramus Reformed Church west to the area around the train station (Figure 3.10; 1861 Hopkins; Connolly & Hickey Historical Architects, LLC 2018:8-2, 8-3). Mid- to late nineteenth-century maps of the region capture the changing and increasingly developed landscape around the John A. L. Zabriskie House (see Figure 3.10; Figures 3.11–3.12; Hopkins 1861; Walker 1876; Bracher 1887). Changing economic conditions appear to have eventually created financial difficulties for James Zabriskie and his family in the last decades of the nineteenth

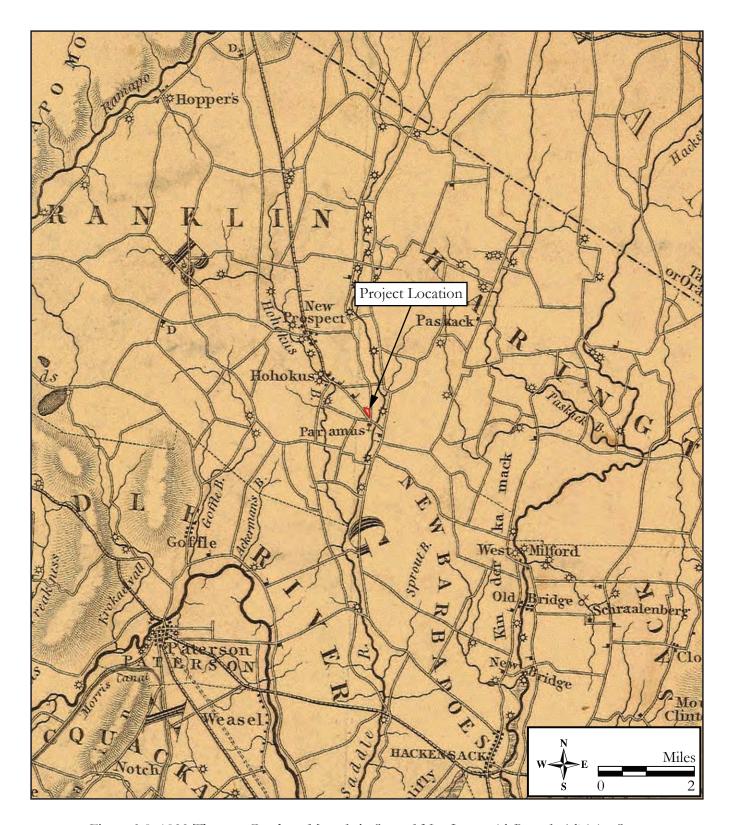


Figure 3.8: 1833 Thomas Gordon, Map of the State of New Jersey: with Part of Adjoining States.

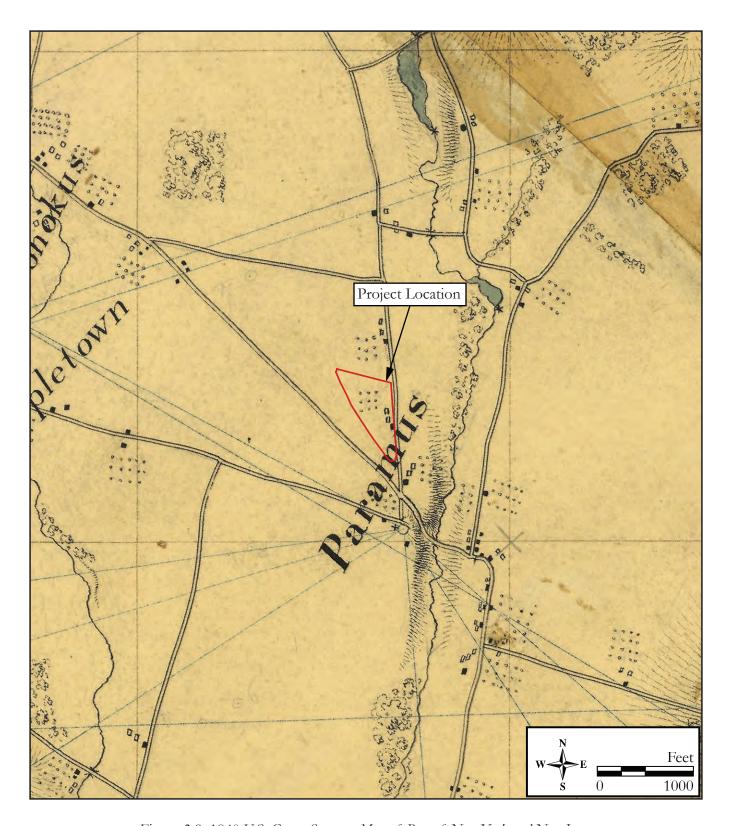


Figure 3.9: 1840 U.S. Coast Survey, Map of Part of New York and New Jersey.

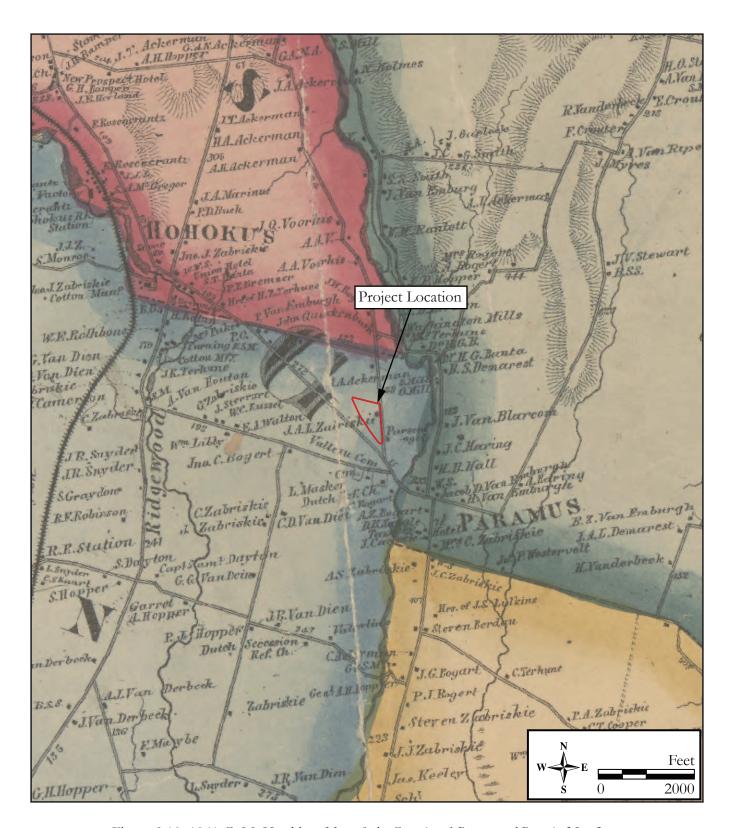


Figure 3.10: 1861 G. M. Hopkins, Map of the Counties of Bergen and Passaic, New Jersey.



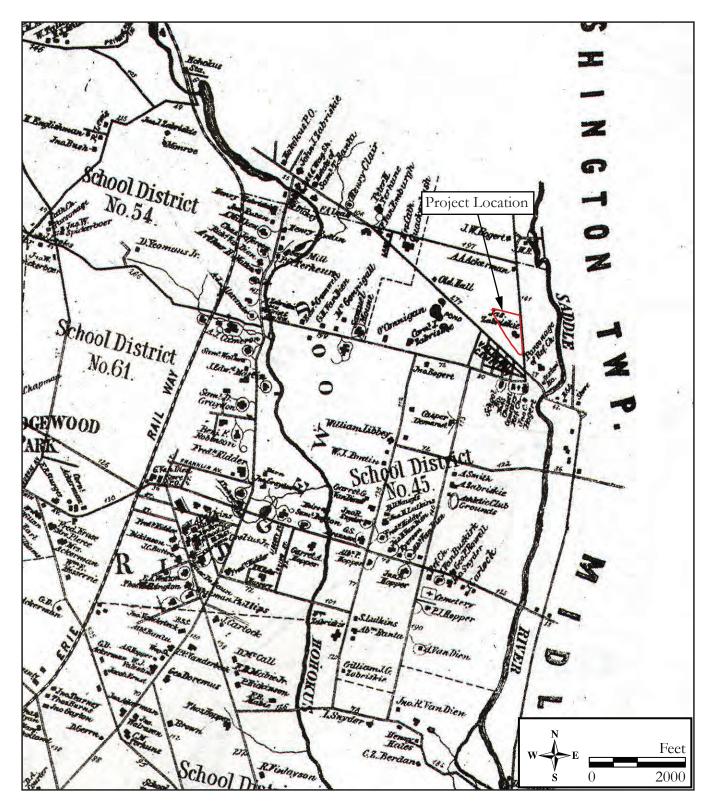


Figure 3.11: 1876 A. H. Walker, Ridgewood Township, Atlas of Bergen County, New Jersey.

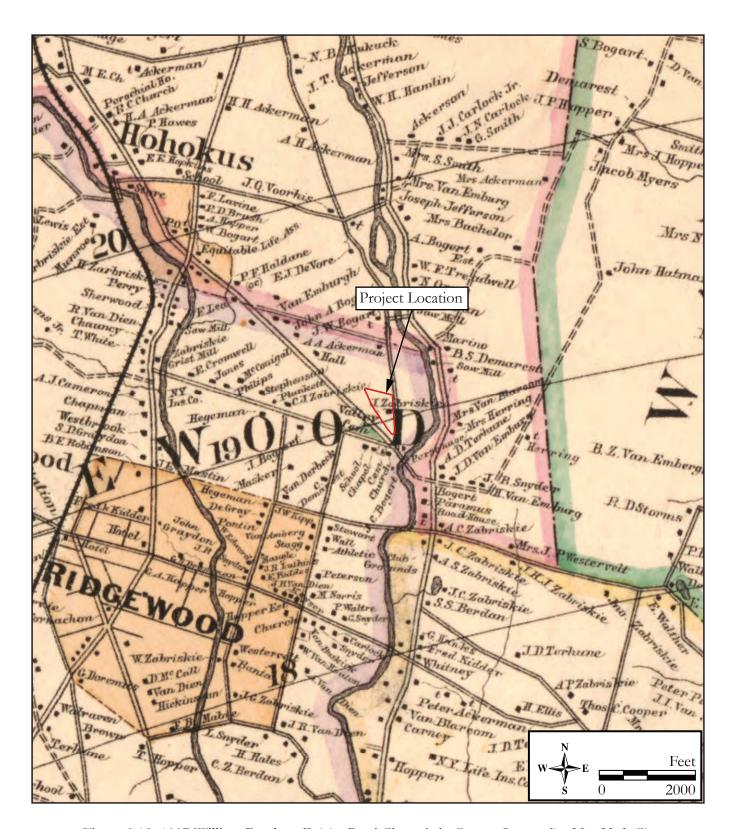


Figure 3.12: 1887 William Bracher, Driving Road Chart of the Country Surrounding New York City.

century. Zabriskie mortgaged his land in the 1880s, a portion of which he lost to foreclosure in 1889 (Connolly & Hickey Historical Architects, LLC 2018:8-4). By 1887, no outbuildings are depicted on the property (see Figure 3.12; Figure 3.13; USGS 1898).

In 1893, James Zabriskie sold the John A. L. Zabriskie House and the remainder of the property that he had inherited from his father to Seth Hawley (BCCO 1893, Deeds, 361:575). A police clerk from New York, Hawley exemplified the middle- and upper-middle-class professionals who were increasingly moving to Ridgewood as it slowly suburbanized in the late nineteenth century (Connolly & Hickey Historical Architects, LLC 2018:8-4.) While city directories from the period indicate that Hawley lived in the dwelling, the federal population census schedule of 1900 for the Village of Ridgewood reports that he may have occupied a rented house on Maple Avenue (USCB 1900). In 1900, the 57-year-old Hawley headed a household that included his wife Augusta (age 41), their sons Charles (age 23) and Seth (age 18), their daughter Lavinia (age 16), Hawley's mother Lavinia (age 87), and two servants. The census also listed James Zabriskie, who was 78 years old and described as a servant and retired farmer, as a member of the Hawley household (USCB 1900). Despite the rental property as the Hawley household's reported place of residence, a 1902 map identifies Hawley as the owner of the John A. L. Zabriskie House (Figure 3.14; Robinson 1902). The 1902 map also shows the impact of suburbanization as numerous new streets and houses have been built in the surrounding area.

In 1901, the 19.63 acres of land encompassing the John A. L. Zabriskie House and property passed to the widow of Seth Hawley, Augusta Hawley, after his death (BCCO 1901, Deeds, 690:514-586). Augusta Hawley sold the house and 18 acres of land to Carmen (or Carman) Smith in 1908 but retained a 1.63-acre lot along Franklin Turnpike for her residence (BCCO 1901, Deeds, 689:609-611). Carmen Smith was the owner of Manhattan Press in New York City and resided on the property with his family until his death in 1921. In 1910, Smith was 32 years old and led a household that included his wife Clara (age 32), their daughter Florence (age 7), and their son Milton (age 5) (USCB 1910). Carmen and Clara Smith had another daughter, Ruth, in 1915 (USCB 1920). A map of the Village of Ridgewood published by George W. and Walter S. Bromley in 1913 depicts the boundaries of Smith's property, which contained the John A. L. Zabriskie House in addition to an outbuilding to the northwest of the house (Figure 3.15; Bromley & Bromley 1913). Clara Smith inherited the house and property, noted as 16 acres of land, after her husband's death in 1921. Clara and her three children continued to occupy the John A. L. Zabriskie House. During this period, the Smith family added the south porch entry and raised the original gambrel roof of the main east block to create a full second story (Connolly & Hickey Historical Architects, LLC 2018:8-3, 8-4).

The John A. L. Zabriskie House and the surrounding area experienced major changes in the 1930s (Figure 3.16; USGS 1934). The State of New Jersey purchased three parcels of land from Clara Smith in 1934 for the construction of a new highway known as New Jersey Route 2 (later named Route 17) (BCCO 1934, Deeds, 1937:116). This effectively cut Clara Smith's property in half, leaving 5 acres around the John A. L. Zabriskie House and undeveloped land west of the new highway. An unfinished portion of the new Route 2/Route 17 alignment is visible on the 1934 USGS topographic map (see Figure 3.16). By 1934, Clara Smith lived with her daughter, Florence Smith, in the John A. L. Zabriskie House. In the early to mid-1940s, Florence Smith married a local attorney, August Schedler, and the couple resided with Clara on the property. Clara Smith died in 1959, and ownership of the house passed to Florence Smith (BCCO 1959, Deeds, 4233:450-453). August and Florence Schedler remained childless and occupied the John A. L. Zabriskie House until their deaths in 1995 and 2007, respectively. In 2009, the Village of Ridgewood purchased the John A. L. Zabriskie House (Connolly & Hickey Historical Architects, LLC 2018:8-6). A garage and driveway to the north of the house is visible in aerial imagery from 1954 until 2018 (Nationwide Environmental Title Research 1954, 1966, 1970, 1985, 1995, 2010). The rest of the property appears wooded throughout the twentieth and early twenty-first centuries, until areas of land clearing and other ground disturbance appear in 2018.



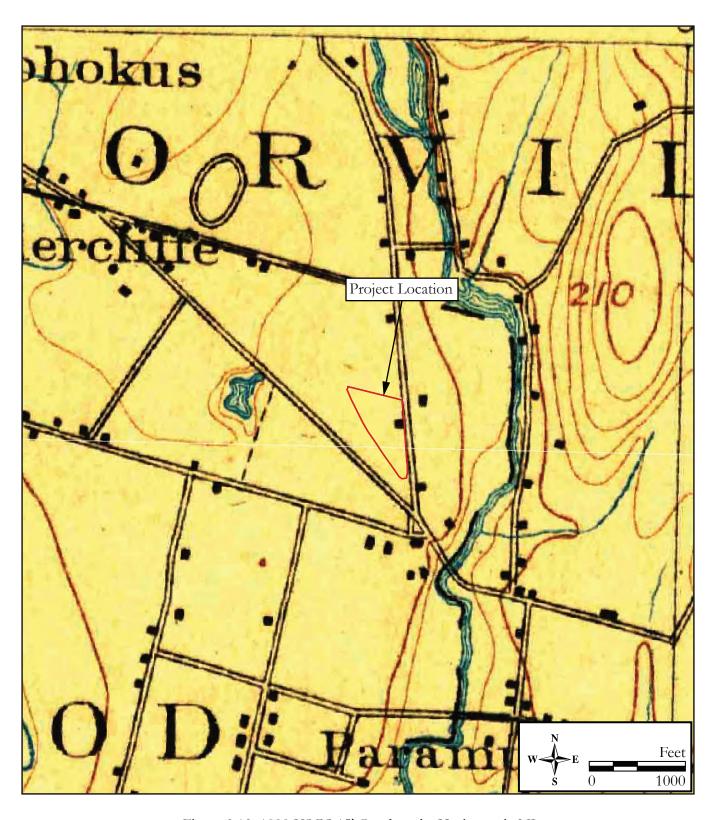


Figure 3.13: 1898 USGS 15' Quadrangle: Hackensack, NJ.

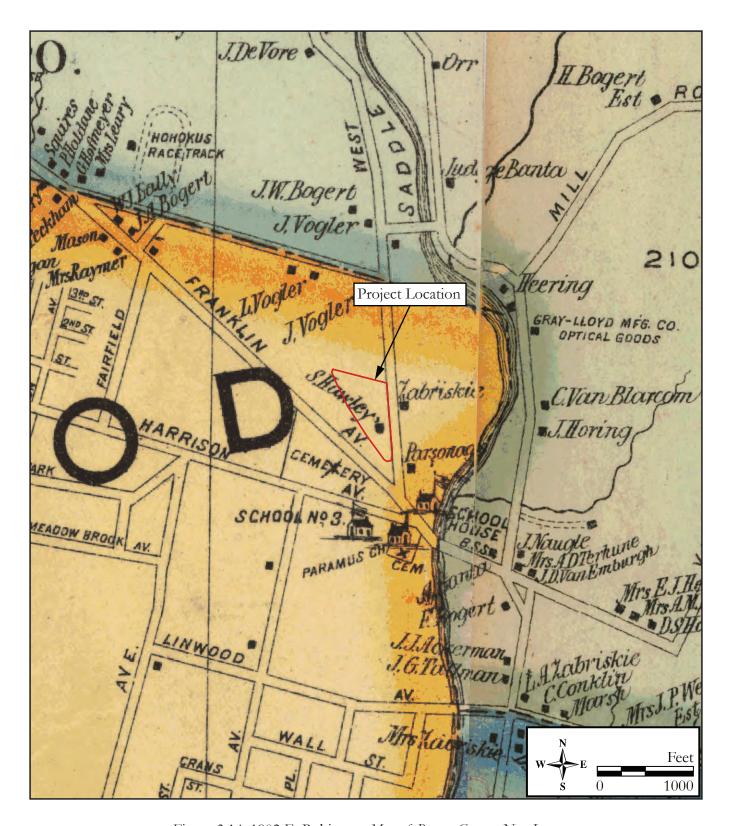


Figure 3.14: 1902 E. Robinson, Map of Bergen County, New Jersey.



Figure 3.15: 1913 G. W. Bromley and W. S. Bromley, Atlas of Bergen County, New Jersey, Vol. 2, Plate 24.

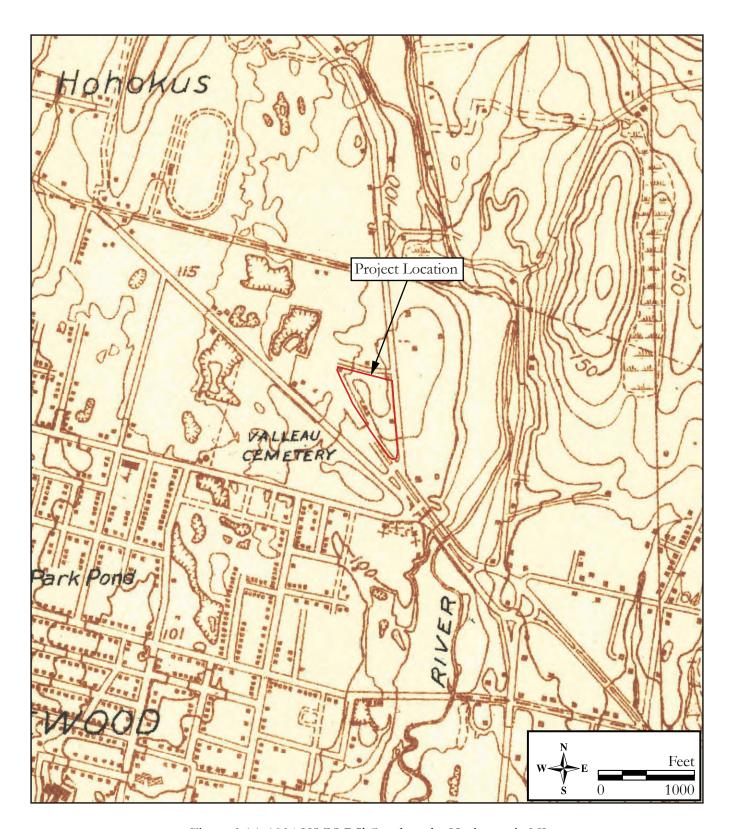


Figure 3.16: 1934 USGS 7.5' Quadrangle: Hackensack, NJ.

3.4 National and State Register of Historic Places Eligible and Listed Properties

A review of files at the NJHPO indicated that the NJR- and NRHP-listed John A. L. Zabriskie House (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019) historic property is located within the APE. The property encompasses the entirety of the APE, defined as Block 4704, Lots 9–12, between West Saddle River Road and Route 17. The property contains the John A. L. Zabriskie House, a nineteenth-century wood-frame building with brownstone masonry foundation. The house is composed of a smaller, circa-1825 one-and-a-half-story west section, a circa-1840 east section, and additions dating to the twentieth and twenty-first centuries. The John A. L. Zabriskie House is significant under National Register Criterion C with local architectural significance as a good example of a late third-period Jersey Dutch frame house. The period of significance for the property is circa 1825 to circa 1924 (Connolly & Hickey Historical Architects, LLC 2018).

3.5 Known Archaeological Sites

An examination of standard references (Cross 1941; Skinner and Schrabisch 1913) and site files at the NJSM indicated that no archaeological sites have been previously registered within the APE; however, a total of four registered sites are present within a 1-mile radius of the APE (Table 3.2). These sites had all been initially recorded as part of an early twentieth-century survey (Skinner and Schrabisch 1913). The closest pre-Contact site to the APE is the Dunker Hook Site (28-Be-042), which is located 3,900 feet to the southwest of the APE and approximately 1,000 feet from the Hohokus Brook. The other three sites—the Paramus 1 Site (28-Be-035), Ridgewood 1 Site (28-Be-040), and Ridgewood 2 Site (28-Be-041)—are located more than 4,700 feet to the south and southwest of the APE and are in proximity to water sources (Saddle River, Hohokus Brook, Wild Duck Pond) (see Table 3.2). No additional information regarding site type, period, or recovered artifacts was provided in the documentation for these sites.

Further from the APE, 23 additional pre-Contact sites have been recorded during early twentieth century surveys along the Saddle River, Hackensack River, and their tributaries (NJSM; Cross 1941; Hunter Research, Inc. 2019; Skinner and Schrabisch 1913). The records for many of these sites contain few details on the quantities and types of artifacts recovered; therefore, the period and type of occupation for these sites remain unknown. The artifacts from the Paramus 5 Site (28-Be-123),

Table 3.2. Recorded archaeological sites within a 1-mile radius of the APE.

Site #	Site Name	Distance/ Direction from the APE*	Closest Water Source/Distance*	Time Period	Site Type	Reference
28-Be-035	Paramus 1	4,800/ S	1,600/Saddle River	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-040	Ridgewood 1	4,700/ SW	Adjacent/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-041	Ridgewood 2	4,700/ SW	300/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM
28-Be-042	Dunker Hook	3,900/ SW	1,000/ Hohokus Brook	Pre-Contact: Unspecified Period	Unspecified	Skinner and Schrabisch 1913:83; NJSM

NJSM – New Jersey State Museum

^{*}Distance in feet

however, include bannerstones and pottery, along with various projectile points, long pestles, axes, celts, and a variety of lithic debitage, which suggests the occupation of a substantial site during the Late Archaic and Woodland periods.

3.6 Prior Cultural Resources Surveys

A review of NJHPO files found two cultural resources surveys that have been conducted within or adjacent to the APE (Heritage Studies 1984; Hunter Research, Inc. 2019).

Hunter Research, Inc., conducted a Phase IA archaeological survey in 2019 as part of the proposed project. Based on the Phase IA archaeological survey, portions of the APE were assessed as having high archaeological potential for historic period resources associated with the 200-year occupation of the John A. L. Zabriskie House and for Revolutionary War-related deposits. A low sensitivity for pre-Contact Native American archaeological resources was also assessed. As a result of the 2019 survey, a Phase IB archaeological survey, GPR survey, and a metal detection survey were recommended for the APE.

A 1984 cultural resources survey for improvements to Route 17 was conducted within a portion of the APE (Heritage Studies 1984). The survey consisted of an identification-level architectural survey and the assessment of archaeological sensitivity for those portions of the survey area intersecting with the current APE. The survey did not record any new historic resources within or adjacent to the APE, nor was subsurface testing conducted within the APE (Heritage Studies 1984).

In addition, the 1984–1986 county-wide survey of historic sites for the Village of Ridgewood in Bergen County identified the John A. L. Zabriskie House as the "Jas. A. L. Zabriskie House." The entry for the property on the inventory list describes the house as built in circa 1820 and one of the few surviving early nineteenth-century dwellings. It is also not the only example attributed to the locally prominent Zabriskie family (Bergen County Office of Cultural & Historic Affairs 1984–1985).

4.0 RESULTS

Fieldwork for the archaeological survey was conducted on October 17–25, 2023, and consisted of pedestrian reconnaissance, photo-documentation, the excavation of 95 STPs, and a metal detection survey. Fieldwork was conducted by Ed McFadden, Nicole Herzog, Gio Palumbo, and Emily Healy, and was supervised by the Principal Investigator and Ed McFadden, Crew Chief. The results of the subsurface testing and metal detection are presented on Figures 4.1 to 4.3. Photographs depicting existing conditions and fieldwork activities are included as Plates 4.1 to 4.24.

4.1 Summary of the Ground Penetrating Radar Survey

As part of the current Phase IB effort, a GPR survey was conducted on October 10 and 11, 2023 by Geophysical Archaeologist Olivier Vansassenbrouck, MA, MSc, RPA, assisted by Archaeologist Rick Altenburg, MA (see Appendix A; RGA 2023). The purpose of the non-invasive survey was to identify any potential archaeological features around the house, as well as direct further archaeological testing. The survey was limited to an approximately 0.5-acre area immediately around the historic house and identified eight anomalies within the APE (Figure 4.2; see Appendix A:Table 4-1; RGA 2023). All eight anomalies were detected between 0.9 and 3.2 feet (0.2–1.0 meters) below the ground surface. Four anomalies (A1–A4) were identified as potential archaeological or modern features. The remaining four linear anomalies are interpreted as buried utilities and correspond to the locations of known utilities as marked by facility operators during the One Call survey.

Anomaly A1 is a planar anomaly located to the southwest of the house, and measures approximately 13 feet long and 6.5 feet wide and appeared at about 0.9 feet below the ground surface. Subsurface testing (STP J-1) in proximity to A1 yielded a total of seven historic artifacts from a buried plow zone (Ap-horizon) context consisting of window glass (n=1), whiteware (n=4), a cut or wrought nail (n=1), and an indeterminate nail (n=1). Anomaly A1 could represent a sheet midden or other archaeological feature. Anomaly A2 is an approximately 8.5-footdiameter, rounded area located just south of the house and detected between 0.9 and 1.9 feet below the ground surface. This anomaly (A2) roughly corresponds to a stone ring identified during the Phase IB fieldwork. Subsurface testing within the area of the stone ring (STP 1-2) revealed a possible concrete surface underlying 1.1 feet of a humus-rich topsoil. Anomaly A3 represents a potential shaft feature with a roughly 5-foot-diameter that was detected between 0.9 and 3.2 feet below the ground surface. The anomaly is located at the south of the former garage's footprint. Anomaly A4 is a is an approximately 7-foot-diameter, rounded area located 15 feet to the north of the house and detected between 1.6 and 2.6 feet below the ground surface. Based on the size and location of A4 and its proximity to the identified utility lines, it is likely that this anomaly represents the location of a previously removed sewer tank.

Based on the results of the GPR survey, additional subsurface testing is recommended at the locations of anomalies A1 and A3 to determine whether they represent intact archaeological features. Due to the likely modern nature of Anomalies A2 and A4, no further testing is recommended at the locations of those anomalies (RGA 2023).

4.2 Subsurface Testing

An initial 82 STPs were plotted at 50-foot intervals in portions of the APE assessed with high archaeological sensitivity. One of the plotted STPs (STP 014) was not excavated due to standing water. An additional 10 bracket tests were excavated at 10-, 20-, and 25-foot intervals from STPs positive for pre-Contact or possible eighteenth-century artifacts. Four additional STPs were judgmentally placed in undisturbed portions of the yard around the extant house





Figure 4.1: Aerial image showing the APE, site boundary, metal detection finds, STP results and locations, and photograph locations and directions (NJGIS, Digital Orthographic Imagery 2023).

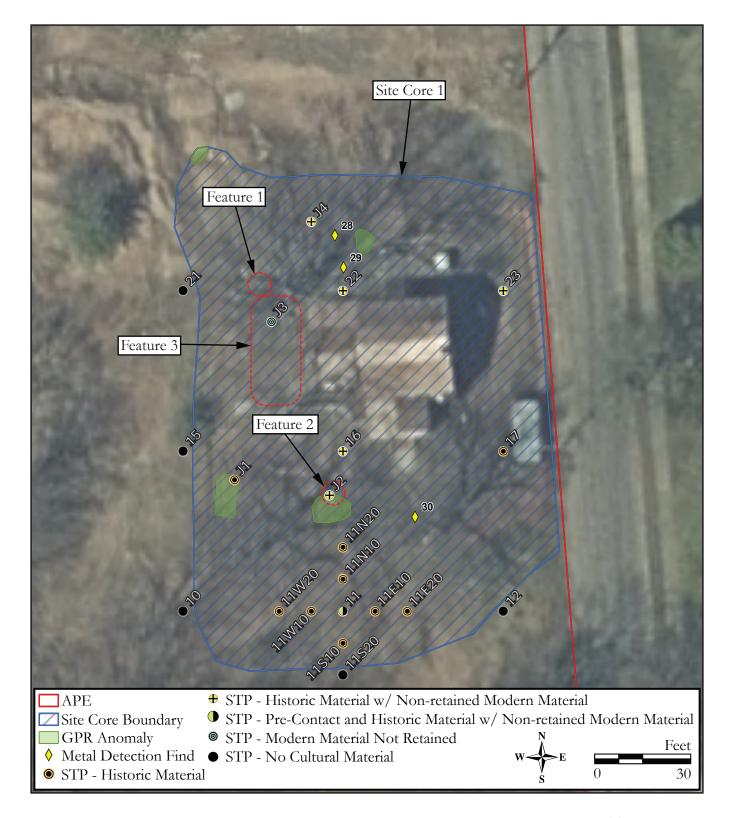


Figure 4.2: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, metal detection finds, identified GPR anomalies and surface features (NJGIS, Digital Orthographic Imagery 2023).

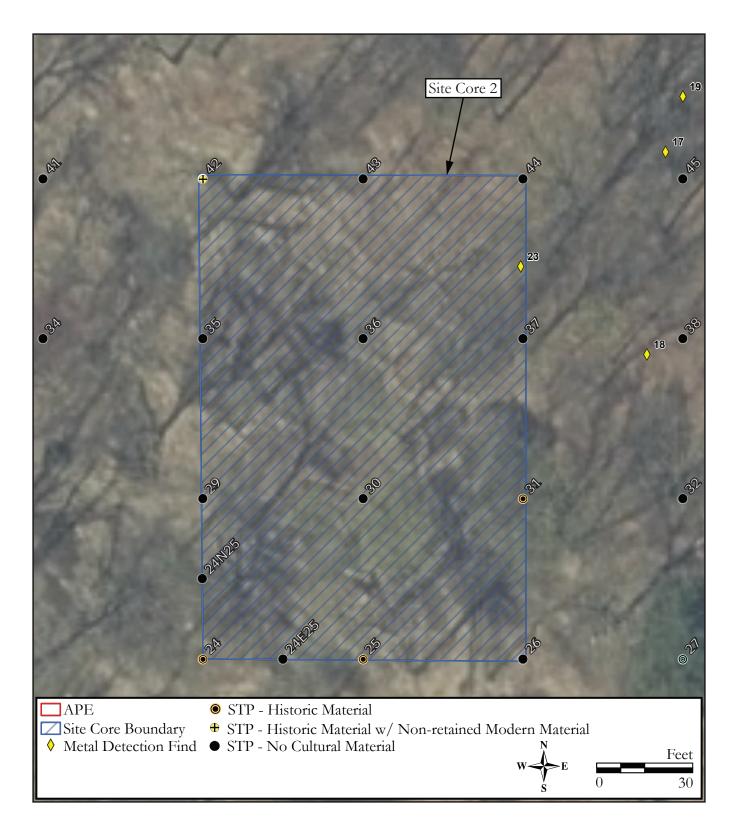


Figure 4.3: Inset map of Site Core 1 of the John A. L. Zabriskie Site (28-Be-232), showing STP results and locations, and metal detection finds (NJGIS, Digital Orthographic Imagery 2023).





Plate 4.1: View of the John A. L. Zabriskie House showing the south (front) and west elevations.

Photo view: Northeast

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.2: View of the John A. L. Zabriskie House showing the south and east elevations from West Saddle River Road.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.3: View of the John A. L. Zabriskie House showing the north and east elevations from West Saddle River Road.

Photo view: Southwest

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.4: View of the John A. L. Zabriskie House showing the north elevation and the location of subsurface utilities (marked).

Photo view: West

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.5: View of the John A. L. Zabriskie House showing the north and west elevations, and the fencing and stone boundary of the current yard area.

Photo view: Southeast

Photographer: Nicole

Herzog

Date: October 17, 2023



Plate 4.6: View of the west yard of the John A. L. Zabriskie House from STP 21 showing the existing shed and recent mobility ramp.

Photo view: Southeast

Photographer: Nicole

Herzog

Date: October 19, 2023





Plate 4.7: View of the north yard of the John A. L. Zabriskie House with temporary fencing and stone boundary marking the undisturbed area and former driveway location.

Photo view: East

Photographer: Nicole

Herzog

Date: October 19, 2023



Plate 4.8: View of the former driveway and garage locations at the north and northwest of the John A. L. Zabriskie House.

Photo view: West

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.9: View of the stone ring (Feature 2) located to the south of the John A. L. Zabriskie House.

Photo view: North

Photographer: Nicole

Herzog

Date: October 20, 2023



Plate 4.10: View of the stone ring (Feature 1) located to the northwest of the John A. L. Zabriskie House.

Photo view: North

Photographer: Nicole

Herzog

Date: October 20, 2023





Plate 4.11: View along West Saddle Road from the driveway access north of the John A. L. Zabriskie House; showing redeposited soil piles along the driveway alignment, location of utility lines, and the woods at the north of the property.

Photo view: North

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.12: View along the Route 17 corridor showing the installed fencing, earth and stone berm, and subsurface water utility pipeline.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.13: View of subsurface water utility pipeline running east—west approximately 150 feet to the south of the John A. L. Zabriskie House.

Photo view: East

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.14: Fieldwork in progress at STP 07 showing the installed fencing and berm along Route 17 in the background.

Photo view: Southwest

Photographer: Nicole

Herzog

Date: October 17, 2023





Plate 4.15: Fieldwork in progress at STP 013 showing surface water ponding, areas of recent clearing, and large pile of mulch.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 17, 2023



Plate 4.16: View of the southernmost portion of the APE showing installed fencing and piled stone associated with the construction of the berm along Route 17.

Photo view: Southeast

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.17: Overview of the southern portion of the APE showing cleared areas proximate to Route 17 to the left and undisturbed, wooded areas to the right.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 24, 2023



Plate 4.18: Overview of Site Core 1, showing some undulation of the landscape and tree fall.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 19, 2023





Plate 4.19: Overview of the west-central portion of the APE showing areas of prior disturbance proximate to Route 17.

Photo view: West

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.20: Standing water within the graded areas along the Route 17 corridor.

Photo view: Northwest

Photographer: Nicole Herzog

Date: October 18, 2023





Plate 4.21: Overview of the northern portion of the APE facing south.

Photo view: South

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.22: Overview of the northern portion of the APE facing west.

Photo view: West

Photographer: Nicole

Herzog

Date: October 18, 2023





Plate 4.23: Overview of the northwest portion of the APE showing areas of prior disturbance proximate to Route 17.

Photo view: West

Photographer: Nicole

Herzog

Date: October 18, 2023



Plate 4.24: Overview of the northwest portion of the APE showing the undisturbed wooded area.

Photo view: Northwest

Photographer: Nicole

Herzog

Date: October 23, 2023

to ensure adequate coverage of potential yard deposits and to further investigate identified surface features. A total of 326 artifacts was recovered from 22 STPs and 31 metal detection and surface find spots.

Subsurface testing encountered stratigraphy that ranged from disturbed soils over buried or truncated topsoil and subsoil horizons to intact natural soil profiles. Shovel test pits containing redeposited fill or disturbed soils (n=40; 42.1%) were encountered throughout the APE; however, the disturbed layers commonly corresponded to areas where recent clearing and grading was evident (i.e., STPs 13, 15, 18–21, 24–30, 36, 42, 47–49, 55, 56, 64, 80–82). A representative soil profile (STP 015) with disturbed contexts consisted of a 1.0-foot-thick (Fill 1) fill layer consisting of brown (10YR 4/3) sandy silt loam with rock inclusions, underlain by subsoil comprising 1.3 feet of dark yellowish-brown (10YR 3/6) silty clay loam B1-horizon with roots, pebbles, and cobbles, over a second subsoil (B2-horizon) layer of dark yellowish-brown (10YR 4/6) loamy sand with roots, pebbles, and cobbles.

In contrast to the heavily disturbed portions of the APE, the central portions of the wooded areas and those areas proximate to the standing house contained either natural soil profiles or shallow, redeposited soils capping natural stratigraphy. A representative soil profile from the yard area of the house (STP 011) contained 0.8 feet of a very dark grayish-brown (10YR 3/2) sandy clay loam A-horizon with roots, over 0.5 feet of a second A-horizon of a dark yellowish-brown (10YR 3/4) sandy silt loam, which was underlaid by 1.1 feet of a strong brown (7.5YR 4/6) subsoil (B-horizon) with pebble inclusions that terminated at substrata material (BC-horizon) at 2.4 feet below the ground surface.

Of the 95 excavated STPs, 22 contained cultural material (n=271), of which one (STP 011) yielded pre-Contact material (n=2) consisting of two chert flake fragments. Artifact density ranged from 1–84 artifacts per STP, with the highest concentrations yielded from the STPs excavated around the John A. L. Zabriskie House (see Appendix F). The STPs excavated around the house had an average artifact density of 13 artifacts per STP and yielded a total of 189 historic artifacts and 2 pre-Contact artifacts. This concentrated portion of the APE is surrounded by STPs which were negative for cultural material or where previous ground disturbance has been documented.

4.3 Metal Detection Survey

The metal detection survey took place in two noncontiguous areas of the APE. Metal detection transects were conducted at 3-foot intervals in grass-covered areas surrounding the John A. L. Zabriskie House (see Plates 4.1–4.7). In addition, 10-foot metal detection transects were conducted within the wooded area to the north where the ground surface was unrestricted by vegetation and push piles (see Plates 4.21–4.24). A total of 55 historic artifacts was retained from 30 metal detections find spots (MD 1–30) and one surface find spot (SF-1) (see Figure 4.1).

The historic artifacts consisted chiefly of activity-related items (n=18); comprising barbed wire (n=12), horseshoes (n=2), a horse snaffle bit (n=1), a possible horse bridle rosette (n=1), bike chain (n=2), and a gas canister (n=1). Additional artifacts consist of nails (n=5), a shotgun shell (n=1), jar lid (n=1), drain pipe (n=4), fragments of a pocket watch (n=5), shovel (n=2), a toy wagon (n=1), and a variety of miscellaneous or indeterminate metal fragments (n=12) (see Appendix F; Figure 4.4). Fragments of whiteware (n=1) and stoneware (n=1) ceramic were also recovered during the metal detection survey. Twenty-three of these items possessed diagnostic characteristics of manufacture spanning the early nineteenth century to the present. A shotgun shell recovered from metal detection find spot MD-12 is narrowly dated between 1892–1896 (see Appendix F).

No military-related artifacts associated with the Revolutionary War were identified during the metal detection survey; however, an unauthorized metal detectorist was observed within the APE by a Village of Ridgewood representative prior to the Phase IB fieldwork (Jovan Mehandzic, personal communication October 2023; Appendix H). The extent and nature of collected material is unknown.





Key to artifacts:

Top Row, Left to Right: Copper Alloy stamped decorative disc (MD 17-W: Cat. #46); Copper Alloy pocket watch frame and winding mechanism (MD 21-W: Cat. #49); Ferrous Metal buckle (MD 22-W: Cat. #51); Ferrous Metal cut or wrought nail/tack (MD 25-W: Cat. #54).

Bottom Row, Left to Right: Ferrous Metal toy wagon (MD 21-W: Cat. #50); Copper Alloy perforated strap (MD 23-W: Cat. #52).

Figure 4.4: Metal Detector finds from the John A. L. Zabriskie House site (28-Be-232).

As a whole, the artifacts retained from the metal detection survey are consistent with the expected refuse patterns from agricultural use of the land throughout the nineteenth and early twentieth centuries. The relatively high quantity of items related to the keeping of animals (i.e., horse furniture and barbed wire) is also consistent with the agricultural history of the project location. Findspots were most concentrated in the wooded area immediately adjacent to West Saddle River Road, and some of the recovered material in this area may represent the casual discard of refuse that is common to roadside or vacant spaces (see Figure 4.1).

4.4 John A. L. Zabriskie House Site (28-Be-232)

The John A. L. Zabriskie House Site is a multi-component archaeological site encompassing a 6.9-acre (301,228-square-foot) area along the west side of West Saddle River Road and the east side of New Jersey Route 17. The extant circa-1825 John A. L. Zabriskie House stands along the eastern edge of the site boundary. The northern and southernmost portions of the site are currently wooded, and the area surrounding the extent house is covered by grass lawn. Recent grading and earthen berm construction has taken place along the site's western boundary, and limited areas of utility-related ground disturbance is evident near the extant house. The John A. L. Zabriskie House (Zabriskie-Schedler House) historic property is listed in the in the NRHP and NJR (COE: 5/2/2014; SR: 8/13/2019; NR: 11/21/2019). The house and property has a period of significance from circa 1825 to circa 1924.

The archaeological site contains a historic period component associated with the John A. L. Zabriskie House property and a minor pre-Contact Native American component of unknown period and type. The excavation of 95 shovel test pits and a metal detection survey within the site resulted in the recovery of 326 artifacts, of which 2 are pre-Contact artifacts and the remaining 324 historic. The pre-Contact period assemblage consists of two chert flakes recovered from a buried ground surface context and the subsoil of STP 011. Subsequently, STP 011 was bracketed by eight STPs at 10- and 20-foot intervals. No additional pre-Contact Native American material was recovered from the bracketed STPs; however, additional historic and modern artifacts were recovered (see Appendices E and F).

The historic artifact assemblage is primarily composed of domestic-related items (n=114; 40.6%) and architectural material (n=76; 24.1%; Table 4.1). Historic artifacts include ammunition, bone, shell, coal and coal ash, slag, horse furniture, metal fragments and hardware, wire nails, cut or wrought nails, terracotta flowerpot fragments, a metal toy wagon, vitrified clay drain pipe fragments, buttons, metal buckles, a pocket watch, a clay tobacco pipe stem, window glass, brick, architectural stone, vessel glass, glass lamp chimney, and a variety of ceramic types (whiteware, redware, stoneware, creamware, pearlware, and refined earthenware) (Figures 4.5 and 4.6).

The historic artifact assemblage includes diagnostic items with manufacturing dates spanning from the mid-eighteenth to twentieth centuries (Table 4.2). Chronologically diagnostic items from site 28-Be-232 consist of creamware (1762–1820), dipped/dipt refined earthenware (1770–1830), pearlware (1775–1830), slip-trailed redware (circa 1770s–1815), a redware pan or charger fragment (pre-1870), transfer-printed refined earthenware (1803–1903), Albany slip stoneware (1805–1920), whiteware (1815–present), mold blown vessel glass (1850–1895), glass jar lids (1880–mid-20th c.), cut or wrought nails (pre-1893), snuffle horse bit (1826–1955), decorated porcelaneous ceramics (1835–present), a Prosser button (1840–1960), a shotgun shell (1892–1896), asphalt (1871–present), safety glass (1892–present), and wire nails (1879–present).

As a result of the Phase IB survey, potentially significant archaeological resources were identified within two core portions of site 28-Be-232, Site Core 1 and Site Core 2 (see Figure 4.1). These two areas of the site were identified as containing artifact concentrations with the greatest potential to inform about the nineteenth to early twentieth century occupation, as well as potentially earlier periods of occupation, within site 28-Be-232.



Key to artifacts:

Top Row, Left to Right: Redware white slip trailed pan/charger (STP 11 N20: Cat. #8); Pearlware brown and gray banded factory slipped hollowware (STP 11 N20: Cat. #8); Whiteware blue shelledged plate (STP 11 S10: Cat. #9); Pearlware orange painted plain rim band rim sherd (STP 16: Cat. #12); Creamware blue, black, and orange combed factory slipped hollowware (STP 16: Cat. #12). Middle Row, Left to Right: Pearlware green painted body sherd (STP 16: Cat. #13); Redware dark manganese glazed and molded hollowware (STP 22: Cat. #15); Buff-Bodied Stoneware black Albany slipped hollowware (STP 24: Cat. #19); Porcelaneous brown and red transfer printed hollowware (STP J-4: Cat. #28); Redware clear lead glazed and incised hollowware (STP J-4: Cat. #29); Redware black lead glazed hollowware (STP J-4; Cat. #29).

Bottom: Redware white slip trailed charger (STP J-4: Cat. #29).

Figure 4.5: Representative domestic ceramics from the John A. L. Zabriskie House site (28-Be-232).





Key to artifacts:

Far Left: Aqua-tinted condiment bottle, mold-blown (STP 09: Cat. #1). Top Row, Left to Right: White Clay tobacco pipe stem (STP 11: Cat. #3); Chert flake fragment (STP

11: Cat. #3); Chert flake fragment (STP 11: Cat. #4); Ferrous Metal cut or wrought nail (STP J-1: Cat. #26).

Bottom Row, Left to Right: Mammal bone (STP J-4: Cat. #29); Hard Clam shell (STP J-4: Cat. #29).

Figure 4.6: Representative domestic, faunal, architectural, and pre-Contact artifacts from the John A. L. Zabriskie House site (28-Be-232).

Table 4.1: Artifacts from site 28-Be-232 by group.

Group	Count	Percent
Activity	22	6.7%
Architectural	79	24.2%
Armament	1	0.3%
Biological	25	7.7%
Clothing	4	1.2%
Domestic	114	35.0%
Drainage	4	1.2%
Fuel	36	11.0%
Hardware	3	0.9%
Light	1	0.3%
Miscellaneous	26	8.0%
Personal	5	1.5%
Pre-Contact Artifacts	2	0.6%
Tobacco Pipe	1	0.3%
Tool	2	0.6%
Toy	1	0.3%
Total	326	100.0%

28-Be-232 Site Core 1

Shovel test pits with a higher density of artifacts dating to the eighteenth and nineteenth centuries were located proximate to the house. Notably, STPs 011, 011-N20, 011-S10, 011-W20, 16, 17, 22, 23, J-1, I-2, and I-3, around which was designated Site Core 1. Site Core 1 consists of approximately 15,000 square feet (0.34 acres) surrounding the extant house (see Plates 4.1-4.10). A total of 197 historic artifacts and the 2 pre-Contact artifacts were recovered from STP excavation and metal detection survey within Site Core 1. The pre-Contact Native American artifacts consist of secondary or tertiary flakes which indicate the presence of tool manufacturing within the site. Site Core 1 contained predominantly domestic-related artifacts (n=85; 43.2%) and moderate amounts of architectural items (n=39; 19.8%), biological remains (n=25; 12.7%), and fuel-related items (n=26; 13.2%). This historic artifact assemblage subset includes all of the diagnostic items possessing manufacturing dates that span the eighteenth century (n=57) (see Table 4.2). Possible eighteenth-century artifacts include a variety of creamwares (n=10; 1762–1820), pearlwares (n=14; 1775–1860), redwares (n=26; 1770s– 1870), and white-bodied refined earthenware (n=1; 1770–1820), in addition to cut or wrought nails (n=6). Twelve of these possible eighteenth-century artifacts possess manufacturing dates that predate the estimated 1825 construction of the John A. L. Zabriskie House. The remaining diagnostic artifacts (n=33) possess later manufacturing dates that still fall within the period of significance of the John A. L. Zabriskie House (circa 1825–1924); consisting of a button (n=1; 1840–1960), wire nails (n=5; 1879-present), later pearlware types (n=2; 1800-1840), porcelaneous ceramic (n=1; 1835-1915); white-bodied refined earthenware (n=1, 1803–1915); and whiteware (n=23, 1815–present).

A tobacco pipe stem fragment with a bore measurement of 3/32 inches (6/64 in) was also recovered from a buried A-horizon context in Site Core 1. While tobacco pipe stem bore measurement can often provide information about the relative chronology of archaeological deposits up to the mid-eighteenth century, this measurement is not a reliable dating method for deposits dating to later periods (Binford 1964; Harrington 1954), and no other diagnostic material was recovered from that context.

Three surface features were also identified proximate to the house, consisting of two stone rings (Features 1 and 2) and an area with laid stone pavers and a stone block curb (Feature 3) along the west elevation of the house (see Figure 4.1). The first circular stone feature, Feature 1, is adjacent to

Table 4.2. Artifacts from site 28-Be-232 by type and date.

Class	Artifacts from site 28-Be-232 Artifact (Subtype)	Quantity	Date Range and Count	
	Barbed Wire	12	1886–present	
ACT	Bike Chain	3	N/A	
	Flowerpot	3	N/A	
	Gas Canister	1	N/A	
	Horseshoe	2	N/A	
	Snaffle Bit	1	1826–1955	
	Nail	35		
1	Cut/Wrought Nail	9	Pre-1893	
ARCH	Indeterminate Nail	13	N/A	
	Wire Nail	13	1879—present	
	Brick	13	N/A	
	Concrete	2	1876–present	
	Possible Building Stone	2	N/A	
	Safety Glass	1	1892–present	
	Flat Window Glass	26	N/A	
ARMS	Shotgun Shell	1	1877–present	
DIO	Mammal Bone	7	N/A	
BIO	Hard Clam Shell	18	N/A	
CLO	Button	4	1840–1960 (1),	
CLO	Button	4	1915–present (1)	
	Vessel Glass	25	1850–1895 (1), 1880–Mid-20th century (3)	
	Zinc Jar Lid	1	1810-present	
	Ceramic	88	N/A	
	Buff-Bodied Stoneware	2	1805–1920	
	Creamware*	10	1762–1820 (7)*, 1770–1820 (3)*	
	Pearlware*	16	1775–1830 (9)*, 1775–1860 (1)*,	
DOM			1795–1830 (4)*, 1800–1840 (2)*	
	Porcelaneous	3	1835–1915 (1), 1890–present (1)	
	Red-Bodied Refined Earthenware*	1	N/A	
	Redware*	26	ca. 1770s–1815 (1)*, Pre–1870 (1)*	
	White-Bodied Refined Earthenware*	3	1770–1820 (1)*, 1803–1915 (1)*	
	Whiteware	25	1815–1915 (2)*, 1820–Present (20), 1835–1925 (4), 1840–1870 (1)	
DRAIN	Cast Iron Drainage Pipe	4	N/A	
	Coal/Coal Ash	29	N/A	
FUEL	'	1	N/A	
	Slag	6	N/A	
LIGHT	Lamp Chimney	1	N/A	
	Door Hardware	1	N/A	
HRDW	Fastener	1	N/A	
	Miscellaneous	1	N/A	
	Asphalt Pavement	1	1871–present	
	Buckle	2	N/A	
	Handle	1	N/A	
MISC	Metal Strap	2	N/A	
	Sheet Metal	2	N/A	
	Indeterminate Metal Item	18	N/A	
PERS	Pocket Watch	5	N/A	
PRE	Lithic Debitage*	2	N/A	
TOB	Tobacco Pipe Stem*	1	N/A	
TOY	Metal Wagon	1	N/A	
			= biological; CLO = Clothing; DOM = domestic; DRAIN =	

ACT = activities; ARCH = architectural; ARMS = armament; BIO = biological; CLO = Clothing; DOM = domestic; DRAIN = drainage; FUEL = fuel; HRDW = hardware; LIGHT = lighting; MISC = miscellaneous; PERS = personal; PRE = pre-Contact; TOB = tobacco; TOY = toy

^{*} Indicates artifact types recovered exclusively from Site Core 1.

a large tree approximately 15 feet to the west of the house's northwest corner. Feature 1 measures approximately 7.5 feet in diameter, with multiple courses of stone visible (see Plates 4.5 and 4.10). The interior of the feature has been partially infilled with topsoil and contains overgrown vegetation, though the center forms a depression about 2.0 feet below the current ground surface and the stone ring top. The interior was probed during Phase IB fieldwork and a hard, flat surface—probably concrete—was encountered approximately 0.5 feet below the plants and topsoil fill. A vertical metal pipe was observed in the north of the stone ring interior, and a black sealant was observed on some of the stones, suggesting use of the feature into the modern period.

Feature 2 is a similar stone ring with a diameter of approximately 8 feet and is located to the south of the house (see Plate 4.9). The stone ring of Feature 2 has been completely filled in and only the tops of the stones are visible at the ground surface. Judgmental STP J-2, excavated in the western half of Feature 2, contained a 1.1-foot-deep, humus-rich topsoil material that yielded seven historic artifacts: creamware (n=1; 1762–1820); undecorated (n=1; 1820–present) and transfer printed whiteware (n=2; 1815–1915), and vessel glass (n=2). The STP terminated at a concrete impasse, suggesting a modern surface or cap. Ground-penetrating radar Anomaly A2 corresponds to the location of the stone ring Feature 2. Based on the GPR results, Feature 2 (Anomaly A2), may extend to between 0.9 and 1.9 feet below the ground surface.

Feature 3 consists of flat pavers and a line of cut stones forming a roughly rectangular area that extends to the west of the house between Feature 1 and the current mobility ramp (see Plate 4.5). The stone paving is not visible at the ground surface and was encountered in STP J-3 at approximately 0.4 feet below the ground surface. Additional probing of the area provided an approximation of the feature's extent. This feature is probably a modern patio or landscaping feature.

28-Be-232 Site Core 2

Site Core 2 of 28-Be-232 consists of an approximately 100 by 150-foot area encompassing recovered architectural-related and other historic material that corresponds with the map-documented location of outbuildings (see Figure 4.3; see Plate 4.18). A total of 31 historic artifacts was recovered from 4 STPs (STP 024, 025, 031, 042) and 1 metal detection find spot (MD-23). The Site Core 2 assemblage consists of window glass (n=12), brick (n=1), an indeterminate nail (n=1), glass buttons (n=2), Albany-slip stoneware (n=1; 1805–1920), mold blown (n=2) and indeterminate (n=7) vessel glass fragments, slag (n=3), a copper alloy strap (n=1), and a miscellaneous ferrous object (n=1). All these artifacts from Site Core 2 were recovered from contexts identified as redeposited fill, which may reflect the demolished remains of former buildings. Based on nineteenth-century maps of the project area and the Phase IA archaeological assessment, one or more outbuildings once stood to the northwest of the house (see Figures 3.9-3.11; U.S. Coast Survey 1840; 1861 Hopkins; Walker 1876; Hunter Research, Inc. 2019). At the time of survey, there was some undulation of the terrain in this area, but no conclusive evidence of former outbuildings, such as large depressions or piled architectural materials, was observed on the ground surface (see Plates 18 and 19). Areas of uneven terrain in the south portion of Site Core 2 is most likely a result of modern clearing and improvement activities; however, natural soils were commonly encountered underlying the redeposited soils or in other STPs within the Site Core 2 area. As such, the potential for buried foundation remains or other features exists within Site Core 2.

Given the association of identified archaeological deposits with the extant circa-1825 John A. L. Zabriskie House and former map-documented buildings, and the site's potential to provide information about the occupation of the property by the Zabriskie, Hawley, and Smith families in the nineteenth and early twentieth centuries, and possibly earlier occupation, site 28-Be-232 is considered potentially eligible for listing in the NRHP under criterion D. The project as proposed has the potential to impact the identified archaeological deposits (Figure 4.7). The remaining historic artifacts recovered from the surrounding portions of site 28-Be-232 and outside Site Core 1 and Site Core 2 are interpreted as a broad but limited distribution of household and activity material associated with historic agricultural practices and modern refuse disposal. No military-related artifacts associated with the Revolutionary War were recovered during subsurface testing or the metal detection survey.

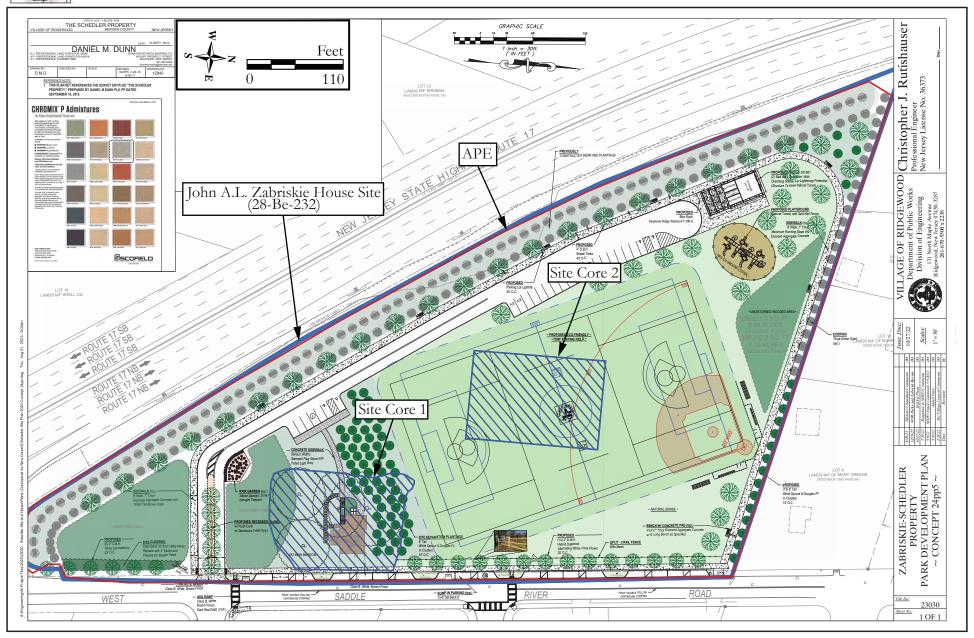


Figure 4.7: Zabriskie-Schedler Property Park Development Plan showing the APE and the locations of Site Core 1 and Site Core 2 within the John A. L. Zabriskie Site (28-Be-232) site boundary

(Village of Ridgewood, Department of Public Works 2023a).

5.0 CONCLUSIONS AND RECOMMENDATIONS

Richard Grubb & Associates, Inc. completed a Phase IB archaeological survey in the APE for the proposed construction of recreational facilities within the 6.9-acre John A. L. Zabriskie House historic property in the Village of Ridgewood, Bergen County, New Jersey. The purpose of the Phase IB archaeological survey was to identify any potentially significant archaeological resources within the APE. The Phase IB archaeological survey included review of background research, additional pre-Contact and historic context development, photographic documentation of existing conditions with the Area of Potential Effects (APE), subsurface testing, a metal detection survey, artifact analysis, completion of a NJSM archaeological site registration form, and reporting of the results.

Fieldwork consisted of a pedestrian reconnaissance, a metal detector survey, and the excavation of 95 STPs at 10-, 25-, and 50-foot intervals, and judgmental locations within the APE resulting in the recovery of 324 historic artifacts and 2 pre-Contact artifacts. None of the recovered artifacts are associated with the military events that took place during the American Revolution; however, unauthorized metal detection was documented within the APE prior to the Phase IB survey, the results of which are not known. The GPR survey conducted around the John A. L. Zabriskie House identified four anomalies within which may represent archaeological deposits or features.

Based on the results of the survey, the John A. L. Zabriskie House site (28-Be-232) was identified within the New Jersey Register (NJR) and National Register of Historic Places (NRHP)-listed John A. L. Zabriskie House property. The site measures a total of 301,228 square feet (6.9 acres) in area. The evolution of the John A. L. Zabriskie House property from circa 1825 or earlier to the twentieth century is reflected in the artifact assemblage throughout the site. Potentially significant archaeological resources were identified within two core portions of site 28-Be-232, Site Core 1 and Site Core 2. The potential exists for buried historic features (e.g., shaft features, former outbuildings, structural remains, middens) in these core areas.

If the areas around the house and the locations of the former outbuildings cannot be avoided by the project, a Phase II site evaluation is recommended to determine whether the John A. L. Zabriskie House Site (28-Be-232) is individually eligible for listing in the NJR and/or NRHP, or if the site contributes to the significance of the NJR- and NRHP-listed John A. L. Zabriskie House historic property (circa 1825–1924). No further survey is recommended for portions of site 28-Be-232 that fall outside the limits of the core areas.

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APPENDIX A: GROUND-PENETRATING RADAR SURVEY REPORT

GEOPHYSICAL SURVEY USING GROUND-PENETRATING RADAR



ZABRISKIE-SCHEDLER HOUSE

460 West Saddle River Road, Village of Ridgewood Bergen County, New Jersey

PREPARED FOR:

Village of Ridgewood 131 North Maple Avenue, Ridgewood, New Jersey 07450

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