

**BOROUGH OF WESTWOOD
BERGEN COUNTY
NEW JERSEY**

MASTER PLAN

HISTORIC PRESERVATION ELEMENT



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HISTORIC PRESERVATION

ELEMENT FOR THE MASTER PLAN

BOROUGH OF WESTWOOD, BERGEN

COUNTY, NEW JERSEY

PREPARED FOR THE BOROUGH OF

WESTWOOD PLANNING BOARD

APRIL 2007

Wayne T. McCabe

The original copy of this report has been signed and sealed by Wayne T. McCabe, Professional Planner (N.J. Lic. No. 2009), American Institute of Certified Planners, in accordance with N.J.A.C. 13:41-1.3 pertaining to sealing of documents and instruments.

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INTRODUCTION

The Historic Preservation Element of the Westwood Borough Master Plan has been prepared pursuant to N.J.S.A. 40:55D-28b(10) for three primary purposes: (1) To indicate the location and significance of historically and architecturally significant buildings, structures, and historic districts; (2) To identify the standards used to assess the worthiness of historic sites or district designations; and, (3) To analyze the impact of each component and element of the municipal master plan on the preservation of historic sites and districts. The term "historic site" includes buildings, structures, sites, and objects. In Westwood Borough, historic districts include residential as well as commercial properties. Historic transportation corridors that may be considered include roads and railroad routes.

Westwood Borough has a very rich cultural heritage associated with its extensive history. The Borough's historic resources include two (2) historic districts, three (3) streetscapes, five (5) individual buildings and seventeen (17) individual listings that were previously identified in a cultural resource inventory conducted in 1982 and 1983. Those multi-building resources inventoried included: the Westwood Center Historic District (twenty-five buildings or structures); the Bogert Historic District (seventeen buildings); the Jefferson Avenue Streetscape (five buildings); the Terrace Drive Streetscape (eight buildings); and, the Westwood Avenue Streetscape (thirty-five buildings).

This architectural survey was a part of a county-wide inventory prepared for the Bergen County Board of Chosen Freeholders by the County Office of Cultural and Historic Affairs. The inventory included: an introduction; a history of the borough; a summary listing of the properties; historical maps and maps depicting the location of the inventoried properties; the actual inventory forms; and, as series of appendices that provided supplemental information on the State and National Registers of Historic Places, additional readings, a preservation information source list, a summary of the Historic Preservation Tax Act incentives, and the criteria for inclusion in the Bergen County Historic Sites Inventory. By reference, the 1982-1983 inventory is included and made a part of this master plan element.

In addition, in two state-wide surveys of bridges, Westwood's bridges have also received consideration as historic structures. Included in this formal listing are one individual structure and one historic district which have received a formal opinion from the New Jersey Historic Preservation Officer that they meet the criteria for inclusion in the New Jersey and National Registers. The individual structure is the Pascack Creek Bridge on the N. J. Transit Pascack Valley Line. The historic district includes portions of Broadway, Westwood, Park, Washington and Third Avenues, and Elm Street.

The designation of a property as an historic site in the Borough acknowledges its historic, cultural or architectural significance as an historic landmark or an integral component within an historic district. Inclusion of a site on either the State or National Registers of Historic Places has relatively no direct effect on actions that are privately financed by the property owner, but does provide a measure of protection from projects that are publicly funded and which may have an adverse impact on that site. The owner of a building on either of the Registers can sell, alter or demolish an historic structure. Additionally, they are under no obligation to permit the public access to their property.

Inclusion of a property in the municipal cultural resource inventory will entail the review of all changes to the exterior of the building or property by the Borough Historic Preservation Commission, once such a commission is established through a Borough Historic Preservation Ordinance.

The Borough has deemed it critical to identify and take the necessary actions to preserve the historic and architectural resources of the community by including these identified sites on the Borough Master Plan. This element of the Master Plan will also identify additional appropriate methods for the protection and conservation of these resources, consistent with the requirements of the New Jersey Municipal Land Use Law.



A BRIEF HISTORY OF WESTWOOD:

In the early 19th century, the area that would later become Westwood Borough was within the political boundaries of Harrington Township, which extended from the Hudson River to the Saddle River and from New York State to Hackensack. Harrington Township had been established by royal charter in 1775. In 1840, the western half of Harrington Township became Washington Township.¹

There is little remaining evidence of Washington Township's agricultural past in Westwood. One stone house with early colonial origins is the John D. Haring House at 306 Washington Avenue. It is indicated on historic maps and can be identified because it faces due south tipped slightly off parallel to the road compared to its neighbors. Early families, including the Hoppers, Alyeas, Bogerts, and Ackermans are buried at the Old Hook Cemetery. An 18th century mill once stood at the dammed stream near the intersection of today's Mill Street and First Avenue. This mill was on an important east west pathway and was the first on the Musquapsink Brook. After operating for close to two centuries, it was virtually destroyed by an arsonist's fire and then dismantled in 1910.²

A description written in 1844 described Washington Township as the land between the Hackensack River to the east, New Barbadoes Township to the south, the Saddle River to the west, and the New York State border to the north. The surface was level and well watered and the dairy business was extensive. The township had six stores, four schools for 135 students, six grist mills, and 14 saw mills. The population in this large section of Bergen County was 1,833.³ The Bogert family was one of the few large landholders. The David Bogert House, a Greek Revival style house built in the early part of the 19th century is located at 2 First Avenue.

The first wave of concentrated development took place as the result of the coming of the Hackensack and New York Railroad in 1870. On March 5, 1870 service began between Westwood and New York City (via Jersey City and a ferry ride). A depot was located on the east side of Railroad Avenue. Four trains ran daily in each direction. The following year, service was

¹ Snyder, John P. *The Story of New Jersey's Civil Boundaries; 1606-1968.* p. 88

² Howard I. Durie, "Bogert's Mill, Westwood; The Earliest Pascack Mill Site," 1990. pp. 8, 23.

³ Barber & Howe. *Historical Collections of the State of New Jersey;* p. 85

extended north to Spring Valley, New York. Several small hotels have been built near the depot to accommodate the train travelers and in 1872, a number of houses in the latest European influenced styles were springing up along Centre and Washington Avenues including the Captain John C. Westervelt house, which is no longer extant and the Brickell House, to name only two.⁴

An insert in Walker's 1876 Atlas of Bergen County shows the nascent development along the railroad tracks and the roadways, which radiate outward in multiple diagonal directions. Growth occurred simultaneously on the land both to the east and west of the tracks. The commercial buildings included lumber and coal sheds, stores, and a bakery. The residential properties were built on large lots. There was a chapel on the corner of Third and Park Avenues. The triangular park that has played an important role as a place of community gatherings is also shown on the 1876 map.

By the 1880s, Westwood had four cigar factories, several distilleries, a new school, a laundry and grocery store, and a new Reformed Church, which replaced the chapel that had been damaged in the tornado of 1885. In 1889, A. Waldron opened a molding, sash, and shutter factory.⁵ Many of Westwood's houses built during this time certainly must have incorporated the locally made building products.

On March 27, 1890, a meeting of interested residents took place at the Odd Fellows' Hall. The topic of discussion was the incorporation of the village.⁶ Followed up by a petition drive in 1891 favoring the incorporation of Westwood as a borough, the residents expressed their dissatisfaction with the Township over issues of the highways, sidewalks, fire protection, and water supply. On May 8, 1894, Washington Township lost one of its hamlets as Westwood established itself as an independent borough. Isaac D. Bogert, of an old and well established family, was elected mayor. This year, the Fire Department was formed and took delivery of their first truck. However, the truck was at first kept in a barn until the firehouse was completed that August.

⁴ The source for this information is Joseph Oettinger, Jr. "Westwood Time Line 1861-1905," 2006.

⁵ Oettinger, Jr. p. 21

⁶ Ibid, p. 22

Water bounds Westwood. The Musquapsink Brook is close to the south boundary with Emerson and continues through the eastern section of the borough. The Pascack Creek forms the northern boundary of the town. The railroad and automobile bridges vary in age. They are important reminders explaining why roadways follow particular routes. One aspect of town development is the ready availability of potable water and water pressure. In the late 19th century, Cornelius S. DeBraun bought land on a nearby bluff for the purpose of establishing a reservoir.⁷ By 1899, a water plant was in full operation and sold to the Hackensack Water Company in 1901.⁸ The water plant was a significant factor why a larger number of houses to be constructed along newly laid streets. By the time of the 1905 New Jersey Census, there were 234 dwellings housing a population of 1,044.⁹

The turn of the century saw the construction of the Lincoln High School, the introduction of electricity, telephones, and automobiles to the town, and the establishment of the Underwood & Underwood Stereoscope Company (a car dealer occupies the former factory).¹⁰ Phonographic concerts in the park were a big attraction on Saturday nights.¹¹ The first decades of the new century saw many of the congregations building their first churches on plots nestled in the neighborhoods.

The Bromley Atlas map from 1913 shows the concentration of development that took place up to that year.¹² Three triangular parks were shown. The densest development was close to the station and to the east of the railroad tracks. Most of the lots between Jefferson Avenue and Lake Street, and from Railroad Avenue (now Broadway) to Hopper Avenue had houses on the street frontage and out-buildings situated on the rear of the lots. There were several areas in the borough where lots had been plotted, but there were only one or two houses per block. Larger parcels of acreage still remained extant around the borough's perimeter. A small gathering of commercial buildings were beginning to transform Westwood Avenue into the main street. The First National Bank, a stone clad building, marked a busy corner with its elegant Beaux Arts sense of stability.

⁷ Ibid, p. 28

⁸ Ibid, p. 34 & 39.

⁹ Meeker, Ellis. *New Jersey: A Historical, Commercial and Industrial Review*, p. 215.

¹⁰ Oettinger, Jr. p. 35-36

¹¹ Ibid, p. 42

¹² Bromley, *Atlas of Bergen County*, Volume II, Plate 28.

By the 1920s, the town was burgeoning. The Westwood Theater first opened its doors in 1919 and was joined by a second theater, The Pascack Theater in 1929.¹³ The railroad was carrying three million people a year and a new train station was constructed in 1932. Taxis took travelers on short trips and bus lines connected Westwood to neighboring towns in all directions.¹⁴ Gasoline powered automobiles replaced horses and stables were converted into garages. The transition from railroad suburb to automobile suburb had already begun throughout Bergen County and it accelerated after the completion of the George Washington Bridge in 1931.

In 1914, the Sanborn Map Company first mapped the borough's houses in great detail and they conducted an update in 1921. In these five short years, the size of the coverage area was significantly greater as more houses were constructed. The 1924 Aeroview of Westwood drawn by itinerate artist Rene Cinquin shows in great detail the village of houses with a compact downtown at its center. In just three years, the number of commercial buildings along Westwood Avenue had quadrupled. Built wall to wall, they created the two-block long, downtown streetscape that continues to offer a concentrated place for goods and services. Similar grouping of commercial buildings along the east side of Broadway flanked Westwood Avenue. There were additional commercial buildings constructed on Washington and Third Avenues around the triangle park. The 1994 centennial booklet cataloged many of the hundreds of businesses over the decades that collectively helped maintain Westwood's thriving commercial district.¹⁵

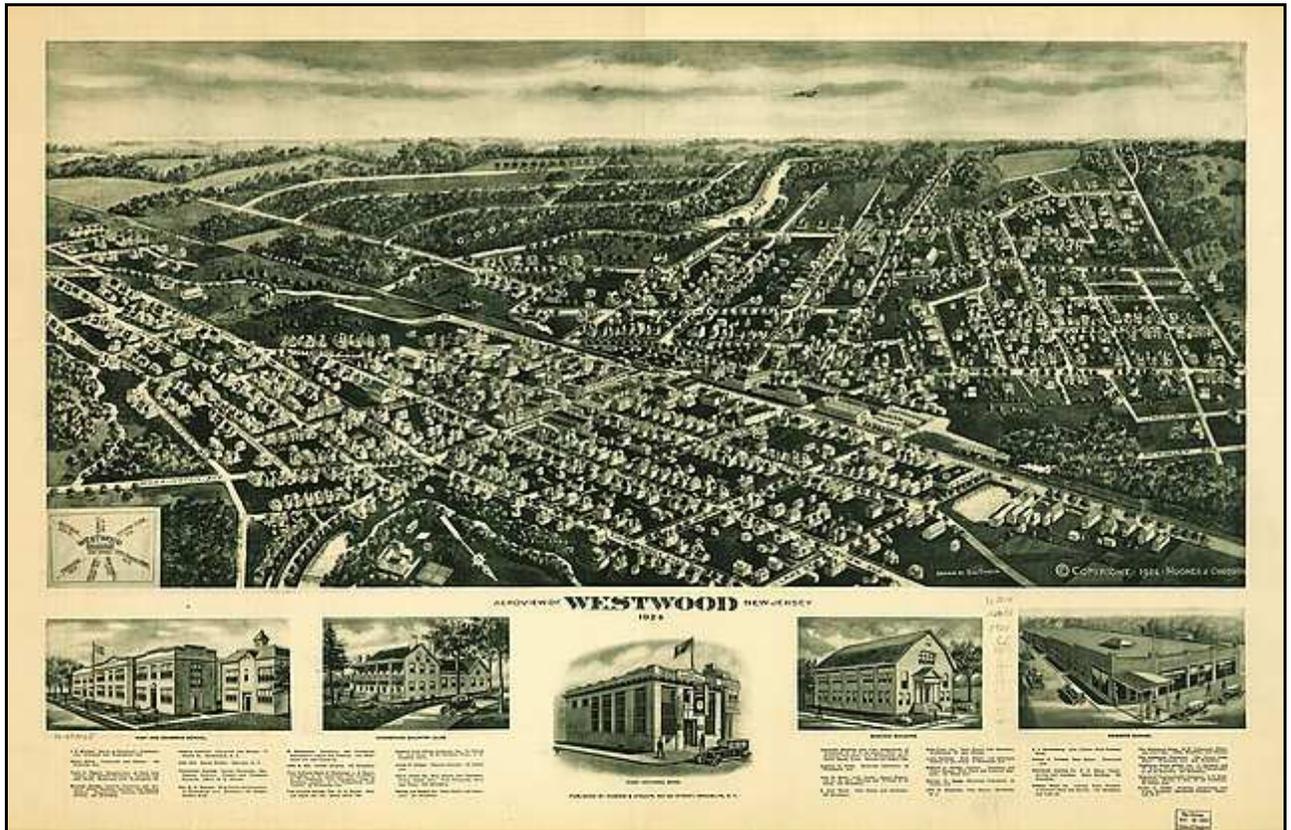
Houses built in Westwood borough during the first half of the 20th century reflect the trends of American architecture that included planbook designs and kit houses. There are many bungalows, Four Squares, and revival style houses that expanded Westwood's eclectic suburban appearance. The neighborhood east of Bogert's Pond around Goodwin Terrace, Hurlbut, and James Streets has a particularly interesting sampling of Tudor Revival style houses. The post-World War II developments include rows of Ranches and Cape Cods, like the stone and brick builder's model houses along Taco and Fourth Avenues.

¹³ Michael Pelligrino, *Westwood*, pp. 59-60.

¹⁴ *Westwood; One Hundred Years of Hometown Heritage*, pp. 18-19.

¹⁵ *Westwood; One Hundred Years of Hometown Heritage*, p. 66.

The borough is nearly grown out to its edges. At its heart remains the Veterans Memorial Park, the triangular community space and crossroads still used for parades, concerts, and other community activities. It is a visible reminder of the sense of community pride that has been given from one generation to the next over 100 years of Westwood history.



1924 Aeroview Map of Westwood, New Jersey Hughes & Cinqin

HISTORIC SITES SURVEYS: (See Appendices A and B)

In 1982 and 1983, the Bergen County Board of Chosen Freeholders sponsored a county wide survey of historic sites. Administered by the Bergen County Office of Cultural and Historic Affairs and the Bergen County Historic Sites Advisory Board, the survey was the first comprehensive reconnaissance of historic sites ever conducted. The survey identified buildings, streetscapes, districts, and sites of historical and architectural interest throughout the County. The project created a large body of information on individual properties that reflected the most important in each community.

The survey established a systematic approach and developed criteria for analysis of many sorts of historic sites. Properties in this survey were chosen after reviews of previous historic sites inventories, the records of the New Jersey Department of Environmental Protection, local histories, historic maps, and consultations with local knowledgeable people. T. Robins Brown researched the history of Westwood and compiled an overview of the borough's pattern of development. The survey was limited by time and one of the recommendations was to conduct more research to strengthen the understanding of Westwood's cultural history. In the intervening years, several publications have helped shed more light on Westwood's history.

The list of identified historic sites produced during the 1982-1983 Bergen County Historic Sites Survey effort is the foundation of Westwood's historic preservation planning. In the Master Plan reevaluation of 2005, the authors, Burgis Associates, Inc., recognized that the prevailing economic climate and trends in housing improvements were subjecting Westwood's older houses to haphazard modernization at the expense of their historic character. The potential loss of the borough's historic treasures is seen as a degradation of the visual amenities found throughout the borough. A renewed effort has been undertaken to identify, analyze, and update the Bergen County Historic Sites Survey.

Tables in Appendix A:

The tables in Appendix A include lists of the sites first identified in 1982. The lists were updated in 2005. These listed sites continue to be deemed worthy of protection due to their historic importance. The tables in Appendix A include the following six lists:

1. DISTRICT 1 PRESERVATION CROSS REFERENCE LIST
AREA AROUND VETERAN'S MEMORIAL PARK AND WESTWOOD
CENTER
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
2. DISTRICT 2 BOGERT PRESERVATION CROSS REFERENCE LIST
PARK AND AREA BOUND BY BOGERT AVENUE, CAROLYN STREET,
AND PROSPECTS STREET
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
3. INDIVIDUAL LOCATION PRESERVATION CROSS REFERENCE LIST
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
4. STREETScape 3 PRESERVATION CROSS REFERENCE LIST
JEFFERSON AVENUE
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
5. STREETScape 4 PRESERVATION CROSS REFERENCE LIST
TERRACE DRIVE STREETScape
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
6. STREETScape 5 PRESERVATION CROSS REFERENCE LIST
WESTWOOD AVENUE STREETScape
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

The Bergen County Stone House Survey that took place in 1978 was another county-wide survey. It preceded the Bergen County Historic Sites Survey. The Stone House Survey led to a multiple property listing on the New Jersey and National Registers of Historic Places in 1980 and 1983 respectively. Westwood has one historic house included in this survey, the John D. Haring House at 306 Washington Avenue. This house was also included in the Bergen County Historic sites Survey and is included in the list of individual properties in Appendix A.

Tables in Appendix B:

Appendix B includes the list of surveyed historic sites from two lesser known state-wide surveys; the 1991 New Jersey Transit Historic Railroad Bridge Survey and the 1994 Historic Bridge Survey.

The NJ Transit Historic Railroad Bridge Survey was conducted by DeLeuw, Cather and Company Engineering-Science, Inc. in 1991. This state-wide survey of historic railroad bridges examined the railroad bridges along the Pascack Valley Line and evaluated them for eligibility for listing in the New Jersey and National Registers.

The New Jersey Historic Bridge Survey was conducted in 1994 by A. G. Lichtenstein & Associates for the New Jersey Department of Transportation's Bureau of Environmental Analysis. It was a comprehensive inventory of roadway bridges with spans of 20 feet or greater and constructed before 1946. The survey also evaluated bridges for eligibility for listing in the New Jersey and National Registers. One bridge in Westwood was surveyed--the 1936 bridge carrying Third Avenue over the Musquapsink Brook.

Historic Sites with State Historic Preservation Officer (SHPO) Opinions of Eligibility:

In 1997, the State Historic Preservation Officer determined that the Westwood Center Historic District was eligible to be listed in the National Register of Historic Places under Criteria A and C. The district includes two contiguous blocks of park land, Veteran's Memorial Park and Park Plaza, and surrounding buildings centrally located in Westwood. The district includes the resources listed in the District 1 Preservation Cross Reference List in Appendix A. The SHPO opinion is included here:

The Westwood Center Historic District is a visually cohesive area which has a village green character and to a large extent retains the character which it obtained in 1932, when the existing Westwood Railroad Station building was erected and the surrounding Park Plaza created. The adjacent smaller park, now called Veteran's Memorial Park, had been in existence prior to that time and a railroad station was located within the district since 1870-1871. The district has an important place in Westwood's developmental history since it shows the continuing evolution of the area around the Westwood railroad depot between 1870 to the present. It retains examples of late 19th century domestic architecture and small town commercial

architecture. The district is comprised of all buildings along its perimeters of Park Avenue, Third Avenue, Washington Avenue, and Broadway, with the exception of a new diner on the NE corner of Broadway and Jefferson Avenues. This includes the Westwood Railroad Station as a contributing resource within the boundaries of the historic district.



INTERFACE WITH OTHER MASTER PLAN ELEMENTS

The New Jersey Municipal Land Use Law requires that each element of the municipal master plan be integrated with other elements of that plan. The local historic districts, streetscapes, historic transportation corridors, buildings, structures and sites are integrally linked with future land use, housing, circulation, recreation, and open space in the municipal planning process. In this case, the Historic Preservation Plan Element seeks to find a balance between the preservation, interpretation, and maintenance of the Borough's critical historic resources with the municipality's need for ongoing changes in land use.

Land Use Element

Westwood's historic districts, streetscapes and landmarks connect with land use planning in a number of ways. The municipal Land Use Plan sets forth the goals, objectives, and policies that consider alternative residential, commercial, industrial, recreational, open space and other types of development within and in proximity to historic districts and landmarks. Devoid of such goals, objectives, and policies, over time regulations, government zoning, and subdivisions tend to alter the historic pattern of development to a more homogenized and uniform appearance than existed in the past. The historic landscape of a community tends to be characterized by a wide variety of lot sizes and building setbacks. The inherent characteristics of the land itself rather than uniform zoning standards were the standard by which decisions were made about property division and building location in the past. The uniformity and regularity of development designed in accordance with current zoning and subdivision ordinances are often at odds with the historic integrity of a district, streetscape or an individual landmark building.

Development taking place in close proximity to historic districts or streetscapes can also have detrimental impacts on the historic integrity of the district or streetscape. In the case of Westwood, the vast majority of the land surrounding the historic districts and streetscape areas has already been developed in one form or another. Therefore, the future development that may take place around these areas needs to be well planned for in terms of the bulk zoning requirements that will reflect historic development patterns in the municipality. Development that changes the historic context will be

detrimental to the historic character, integrity, and significance of these late 19th and early 20th century districts and streetscapes. Therefore, it is critical that Borough regulations be creative in such a manner that they promote the preservation of these historic features as identified in the current cultural resource inventories, as well as those historic districts and streetscapes that any future inventory may identify.

It is through the review of applications pending before the Planning and Zoning Boards that a Historic Preservation Commission has an opportunity to assist in the design review process, and help assure that the character defining features of historic districts, streetscapes, individual landmark buildings, and objects be preserved.

Housing Plan Element

The Borough's historic housing stock is an important component in the development of a Housing Plan element. The Borough Housing Plan Element of the Master Plan has taken into consideration the concept that historic non-residential buildings can be saved and adaptively reused for purposes of developing new housing. Such adaptive reuse of structures could include older, very large, single-family residences and commercial buildings converted into multiple family units.

Specifically the Housing Element sets forth the following:

The prevailing economic climate and housing improvement trends has resulted in significant pressure to expand the older housing stock within the Borough. While home improvement represents a positive effort to modernize the Borough's housing stock, this activity needs to be undertaken with an effort towards preservation of the Borough's historic properties and places. The haphazard improvement can represent not only the degradation of the visual amenities of the community but also the loss of many of the Borough's historic treasures. A renewed effort has been undertaken by the Borough to identify, analyze and update the Bergen County Office of Cultural and Historic Affairs Survey from 1982-1983.

This updated list has been included as an appendix of this report.

In 1999, the State of New Jersey implemented a new and innovative rehabilitation building sub-code. This new code was designed to help relax some of the more stringent building code requirements as they pertain to historic buildings and structures. The code was designed to make the rehabilitation of historic buildings more affordable and more realistic alternatives to demolition and new construction. This sub-code is now nationally recognized as a significant stimulus for the preservation of historic buildings. In Westwood, it has the potential to help strengthen the historic fabric of not only buildings and structures within the historic districts, streetscapes and the individually designated landmarks as well, but to also help slow the unnecessary demolition of historic buildings.

Central Business District

The Master Plan includes a rather detailed analysis of the existing conditions currently observed in the Borough's central business district. Here, the report addresses issues pertaining to circulation, building condition, types of uses, etc.

Most importantly, in terms of the preservation of the historic resources within the central business district, the Master Plan addresses the significance of maintaining the visual context of the district. Specifically, the Plan sets forth the following:

In addition, to improve the visual context of the district it is recommended that a design guideline handbook for façade and building improvements be adopted. A handbook would help to provide a framework for façade improvement and identify recommended improvements that an individual property owner or merchant could implement. The guidelines help to identify period appropriate detailing and illustrate what the Borough is striving to achieve for the image of the Central Business District.

Circulation Plan Element

The Circulation Plan should give special consideration to the individually identified historic structures and those historic buildings located within historic districts or within identified historic streetscapes. The character of a community is maintained when the scale of historic roadways are

maintained as they pass through such districts or streetscapes or lead past individual historic buildings. The Circulation Plan Element should delineate the locations of all identified cultural resources within the Borough so as to warrant appropriate consideration in planning any transportation network changes that may directly or indirectly impact those resources.

The design standards for road and sidewalk improvements are an area of public policy that can have a profound impact on the preservation of a community's historic resources. The materials and layout of these improvements, if not carefully considered, can create a significant visual intrusion within a historic district or along a streetscape. Attention has to be given to the use of materials that have been identified as being historically appropriate for the area they are to be used in while still providing the appropriate safety to the traveling public.

Parks and Recreation Element

The Master Plan has identified a significant design issue facing the community – the redesign of Veterans Park, located in the Central Business District. The Plan notes that many of the specific proposed improvements to the vital central public gathering place were first set forth in the 1993 Borough Master Plan. Given the increased awareness of the significant role historic preservation will be playing within the community, it is recommended that the entire redesign of the park facility be re-examined so as to assure that any improvements will be complimentary to and not detract from the National Register eligible historic resources contained within the Central Business District.



RECOMMENDATIONS

In towns across the country, effective historic preservation begins with the establishment of a local Historic Preservation Commission (HPC). A Commission can be given the responsibility to identify, document, and protect historic resources. As outlined in the previous pages, the Borough of Westwood has a fair number of identified historic resources including two historic districts, several streetscapes, and many significant individual buildings and structures.

In 1986, the New Jersey Municipal Land Use Law was amended by the State Legislature so as to permit a municipality the option of creating a Historic Preservation Commission if it chose to. Over one hundred and fifty communities throughout the state have already established Historic Preservation Commissions. In order to help assure the continued existence of those historic resources that have been identified, it is recommended that a Historic Preservation Commission be established in Westwood Borough.

The Historic Preservation Commission can be given the following responsibilities:

1. Make recommendations to the Planning Board on the Historic Preservation Plan Element of the master plan and on the implications for the preservation of historic sites of any other master plan element.
2. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvements program.
3. Advise the Planning Board and the Zoning Board of Adjustment on applications for development pursuant to Section 110 of the New Jersey Municipal Land Use Law.
4. Review and comment on site plans, subdivisions, and variance applications.
5. Provide written reports pursuant to Section 111 of the New Jersey Municipal Land Use Law on the application of the zoning ordinance provisions concerning historic preservation.

6. Encourage the continued use of historic resources and facilitate their appropriate reuse.
7. Safeguard the heritage of the Borough of Westwood by becoming knowledgeable about the identified cultural resources of the community, which reflect elements of its cultural, social, economic, and architectural history.
8. Maintain and develop an appropriate and harmonious setting for the historic and architecturally significant buildings, structures, sites, objects or districts within the Borough of Westwood.
9. Discourage the unnecessary demolition of historic resources.
10. Foster and enhance civic beauty and neighborhood pride.
11. Promote the appreciation of those individually identified buildings or structures and the identified cultural resources in the historic districts and streetscapes for the education, pleasure, and general welfare of the citizens of the Borough and its visitors.
12. Broaden and refine the list of locally designated historic landmarks, landmark sites, and historic districts.
13. Conduct a comprehensive survey of the Borough's historic resources.
14. Encourage private reinvestment in existing or new structures in a manner that preserves, restores, repairs or is compatible with the original architectural style characteristic found in the historic districts and streetscapes in which the structure is located.
15. Prepare and distribute an historic district guideline handbook to be utilized for application reviews and to foster appropriate rehabilitation activities within the historic districts, streetscapes and for individual buildings or structures.

16. Advise and assist property owners and other persons and groups, including neighborhood organizations who are interested in historic preservation.
17. Undertake educational programs in collaboration with the Westwood Heritage Society, including: (a) the preparation of publications aimed at stimulating interest in and sensitivity to historic preservation; and (b) the placing of historic markers on structures.
18. Report at least annually to the Borough Council on the state of historic preservation in the borough and recommend measures to improve the same.
19. Collect and disseminate material on the importance of historic preservation and techniques for achieving the same.
20. Advise all municipal agencies regarding the goals and techniques of historic preservation.
21. Adopt and promulgate such regulations and procedures, consistent with the historic preservation ordinance, as are necessary and proper for the effective and efficient performance of the duties of the Commission.
22. Evaluate the previously identified resources against the criteria for the National Register of Historic Places.
23. Prepare nominations for the New Jersey and National Register of Historic Places.
24. Review proposed National Register nominations for properties prepared by other individuals or organizations.
25. Review Section 106 applications for projects within the Borough or that might affect properties in the Borough.
26. Review applications for Certificates of Appropriateness before proposed work can take place on the exterior of locally designated

historic properties. This would include work such as demolition, relocation, alteration, and new construction within a historic district.

27. Actively participate in seeking grant opportunities and tax incentives or other funding from state and federal sources.



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MAPS

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APPENDIX A :
BOROUGH OF WESTWOOD, BERGEN COUNTY, NEW JERSEY
MASTER PLAN HISTORIC PRESERVATION ELEMENT

Table 1.) DISTRICT 1 PRESERVATION CROSS REFERENCE LIST
 AREA AROUND VETERAN'S MEMORIAL PARK AND
 WESTWOOD CENTER
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITE INDEX

No.	Address	Block/Lot	BCHSI 2067 #	NAME
1	313 Broadway	907 / 2	D1 1	Voltz Hardware
2	325 Broadway	907 / 3	D1 2	Jaeger's Westwood Diner
3	329 Broadway	907 / 4	D1 3	Gardner's II and Fabric Discount King
4	347 Broadway	907 / 5	D1 4	The Party Shop and Fraternally Yours
5	347 A Broadway	907 / 5	D1 5	The Store Next Door
6	349 Broadway	907 / 6	D1 6	Westwood Flower Shop
7	SE corner of Broadway and Westwood Avenue	907 / 9	D1 7	Westwood Trust
8	Westwood Railroad Station	906 / 2	D1 8	Railroad Station
9	88 Elm Street	911 / 1	D1 9	
10	5 Park Avenue	912 / 6	D1 10	De Marzo
11	7 Park Avenue	912 / 5	D1 11	
12	15 Park Avenue	912 / 4	D1 12	
13	21 Park Avenue	912 / 3	D1 13	
14	25 Park Avenue	912 / 2	D1 14	
15	29 Park Avenue	911 / 6	D1 15	
16	49 Park Avenue	911 / 4	D1 16	Westwood Library
17	45 Park Avenue	911 / 3	D1 17	P.H. Westervelt House
18	47 Park Avenue	911 / 2	D1 18	A.B. Van Emburgh House
19	274 Third Avenue	904 / 8	D1 19	

20	288 Third Avenue	904 / 7	D1 20	
21	296 Third Avenue	904 / 6	D1 21	
22	318 Third Avenue	904 / 5	D1 22	
23	Veteran's Memorial Park and Bandstand	905 / 1 906 / 1	D1 23	Bandstand
24	20 Washington Avenue	806 / 5	D1 24	DeBaun Saloon- Meyers Park Hotel
25	40-48 Washington Avenue	806 / 5	D1 25	

Table 2.) DISTRICT 2 BOGERT PRESERVATION CROSS REFERENCE LIST
 PARK AND AREA BOUND BY BOGERT AVENUE, CAROLYN
 STREET, AND PROSPECT STREET
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

No.	Address	Block /Lot	BCHSI 0267	NAME
1	3 Bogert Avenue	1007 / 13	D2 1	
2	11 Bogert Avenue	1007 / 12	D2 2	
3	15 Bogert Avenue	1007 / 11	D2 3	
4	33 Bogert Avenue	1007 / 10	D2 4	
5	6 Carolyn Street	1002 / 10	D2 5	
6	22 Carolyn Street	1002 / 8	D2 6	
7	30 Carolyn Street	1002 / 7	D2 7	
8	Musquapsink Brook Bridge	1007	D2 8	Musquapsink Brook Railroad Bridge
9A	112 Prospect Avenue	1007 / 14	D2 9A	
9	109 Prospect Avenue	1004 / 9	D2 9	
10	115 Prospect Avenue	1004 / 8	D2 10	
11	125 Prospect Avenue	1004 / 7	D2 11	
12	131 Prospect Avenue	1004 / 6	D2 12	
13	137 Prospect Avenue	1004 / 5	D2 13	
14	143 Prospect Avenue	1004 / 4	D2 14	
15	151 Prospect Avenue	1004 / 3	D2 15	
16	157 Prospect Avenue	1004 / 2	D2 16	
17	163 Prospect Avenue	1004 / 1	D2 17	

Table 3.) INDIVIDUAL LOCATION PRESERVATION CROSS REFERENCE LIST
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX
 (Three resources listed in 2005; #0267-9, 0267-13, and 0267-17 have since been demolished and were not included in this list.)

No.	Address	Block / Lot	BCHSI 0267	NAME
1	2 First Avenue	1001 / 17	6	David Bogert House
2	610 Lafayette Avenue	203 / 6	7	Westervelt House
3	230 Mill Street	225 / 8	8	Vanderbilt House
4	306 Washington Avenue	107 / 3	10	John D. Haring House
5	47 Berkeley Avenue	1409 / 6	11	Westwood School # 2
6	25 Boulevard	914 / 9	12	Bogert Furniture Shop
7	36 First Street	1001 / 13	14	John Haring House
8	31 Fourth Avenue	1206 / 2	15	W.H. Bamm House
9	36 First Street	1001 / 13	16	J.D. Henry House
10	219 Kinderkamack Road	1504 / 5	18	Richard Hopper House
11	11 Madison Avenue	806 / 4	19	Old Stereoscope Factory
12	14 Mill Street	1001 / 14	20	
13	NE section of Westwood Cemetery (South side of Old Hook Road east of Crest Street)	1805 / 7, 8, 9	21	Old Hook Cemetery from 1797. Ackerman headstone. Alyea and Hopper families.
14	NE corner of Palisade Avenue and Pleasant Avenue	1901 / 27	22	St. John AME Church
15	81 Second Avenue	1007 / 5	23	Fred Link Stone House
16	84 Washington Avenue	805 / 2	24	Second Empire style
17	96 Washington Avenue	805 / 1	25	Brickell House

18	234 Washington Avenue	112 / 16	26	John G. Bogert House
19	264 Washington Avenue	111 / 9	27	American Legion Hall
20	27 Wheeler Avenue	211 / 7		W.N. Wright House (reinforced concrete)
21	116 Seventh Avenue	211 / 8		Queen Anne style reinforced concrete

Table 4.) STREETScape 3 PRESERVATION CROSS REFERENCE LIST
 JEFFERSON AVENUE
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

No.	Address	Block / Lot	BCHSI 0267	NAME
1	57 Jefferson Avenue	1503 / 13	S3 1	
2	59 Jefferson Avenue	1503 / 14	S3 2	
3	63 Jefferson Avenue	1503 / 15	S3 3	
4	73 Jefferson Avenue	1503 / 16	S3 4	
5	77 Jefferson Avenue	1503 / 17	S3 5	

Table 5.) STREETScape 4 PRESERVATION CROSS REFERENCE LIST
TERRACE DRIVE STREETScape
WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

No.	Address	Block / Lot	BCHSI 0267	NAME
1	SE corner of Terrace Drive and Bogert Place	1307 / 1	S4 1	Palmer House
2	15 Terrace Drive	1307 / 2	S4 2	Brent House
3	17 Terrace Drive	1307 / 3	S4 3	
4	21 Terrace Drive	1307 / 4	S4 4	
5	27 Terrace Drive	1307 / 5	S4 5	
6	33 Terrace Drive	1307 / 6	S4 6	
7	39 Terrace Drive	1307 / 7	S4 7	
8	Corner Bryant Place and Terrace Drive	1305 / 1, 2	S4 8	

Table 6.) STREETScape 5 PRESERVATION CROSS REFERENCE LIST
 WESTWOOD AVENUE STREETScape
 WESTWOOD 0267 BERGEN COUNTY HISTORIC SITES INDEX

No.	Address	Block / Lot	BCHSI 0267	NAME
1	56 Westwood Avenue	807 / 22	S 5	
2	72 Westwood Avenue	807 / 21	S 5	West Building
3	NW corner Westwood Avenue & Broadway	807 / 1	S 5	
4	NE corner Westwood Avenue & Broadway	807 / 20	S 5	
5	269 Center Avenue	808 / 2	S 5	Steer Building
6	104 Westwood Avenue	808 / 1	S 5	
7	128 Westwood Avenue	808 / 17	S 5	
8	142 Westwood Avenue	808 / 16	S 5	Westwood Theater
9	152 Westwood Avenue	808 / 15	S 5	
10	162 Westwood Avenue	808 / 14	S 5	Savings Bank
11	North side of Westwood Avenue between Center Avenue and Fairview Avenue	809 / 17, 15, 13, 12	S 5	
12	216 Westwood Avenue	809 / 1	S 5	Westwood Post Office
13	298 Westwood Avenue	809 / 11	S 5	Lewis Drugs
14	23 – 45 Westwood Avenue	907 / 11	S 5	Brickell Building
15	51 -89 Westwood Avenue	907 / 12, 14, 15	S 5	A.B. Bogert Building
16	99 Westwood Avenue	907 / 16	S 5	First National Bank
17	162 Center Avenue	907 / 18	S 5	Pascack Theater
18	South side Westwood Avenue between Broadway and Center Avenue	907 / 10, 13	S 5	
19	209-211 Center Avenue	908 / 5	S 5	
20	103 Westwood Avenue	908 / 7	S 5	
21	107 – 119 Westwood Avenue	908 / 8, 9	S 5	
22	123 – 135 Westwood Avenue	908 / 10	S 5	
23	151 Westwood Avenue	908 / 12	S 5	

24	175 Westwood Avenue	908 / 13	S 5	Realtor Building
25	South side Westwood Avenue between Center and Fairview Avenue	908 / 14	S 5	
26	SW corner of Westwood Avenue & Kinderkamack	811 / 11	S 5	Five Corners Shopping Center

APPENDIX B

BOROUGH OF WESTWOOD, BERGEN COUNTY, NEW JERSEY

MASTER PLAN HISTORIC PRESERVATION ELEMENT

Table 1.) **PRESERVATION CROSS REFERENCE LIST**
1991 NEW JERSEY TRANSIT HISTORIC RAILROAD BRIDGE
SURVEY
DELEUW, CATHER AND COMPANY ENGINEERING-SCIENCE, INC.

Milepost No.	Facility Carried	Name	Construction date	Type of Bridge
21.20	Pascack Valley Line	Bridge over the Pascack Creek	1890	Through Plate Girder
20.29	Pascack Valley Line	Bridge over Musquapsink Brook	1915	Stone Arch

Table 2.) **PRESERVATION CROSS REFERENCE LIST**
1994 NEW JERSEY HISTORIC BRIDGE SURVEY
LICHTENSTEIN & ASSOCIATES, INC.

No.	Facility Carried	Name	Construction date	Type of Bridge
020067 E	Third Avenue	Third Avenue over Musquapsink Brook	1936	Encased Stringer Bridge