

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received JUL 16 1986  
date entered AUG 29 1986

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Saddle River Multiple Resource Area (partial inventory of Historic &  
Architectural properties)  
and/or common

2. Location

street & number Borough limits of Saddle River NA not for publication  
city, town Saddle River vicinity of  
state New Jersey code 034 county Bergen code 003

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
<input checked="" type="checkbox"/> MRA	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Bergen County Administrative Building

street & number Main & Essex Streets

city, town Hackensack state New Jersey

6. Representation in Existing Surveys

New Jersey Historic Sites Inventory;  
title Bergen County Historic Sites Survey has this property been determined eligible?  yes  no

date 1983-84  federal  state  county  local

depository for survey records Office of NJ Heritage; Bergen County Cultural & Historic Affairs

city, town Trenton; Paramus state New Jersey

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Representation in Existing Surveys (cont.)

The following properties are listed on the National Register of Historic Places as part of the thematic nomination, "The Early Stone Houses of Bergen County":

- #2 136 Chestnut Ridge Road; Ackerman House, listed 01-10-83.
- #3 184 Chestnut Ridge Road; Achenbach House, individually listed 04-18-79.
- #10 116 E. Saddle River Road; Laurance Thomas Van Buskirk House, listed 01-10-83.
- #12 164 East Saddle River Road; Andries Thomas Van Buskirk House, listed 01-10-83.
- #14 199 East Saddle River Road; Abram Ackerman House and Mill, listed 01-10-83.
- #19 45 West Saddle River Road; Hopper House, listed 07-24-84.
- #20 109 West Saddle River Road; Ackerman-Dater House, listed 01-10-83.

The following properties are included in the Historic American Buildings Survey:

- #5 96 East Allendale Road, as Zion's Evangelical Lutheran Church, NJ-330.
- #11 150 East Saddle River Road, as Van Buskirk-Ackerman House, NJ-331.
- #12 164 East Saddle River Road as Van Buskirk (Bond) House, NJ-300.
- #14 199 East Saddle River Road, as Abram Ackerman House, NJ-156.
- #14 199 East Saddle River Road, as Ackerman Feed and Flour Mill (Washington Feed and Flour Mill), NJ-486.

The following property is included in the New Jersey Black Historic Places Survey of the New Jersey Historical Commission, 1983-84.

- #6 171 East Allendale Road, as Alfred P. Smith residence, 0258-BS-1.

The following properties have been designated Saddle River landmarks under local ordinance No. 400C:

- D#2 67 East Allendale Road.
- D#4 70 East Allendale Road.
- D#13 139 West Saddle River Road.
- D#19 150 West Saddle River Road.
- D#22 154 West Saddle River Road.

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- D#24 156 West Saddle River Road.
- D#31 170 West Saddle River Road.
- #4 88 and 90 East Allendale Road.
- #5 96 East Allendale Road.
- #6 171 East Allendale Road.
- #12 164 East Saddle River Road.
- #14 199 East Saddle River Road.
- #17 246 East Saddle River Road.
- #19 45 West Saddle River Road.
- #20 109 West Saddle River Road.
- #23 81 West Saddle River Road.

## 7. Description

<u>X</u> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<u>X</u> original site
<u>X</u> good	<input type="checkbox"/> ruins	<u>X</u> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Saddle River Multiple Resource Area consists of the Saddle River Center District and 23 individual properties within the Borough of Saddle River. The district is a crossroads hamlet at the crossing of West Saddle River Road and East Allendale Road which extends linearly along West Saddle River Road. It contains 27 principal historic buildings and structures in addition to accessory buildings, such as barns and corncribs, and significant open spaces, such as parklands, marshlands used for raising aquatic plants, planting fields, and a pond. It has six non-historic buildings, all houses. The district, which retains the scale and character of a pre-1930 rural hamlet, has a mix of commercial and residential buildings. All buildings are free-standing, between one and one and a half stories high, and have gable or gambrel roofs (except for one hip roof, on the Mowerson Store (D#15)\*). There is considerable variety in density of development, in lot size, in amount of setback, and in age, size, and architectural style of buildings. All of the 17 buildings which were built before 1900 are frame. Most of the 20th century buildings in the district are also frame, but masonry exterior surfaces also appear on these later resources. Most buildings in the district are vernacular designs, including farmhouses and early 20th century stores. There is a mid-19th century foundry building (D#4) and Bergen County's best example of fantasy architecture, the medieval revival towers built by Lucien Sellet (D#29).

The 23 individual properties in the Area are located at scattered sites along Chestnut Ridge Road, East Allendale Road, and East and West Saddle River Roads. They include eight early stone houses built before 1840 (#2, #3, #10, #12, #14, #19, #20, #23). These stone houses vary considerably and display a wide variety of modifications. The Andries Thomas Van Buskirk House is a one-room early 18th century building which was enlarged into a center-hall, 5 bay block about 1770. Its roof was raised in 1825 and side wing and piazzas added later (#12). The Hopper House was transformed about 1870, by additions and modifications, into a very picturesque High Victorian eclectic country house (#19). A major remodeling of the Ackerman-Dennett House at the turn of the 20th century produced its Arts and Crafts bungalow appearance (#23). Also in the Resource Group are six buildings which are examples of various types of pre-1860 frame vernacular domestic architecture (#1, #4, #6, #11, #15, #16). Another inclusion is the Evangelical Lutheran Church property with the modest 1820-21 frame church building, a 1½ story frame meeting hall of 1886 which was enlarged in 1930, and a cemetery which provides an appropriate setting (#5). Three houses are interesting examples of frame farmhouses, which have been remodeled and enlarged, transforming them into country houses. The Ackerman-Dewsnap House (#13) has romantic picturesque modifications of circa 1870 added to a circa 1835-40, 1½ story, three bay frame house. The Stillwell-Preston House (#7) is a 1½ story, gambrel-roofed frame house of circa 1800 which was enlarged and remodeled in 1915 into an eclectic mansion with irregular plan and a mix of stone, clapboard, and shingle exterior surfaces. The Alonzo Foringer House (#9) is also a remodeled earlier house. Its stucco wall surfaces and colossal, pedimented portico provide a European ambience enhanced by the picturesque studio building which spans a stream. Its alterations date to 1922. Domestic architecture

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constructed as country houses is represented by late 19th and early 20th century examples. The B.C. Wandell House (#21) and the Dr. E.G. Roy House (#22) are both interesting 2½ story Second Empire frame houses of architectural interest. Most of the properties have early accessory buildings in addition to the principal buildings. The F.L. Wandell Estate (#18), located on an early industrial site, is a complex of building which retains the character of an early 20th century country estate. The boulder and shingle Ware Bungalow (#17) is an unaltered example of an Arts and Crafts country house of architectural quality. An unusual property is the Joe Jefferson Fishing Club (#8), which has a 1925 clubhouse as well as integrity of its wooded setting along the Saddle River.

Geography of the Borough of Saddle River

The Borough of Saddle River is an irregularly shaped, but relatively compact five square mile area in Northwest Bergen County. The Saddle River, a meandering waterway flowing north-south through a deep valley in the center of the Borough, is the Borough's dominant natural feature. This river gives its name to the municipality and to the valley in which it is located. The narrow flood plain of the river is flanked by steep banks which rise abruptly to about 100-200' on each side. Then the banks continue upward at a somewhat reduced grade, reaching an elevation of 300-350' at Chestnut Ridge in the vicinity of Chestnut Ridge Road, a north-south thoroughfare in the eastern part of the Borough, and an elevation of 250-300' near the western edge of the Borough. In addition to the Saddle River with its several mill ponds, the Borough has a number of other small ponds and brooks.

Until quite recently, much of the Borough was woodland or farmland. The current two-acre zoning permits the retention of some of the natural vegetation which contributes to the semi-rural ambience of the Borough. Most of the acreage has been divided into two acre plots (see map 8) and is zoned for single-family houses. These large lots allow historic properties to retain good integrity of setting.

Saddle River has four major north-south roads. The oldest of these, East and West Saddle River Roads, former Indian trails, are located on the first high level ground on either side of the Saddle River. Chestnut Ridge Road carries through-traffic in the eastern part of the Borough. Highway Route 17, a heavily trafficked, four lane divided highway, cuts across the western part of the Borough, largely isolating the southwest corner of the Borough from the rest of

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the municipality. The Borough's major east-west road is the approximately centrally-located East Allendale Road, which at the east connects Woodcliff Lake Road and Chestnut Ridge Road. East Allendale Road at the west has a cloverleaf connection with Route 17 and has an underpass under this highway.

Most of Saddle River's acreage is used for single-family houses. Land use statistics of 1978 state that 1,860 acres in Saddle River had low density residential use (one to four dwelling units per acre) and 1,005 acres were undeveloped (either vacant land or farmland).<sup>1</sup> Considerable building has taken place since 1978. The amount of acreage in the Borough which is farmed today is very small. However, the planting fields around the Ackerman-Pell House (D#13) at the center of the Borough are very visible. The subdivision of these fields for house lots is currently underway. Only 18 acres of the Borough's land had commercial useage in 1978 and commercial functions are centered around and between the intersections of East Allendale Road and East and West Saddle River Roads. There are no industries in Saddle River today, although before 1920 the Borough had a number of small hydropower industries along the Saddle River.

Physical Development of the Area

Several Revolutionary War period maps (maps 1 and 2) show today's Borough with few roads. East and West Saddle River Roads were in place and were connected at the locations of East Allendale Road and Upper Cross Road. There were no east-west through roads. The maps show widely scattered farmsteads along East and West Saddle River Roads. The area did not have a hamlet.

In 1811 Woodcliff Lake Road was built connecting East Allendale Road to areas to the east. East Allendale Road was extended through Saddle River to the west in 1828. The northern part of Chestnut Ridge Road was surveyed in 1825.<sup>2</sup> (the southern part of this road, south of Woodcliff Lake Road, was built between 1887 and 1902.) A crossroads hamlet developed along today's East Allendale Road between East and West Saddle River Roads. A school house (not extant) was built in this area about 1815, and in 1820-21 the Lutheran Church building (#5) was erected. While Helen and Mark Inskeep say the area was called "Lutherville" in 1828,<sup>3</sup> this name does not appear in the 1834 Gordon's A Gazetteer of the State of New Jersey, nor is a hamlet in Saddle River mentioned in this book. However, it is likely a nascent hamlet existed here at that time. The Gazetteer described the "well cultivated and productive" Saddle River Valley<sup>4</sup> and mentions the presence of mills along the banks of the Saddle River.<sup>5</sup> By 1840 the name "Saddle River" is applied to the center section of today's Borough on a U.S. Coast Survey map (map 3). This map indicates a small concentration of buildings at the

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crossroads and scattered farmsteads along existing roads. The map, which does not indicate all the northern part of today's Borough, shows in place the following roads: East Saddle River, West Saddle River, East Allendale, Woodcliff Lake, Chestnut Ridge north of Woodcliff Lake Road, Sawmill (no longer extant for its full length), Lower Cross, and Sheridan Avenue.

By 1861 when the Hopkins wall map of Bergen and Passaic counties was published, a crossroads hamlet existed around the intersection of East and West Saddle River Roads and East Allendale Road. Here were located the post office, church, school, stores, mills, foundry, shoemaker, and residences. Other development was scattered in a linear pattern along the early roads. Later maps of 1876 (maps 4, 5, 6) and 1913 (map 7) show that this pattern continued. A current map of the Borough (map 8) shows the additions of numerous roads, but most are cul-de-sacs and the roads in existence in 1840 remain the principal thoroughfares.

Current Uses for Buildings in the Area

In the Saddle River Center District, approximately 34% of the buildings have commercial functions and 66% residential ones. Several buildings have mixed commercial and residential functions, and there is one property (D#13) with farmlands. Of the 23 individual properties in this nomination, 20, or 87%, are residential. One, or 4.3%, is ecclesiastical (#5). One has a recreational function (#8). One house, which is Borough-owned, is vacant except for storage uses (#13). One property has a mix of residential and professional office uses (#19).

All properties included in this nomination are privately-owned except public roads within the historic district which are county-owned, some parkland within the district which is Borough-owned, and the Ackerman-Dewsnap Houe (#13) which is Borough-owned.

Survey Methodology

This nomination was, in part, the result of an architectural and historical survey of Bergen County, N.J., sponsored by the Bergen County Office of Cultural and Historic Affairs and the Office of New Jersey Heritage, New Jersey Department of Environmental Protection. The Bergen County Historic Sites Survey, conducted between 1979 and 1985, includes almost 8,000 buildings and sites. Properties included in this survey were chosen after review of previous historic sites inventories, local histories, and historic maps; after consultation with local

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historians and after visual inspection of all properties along older roads in the communities. The Saddle River survey report includes a developmental history of the Borough and inventory forms and listings for the Saddle River Center District and 60 individual properties. The Saddle River survey was conducted in 1983-84 by T. Robins Brown, an architectural historian who coordinated the Bergen County survey for the Office of Cultural & Historic Affairs. She worked with Louise Bogertman, Margaret D. Ross, Sandra Van Benschoten, Ilse Wahle, and Dorothy Ware of the Saddle River Historical Committee. The work was reviewed by Fred Bogert, J. Stanley Nants, and Claire K. Tholl of the Bergen County Historic Sites Advisory Board.

For additional descriptive information on the Saddle River Center District and the individual properties in this nomination, see their survey forms.

Notes:

1. Bergen County Planning Board, 1980 Planners Data Book for Bergen County
2. Reginald McMahon, "History of the Abraham P. Ackerman House, 136 Chestnut Ridge Road, Saddle River", July 1981.
3. Helen and Mark Inskeep, "Early Days of Saddle River", map. 1964.
4. Thomas F. Gordon, A Gazetteer of the State of New Jersey, Trenton: Daniel Fenton, 1834; p. 144.
5. Ibid.; p. 229.



# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input checked="" type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input checked="" type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) black history

**Specific dates** 18th century - 1930 **Builder/Architect** NA

### Statement of Significance (in one paragraph)

The Saddle River Multiple Resource Area, based on a survey of the historical and architectural properties in the Borough of Saddle River, Bergen County, New Jersey, is composed of the Saddle River Center District and 23 individual properties which together illustrate the history of the Borough from the 18th century to 1930 and comprise its notable historic architecture. Saddle River was primarily a farming community until the mid-19th century, and some farming continues to the present. The Borough retains a number of early farmhouses and is one of the few municipalities in Bergen County with a large number of barns, corn cribs, and other ancillary agricultural buildings extant. A number of the farmhouses are good examples of early local domestic architecture. The early stone house type (#2, #3, #10, #12, #14, #19, #20, all listed on the National Register of Historic Places as part of the thematic nomination, "The Early Stone Houses of Bergen County", and #23), and the early 19th century, three bay, 1½ story frame house type with upper knee-high windows and often a 1½ story side wing (D#12, D#13, #1, #11) particularly well represented. There are also properties associated with the floral industry in the Borough between 1873 and about 1920 (D#28, D#32), and the former facilities of the oldest commercial grower of aquatic plants in the United States (D#7). Saddle River has a number of properties associated with hydro-powered industries which flourished along the Saddle River until the 20th century (D#4, D#5, D#6, #14, #16, #18). The Saddle River Center District is one of 2 districts in Bergen County retaining pre-1930 architectural integrity as a rural, commercial-residential hamlet. Saddle River's Evangelical Lutheran Church (#5) is one of ten Federal Period church buildings in Bergen County and one of two which are of frame construction. It is the only one of these early churches which was erected for use solely by a Lutheran congregation. The Area has a number of properties associated with the recreational history of the Borough. These include a farmhouse which was a boarding house for vacationers during the summers in the 1880's (D#8), an estate used as YWCA camp between 1919 and 1941 (#18, #21), and the 1925 log clubhouse of a private fishing club (#8). Saddle River has a wide variety of country estate houses including remodeled farmhouses (#7, #9, #13, #19, #23), large Second Empire style houses (#21, #22), and a handsomely sited, large Arts and Crafts bungalow with boulder and shingle walls (#17). Writers, Orville and Metta Victor, lived in the Hopper House (#19), and artist Alonzo Foringer has his home and studio in Saddle River (#9), contributing to the Area's significance in literature and art. A place in black history in Bergen County is secured by the connection of the Area to Alfred P. Smith, a black journalist who published and wrote a local newspaper from 1881 to 1901 (#6).

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Saddle River's Early Domestic, Agricultural, and Ecclesiastical Architecture  
before 1850

While land patents for property in the Borough were granted in the early 18th century, the area remained sparsely settled into the 19th century. Albert Zaborowsky (Zabriskee) received a deed from the Indians in 1702 for land in the eastern part of the Borough. Land in the Borough west of Saddle River was included in the 1710 Ramapo patent. Part of the Zaborowsky land, which is now the southeast quadrant of the Borough, was conveyed in 1708 to Thomas Van Buskirk. On April 15, 1724, he sold part of the tract to sons Laurance and Andries. Brothers Abraham, Peter, and Isaac Van Buskirk also received Saddle River acreage about the same time. Except for the more northerly Banta property, later owned by Abraham Ackerman, all land east of the river in today's Borough belonged to the Van Buskirk family. In addition to the Van Buskirk and Ackerman families, at an early date other families were attracted to the land which is today's Borough. These include the Achenbach, Hopper, Stillwell, and Carlock families. A number of extant buildings are associated with these early families. While Jersey Dutch cultural traits characterized these early settlers, there was a greater German influence than is typical in Bergen County. A significant number of the early families adhered to the Lutheran faith rather than being members of the Dutch Reformed Church, the dominant sect in Bergen County's early settlement period.

The Borough retains many examples of local pre-1850 vernacular architecture. These buildings show the range of skill of the usually anonymous crafts person working with a limited range of resources. Most of these buildings are farmhouses which have been enlarged over their continuing construction histories, while retaining significant visual evidence of their early construction dates. Many of these houses have accessory buildings such as barns, outkitchens, smokehouses, and corncribs which contribute to the properties' importance as visual remnants of the rural life styles which produced them.

Saddle River contains eight buildings included in the Survey of Early Stone Houses in Bergen County. Seven of these are listed on the National Register of Historic Places as part of the thematic group of "one of the most important early American residential building types"<sup>1</sup> (#2, #3, #10, #12, #14, #19, #20). The eighth, the Ackerman-Dennett House, is an interesting example of an early farmhouse remodeled at the turn of the 20th century into an Arts and Crafts style country house (#23).

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The oldest house in Saddle River is probably the stone Andries Thomas Van Buskirk House at 164 East Saddle River Road (#12). The southeast room of its stone section is said to date to circa 1725-30. This room was incorporated into a much larger five bay wide sandstone block about 1770. This block was further enlarged when its roof was raised and upper-story knee-high windows added in the first half of the 19th century. The building's exterior today, to a large degree, retains its mid-19th century appearance and illustrates the continuing architectural evolution of a Saddle River farmhouse between c. 1725 - c. 1850. The Laurance Thomas Van Buskirk House at 116 East Saddle River Road (#10) and the Ackerman House at 135 Chestnut Ridge Road (#2) show other ways that an upper story was added to an early stone house. The former has a full added story and gable roof, while the latter received mansard roofs about 1875-76.

The stone, gable-roofed wing of the Achenbach House at 184 Chestnut Ridge Road (#3) was probably built before the Revolutionary War. This house's main block and both the main block and the wing of the Ackerman-Dater House at 109 West Saddle River Road (#20) were erected during the Federal Period. Both main blocks have handsome gambrel roofs. The Achenbach House was further enlarged in 1920 when the stone Michael Ryer House from Woodcliff Lake was attached providing two bays to the Federal Period main block and an east wing. The Ackerman-Dater House has a stucco-covered main facade with raised sandstone quoins. This treatment is probably original, reflecting the preference for planar wall surfaces during the Federal Period. The facade of the stone section of the Hopper House at 45 West Saddle River Road (#19) also has stucco and quoins, suggesting a Federal Period construction date rather than the early 18th century date traditionally given for its construction. This gambrel-roofed house has very picturesque late 19th century modifications of considerable architectural interest which will be discussed later. The Abram Ackerman House (#14) at 199 East Saddle River Road, which was built in 1781, has a stuccoed rear (north) wall. This very visible, five bay wide stone house with stone side wing evidences its continuing construction history in its late 19th century dormer and decorative shingling in the gambrel ends. On its property are interesting accessory buildings, including a frame mill building which will be discussed later.

Saddle River retains a number of frame farmhouses built before 1850, but many of them have undergone many significant later modifications. Typically, these early houses have stone foundations, are regularly divided into bays, and are 1½ stories in height. Most are gable-roofed, although the gambrel roof is represented. The houses originally had little applied ornamentation, and their architectural interest came from their simple massing and straight-forward farmhouse character.

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A good example of an early frame house which was enlarged over time is the Ackerman-Smith House at 171 East Allendale Road (#6). Its two bay wide eastern-most section is a circa 1760, 1½ story frame structure with coursed, roughly-squared stone foundation. Prior to 1861, this section was doubled in size by an addition at its west end. The house today also has a late 19th century, 2½ story west wing, and more recent rear (north) and west additions. The house, which probably was a tenant house, occupies a significant place in Saddle River's history and Bergen County's black history, as it functioned as the home and office of Alfred P. Smith, the black man who published and wrote the local newspaper, The Landscape, from 1881 and 1901.

Another farmhouse which has an interesting evolving construction history is the Ackerman-Pell House (D#13) on the southwest corner of West Saddle River Road and East Allendale Road. The rear (southwest) corner of the five bay main block has a stone foundation while the rest of the foundation is brick, suggesting that the corner section may be the house's late 18th century unit. The front appears to have been built in two sections, one two bays and the other three bays. Rear wings likely date to circa 1830 and circa 1930. The main facade with its five bay porch of simple Greek Revival style and upper knee-high windows has much of the architectural character of a circa 1830 local vernacular Greek Revival design. The house also occupies an important place in local history due to its occupants who were active in local and county affairs. In addition, surrounded by planting fields and agricultural buildings, it is a continuing link to the Borough's agricultural history.

The gambrel-roofed house at 9 East Saddle River Road (#7) is now a wing of an architecturally distinguished 1915 mansion designed by New York City architects Warren and Wetmore. The east block of the Ackerman-Leamon House (Bull's Head Tavern) at 119 West Saddle River Road (D#8) has a high ashlar sandstone foundation. Its upper story with knee-high windows and gambrel roof was built in the early 19th century, possibly during the time the building functioned as a drovers' tavern. The building also has several added side wings.

A number of early frame houses in Saddle River have upper story, knee-high windows, a favorite motif of early 19th century builders in New Jersey and elsewhere. The J.J. Carlock House at 2 Chestnut Ridge Road (#1), the Van Buskirk-Ackerman House at 150 East Saddle River Road (#11), and the Berdan House at 125 West Saddle River Road (D#12) have relatively well-preserved exteriors with three bay wide, 1½ story main blocks with knee-high windows and 1½ story side wings also with knee-high windows. The Saddle River Hotel building at 69 East Allendale Road (D#3), erected in 1837, is a good example of a 2½ story

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building with knee-high windows, here punctuating a wide attic frieze. Sometimes in Saddle River's architecture, knee-high windows are located in such a wide frieze of flush boards, a vernacular allusion to the friezes of classical Greek temples. Just as frequently in Saddle River, the knee-high windows are less sophisticatedly treated and punctuate the clapboard walls. None of the extant early 19th century houses in Saddle River have the handsome paneled friezes with knee-high windows occasionally found in Bergen County on Greek Revival style houses.

Many of Saddle River's extant early houses also retain adjacent barns and other accessory buildings which add considerably to the property's importance in local agricultural history and in local architectural history. Most of the barns are English barns with entrances on both long sides so a wagon can go through the building. A particularly interesting early accessory building is the small frame and rubble stone structure behind the O'Blenis House at 220 East Saddle River (#16).

The Borough has one of two pre-1830 frame church buildings extant in Bergen County. This 1820-21 building is the Evangelical Lutheran Church Building at 96 East Allendale Road, known as Zion Evangelical Lutheran Church (#5). This building is one of ten Federal Period ecclesiastical buildings extant in the county and the smallest of them. (Eight of these churches are of stone construction). The other early frame church edifice, the Ramapo Reformed Church in Mahwah (National Register listed), was originally jointly owned and built by a Lutheran and a Dutch Reformed congregation. The Saddle River building is the only extant early church building in Bergen County associated solely with the Lutheran sect. An unpretentious design, its 39' by 48' rectangular mass is terminated by a gable roof. At the east side of the roof is a steeple consisting of a square belfry, octagonal stage, and octagonal spire terminated by ball and weathervane. This building is unusual among Bergen County's early church edifices, as all other nine are examples of a Wren-Gibbs church type with rectangular mass with partially projecting tower with steeple attached to the gable-ended front. Unfortunately, the Saddle River building has undergone a number of modifications. The most serious among them is an addition attached to the front (east side) in 1949. The building does retain its small scale and unpretentious vernacular character and is enhanced by an adjacent cemetery and the frame 1886 Ladies Social Union Hall.

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Saddle River's Industrial and Commercial Historic Sites

Within the boundaries of the Borough were ample sites along the Saddle River for hydro-powered industries. Before the Revolutionary War a number of mills were built along its banks. In 1834 the river was described as having "rapid course and considerable volume, and mills were for grinding grain, sawing wood, or making shakes, but a circa 1830 textile mill is believed to have been located on the Wandell Estate" (#18). Extant mill buildings in the Borough include the Washington, or Achenbach Mill at 199 East Saddle River Road (#14). A mill was near this property before the Revolutionary War, but the existing frame building is believed to have been built in the mid-19th century. The building underwent 20th century modification adapting it to recreation room, apartment, and garage, but its basic mass is intact and it retains its shaft and some gears, and it's associated with an early stone house. Other mill buildings in Saddle River have also been altered or moved and are not included in the Area nomination.

In the early 19th century, the Ackermans had a trip-hammer foundry on the southeast corner of East Allendale Road and West Saddle River Road, at the center of the modern Borough (site of D#1). Agricultural implements were made in this non-extant facility. This type of industry continued in the Borough, for in the late 1840's John Woodruff built the Woodruff-Packer Foundry building, a two story frame building with raceway, or sluice, flowing under it. This building, although enlarged, is an important visual remnant of Saddle River's 19th century industrial history. It has a very visible location at 70 East Allendale Road in the Saddle River Center District (D#4).

The Borough has a diverse and interesting 19th century industrial history in spite of the fact that it has never had a railroad. In the late 1840's the Paterson and Ramapo Railroad was built about a mile west of the Saddle River and this line was the most accessible for local shipping. The lack of direct rail connection was likely a primary factor preventing large scale industry from locating along the Saddle River in the Borough.

A number of small industries in the 19th century continued to take advantage of the Borough's hydropower. While some were brief in duration, a number functioned for many years. The best known of these were the Packer industries located in the Saddle River Center District (D#4, #5). In 1866 William and Christian Packer purchased the Woodruff foundry and expanded the plow manufacturing. A large complex of buildings was built around the foundry and across East

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Allendale Road. While most of these buildings have disappeared, sufficient numbers remain in the Saddle River Center District to make the Packer industries a visible presence still. In addition to the foundry, the Packers also owned a basket factory, and basket making was another interesting local industry.

In the mid- and late-19th century the Saddle River area was known for its fruit production, particularly strawberries. Baskets were made locally by the Packers and others for use in picking and shipping fruits and vegetables. Martin Smith was another basket manufacturer. He opened a factory in Saddle River in 1878 which existed into the 20th century. While the factory building no longer exists, Smith's adjacent house is in the Saddle River Center District (D#31).

A book on industries in New Jersey, published in 1883, makes brief mention of several Saddle River enterprises.<sup>3</sup> The "foundry" cited was probably Packer's (D#4). The "Woolen Mill" was probably the O'Blenis Mill, which was established in the mid-19th century for making woolen yarn and subsequently knit woolen goods. The mill burnt in 1897 and a hosiery mill was erected on its site. The "edge tool factory" mentioned was the non-extant William Ward Edge Tool Factory, which from about 1868 to 1890 manufactured tools on the site of the Francis Wandell Estate at 255-261 East Saddle River Road (#18).

Another interesting establishment in Saddle River was the Esler Nursery, which from 1873 to 1924 was one of Bergen County's large scale florists. The floral industry was an important one in the county in that period. The Esler greenhouses no longer exist, but houses associated with the nursery's owners are located within the Saddle River Center District (D#28, #32).

An unusual Saddle River enterprise in the late 19th century was the newspaper, The Landscape. It was rare to have a paper published in a rural area at that date. The monthly local paper was written, edited, published, and printed by Alfred P. Smith, a black man who lived and worked at 171 East Allendale Road (#6). Smith's house, included in the discussion of early architecture, due to its association with the man who has been called "Bergen County's Latter-Day Ben Franklin"<sup>4</sup> is important both to the history of journalism in Bergen County and to local Black history. The building is included in the New Jersey Black Historic Places Survey, a project of the New Jersey Historical Commission.

At the turn-of-the-century, Saddle River's industries were declining. Small-scale hydropower enterprises without railroad access were no longer very competitive. W.W. Packer and Son became primarily a merchandiser of sleighs and carriages, and later automobiles. While the Industrial Directory of New Jersey

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of 1901 is incorrect when the authors say Saddle River had no factories, existing industries were very small in scale. The 1909 edition of the publication acknowledges the presence of small industries stating that Saddle River's output included farm implements (probably at Packer's, D#4), fruit baskets (probably at Smith's, D#31), fireworks, and bread molding machines. Together these industries employed about 25 persons.<sup>5</sup> In 1915 Saddle River's small industries making farm implements, fruit baskets, fireworks, egg boxes, and a cannery together employed 22 men.<sup>6</sup>

While the Packer industries visually dominated the Saddle River hamlet in the late 19th century, the hamlet also functioned as the commercial and civic center for the surrounding agricultural area. This hamlet was able to survive the exodus of industry from Saddle River at the turn-of-the-century by continuing and increasing its function as commercial, residential, and civic center for the surrounding area. In the 1950's a number of buildings formerly associated with the Packers were adapted to commercial uses. The mill pond was the focal point of this project and the historic ambience of the area, known as Barnstable Court, was emphasized. Barnstable Court is an important landmark in preservation in Bergen County (D#5, #6, #17). It is part of the Saddle River Center District. An unusual enterprise within the Saddle River District between 1926 and 1985 was William Tricker Inc., Water Gardens, the oldest commercial grower of aquatic plants in the United States (D#7).

Saddle River's Post-1850 Domestic Architecture

The beauty of the hills, valley, and river began to attract residents and vacationers to Saddle River after 1860. By 1876 the compiler of the Atlas of Bergen County, 1776-1876 noted that the area had residents who commuted to employment elsewhere and that "the place offers particular inducements to those who are in search of health, quiet, and unadulterated rural felicity".

The B.C. Wandell House and the Dr. E. G. Roy House, both on West Saddle River Road, are good examples of country houses erected in Saddle River soon after the Civil War by wealthy New Yorkers (#21, #22). Originally adjacent and now separated by a single house, this pair represents handsome variations of the 2½ -story Second Empire style house. Both houses have the mode's characteristic mansard roof. Here both mansards have straight sides. Typical also of the style are the buildings' cubic masses and bracketed cornices. The Wandell House has a five bay porch. The Roy House has a three bay composition with one story, one



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bay central entrance porch flanked by bay windows. Both buildings have dormers, gabled on one and elliptically-arched on the other. Unlike early farmhouses, which were oriented for solar heating advantage, the country houses are oriented to allow scenic views from their large front windows and porches.

While some of the country house residents built new houses, more typical in Saddle River in the 19th century was the conversion of an early farmhouse into a country residence. An architecturally interesting adaptation was that of the stone Hopper House at 45 West Saddle River Road (#19). Purchased probably in the 1860's by Orville and Metta Victory, both distinguished authors, a towered frame wing and other picturesque embellishments were added, enlarging the stone house into a High Victorian design with irregular surfaces and varied outline. The resulting house, which today retains its late 19th century exterior appearance (except in paint color), is one of Bergen County's more interesting remodeled early stone houses. Unfortunately, the architect of the remodeling is not currently known. Another country house conversion is the Ackerman-Dewsnap House at 176 East Saddle River Road (#13), which was bought in 1864 by James Dewsnap, a plumber and gas fitter.

The growing importance of vacationers and country house residents is typical in many parts of Bergen County in the late 19th century. While Saddle River never had a large hotel as was typical in the new railroad suburbs, a number of its farmers offered boarding accommodations. A publication of the Erie Railroad, Summer Homes and Rambles on the Picturesque Erie of 1885, included Shady Brook Farm (Ackerman-Leamon House, D#8) and others in Saddle River. In the 1880's and '90's, Walter and John P. Dewsnap, realtors in New York City, specialized in selling country homes and farms in Bergen County. They were probably the sons of Saddle River resident, James Dewsnap (#13). It is very likely the Dewsnaps were successful realtors, since numerous New Yorkers purchased Saddle River property in the late 19th century, and this trend continued into the 20th century to the present.

Like the 19th century, the early 20th century was a time of architectural eclecticism, when numerous different styles were used by the same architect and sometimes in the same building. While one owner might choose a relatively unadorned Arts and Crafts style, another might choose a revival style. The Dr. John Christie Ware Bungalow, built at 246 East Saddle River Road in 1909-10, is an interesting early 20th century country house (#17). This building shows the influence of the Arts and Crafts movement, which advocated the use of indigenous materials, here boulders and shingles, in a sturdy, frank fashion. In America these ideas were publicized by Gustave Stickley in The Craftsman Magazine, and it

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is probable that Dr. Ware, a New York City chemistry professor who according to family tradition designed the house, was familiar with Stickley's publications. The house is an outstanding example of its type. The 1½ story massing under a broad roof extending over the porch is typical of bungalows, but at the same time the house is very different from the small cottages often associated with the type. The Ware Bungalow is a large country house of imposing proportions, and it retains scenic setting, the porte cochere, pergola, and other attributes of a very up-to-date 1909-10 country house. It is unaltered and retains integrity of setting, although its grounds are overgrown. The use of boulder construction is fairly common in Bergen County, particularly in the northern parts of the county; and the Ware Bungalow is among the most architecturally interesting houses in the county using this type of construction. The remodeling of the stone Peter Ackerman House is another example of high quality Arts and Crafts design (#23).

The Colonial Revival style is well represented in Saddle River both by relatively modest designs (D#9, D#11, D#18) and by large mansions. The Alonzo Foringer House and Studio at 107-107B East Saddle River Road are eclectic designs whose stucco walls and copper roofs suggest French architecture, but where Colonial Revival detailing is also employed (#9). The house is a 1922 remodeling of a late 19th century house. Another remodeling and enlargement resulted in Saddle River's most architecturally interesting early 20th century mansion. It is the Stillwell-Preston House at 9 East Saddle River Road (#7). Here New York City architects Warren and Wetmore took a circa 1800 farmhouse and in 1915 incorporated it as a wing of a mansion. Located below the grade of East Saddle River Road on a small plateau overlooking the Saddle River, the house contains a spatially interesting series of rooms where the Beaux-Arts progression of space from one room to another continues into the carefully landscaped grounds. The building displays very elegant detailing and is typical of the very grand country houses built for the very wealthy. Its owner, Veryl Preston, was president of Eastern Steel.

Another building which reflects the importance of recreation to Saddle River's early 20th century development is quite different from the Stillwell-Preston House, although nearby. It is the Joe Jefferson Clubhouse, a log bungalow built in 1925 as the clubhouse of a private fishing club (#8). While log structures were infrequently built in Bergen County in the 20th century, the use of log construction for recreational facilities had a long tradition in the United States by 1925. The Saddle River clubhouse is part of the tradition of log construction which produced the Adirondack Great Camps and hotels, hotels in western national parks, and the Bear Mountain Inn, built in 1916 in nearby Rockland County, New York.

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Saddle River remained an area of farms and country homes well into the 20th century. In 1900 the Borough had a population of 483 persons. It rose only to 506 by 1920. In the 1930's, Highway Route 2 (now Route 17) was built making Saddle River more accessible. By 1940 another 300 residents were added to Saddle River's population. Then development accelerated somewhat, reaching 1,003 persons in 1950. In 1951 two acre lot requirements were instituted for future residential development. This zoning, which remains in place, and the fact that Saddle River has neither a sewer nor water system, limited and affected the character of development, but did not prevent it. The 1980 census shows Saddle River with 2,763 residents. It is fifth among Bergen County's 70 municipalities in having the least population per square mile. Saddle River has the highest per capita income of any municipality in New Jersey.

Recent Preservation Activities in Saddle River

In 1967 the Saddle River Historical Committee (SRHC) was formed. This committee, appointed by the mayor, developed exhibits and organized files on local history. Committee members increasingly became interested in historic preservation, stimulated by the loss of several historic buildings to development. Development pressures in Saddle River have accelerated due to high land values which in several instances have caused modest early farmhouses to be replaced by elaborate mansions. In addition, development in neighboring municipalities has increased traffic on Saddle River's narrow historic roads, along which most historic buildings are located posing an additional threat.

In 1979 Bergen County began a county-wide survey of historic and architectural properties. Immediately, the SRHC contacted the survey staff requesting that Saddle River be inventoried and that this multiple resource application be prepared. County survey priorities dictated that Saddle River was among the last municipalities in Bergen County to be inventoried. Between 1979 and 1983 the SRHC organized research materials and did additional research so that the Saddle River survey would have sufficient data for this nomination. The Saddle River survey, conducted in 1983-84, was a joint effort of the County and the SRHC. The Saddle River Center District and 60 individual properties were inventoried. The survey was evaluated by the SRHC, the Historic Sites Survey Committee of the Bergen County Historic Sites Advisory Board, and by survey staff. The district and 23 individual properties included in this nomination are those believed to be National Register eligible.

The SRHC, made aware of the benefits of historic preservation ordinances by studies of the N.J. County and Municipal Government Study Commission, requested

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that Saddle River enact a preservation ordinance. On July 9, 1984, the Saddle River council passed Ordinance No. 400C, a historic preservation ordinance to protect buildings and neighborhoods of special historic, architectural, or cultural character from destruction or insensitive rehabilitation. The SRHC has been replaced by the first Landmarks Commission of the Borough of Saddle River, sworn in on January 1, 1985. As of May 1986, Saddle River has designated sixteen local landmarks.

For additional information on the significances of the Saddle River Center District and the individual properties see their survey forms.

Notes:

- 1 National Register of Historic Places Nomination Form, "Early Stone Houses of Bergen County".
- 2 Gordon, Gazetteer; 1834, p. 229.
- 3 Industries of New Jersey, Part VI, Hudson, Passaic, and Bergen Counties, 1883.
- 4 David S. Cohen, "Alfred P. Smith: Bergen County's Latter-Day Ben Franklin", Journal of the Rutgers University Libraries, vol. 38 (June 1977); p. 23.
- 5 Bureau of Industrial Statistics of N.J., Industrial Directory of New Jersey, Camden: S. Chew and Sons Co., 1901, 1909, p. 396.
- 6 Ibid., 1915; p. 468.
- 7 A. H. Walker, compiler, Atlas of Bergen County, 1776-1876, Reading, Pa.: C.C. Pease, 1876; p. 38.

# 9. Major Bibliographical References

See continuation sheets.

# 10. Geographical Data

Acreeage of nominated property District = + 65 acres; see survey forms for areage of individual properties  
Quadrangle name Park Ridge Quadrangle scale 1:24000  
UTM References (see continuation sheet for individual UTM's)

A	1,8	5,7,5,2,6,0	4,5,4,2,9,2,0	B	1,8	5,7,5,6,8,0	4,5,4,2,9,2,0
	Zone	Easting	Northing		Zone	Easting	Northing
C	1,8	5,7,5,1,4,0	4,5,4,1,9,6,0	D	1,8	5,7,5,6,6,0	4,5,4,1,9,4,0
E				F			
G				H			

### Verbal boundary description and justification

District - see blocks/lots listed on page 11 of form D  
Individual properties - see survey forms unless otherwise indicated.

### List all states and counties for properties overlapping state or county boundaries NA

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title T. Robins Brown, Historic Preservation Officer  
 organization Bergen County Office of Cultural and Historic Affairs date August 1985; revised June 1986  
 street & number 327 Ridgewood Avenue telephone (201) 599-6093  
 city or town Paramus state New Jersey 07652-4898

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

Deputy State Historic Preservation Officer signature Allen A. Genuche  
 title Assistant Commissioner for Natural Resources date 6/13/86

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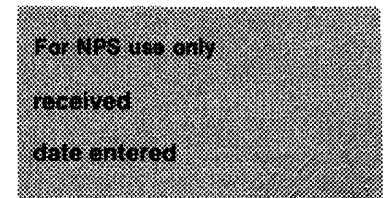
I hereby certify that this property is included in the National Register

Patrick Andrus date 8/29/86  
 for Keeper of the National Register

Attest: See Continuation Sheet for signature date \_\_\_\_\_  
 Chief of Registration

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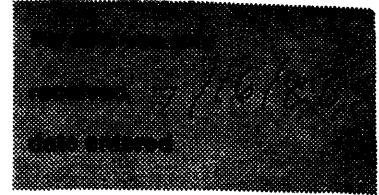
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Multiple Resource Area  
Thematic Group

dnr-11

Name Saddle River Multiple Resource Area  
State Bergen County, NEW JERSEY

*copy*  
Patrick Andrews 8/29/86

Nomination/Type of Review

Date/Signature

- |  |                                     |                   |                            |
|--|-------------------------------------|-------------------|----------------------------|
| 1. Ackermann, Garrett Augustus,<br>House                                   | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 2. Ackerman, Garret and<br>Maria, House                                    | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 3. Ackerman--Dewsnap, House  | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 4. Acherman--Smith House   | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 5. Carlock, J.J., House  | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 6. Evangelical Lutheran Church<br>of Sadel River and Ramapough<br>Building | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 7. Foringer, Alonzo, House<br>and Studio                                   | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 8. Jefferson, Joe, Clubhouse   | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 9. O'Blenis House  | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |
| 10. Osborn, Garret K., House<br>and Barn                                   | Entered in the<br>National Register | <i>for</i> Keeper | <u>Alonso Byen 8/29/86</u> |
|  |                                     | Attest            | _____                      |

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Thematic Group

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State Bergen County, NEW JERSEY

Nomination/Type of Review

Date/Signature

- |     |  |                                     |                   |  |
|-----|--|-------------------------------------|-------------------|--|
| 11. | Roy, Dr. E.G., House                           | Entered in the<br>National Register | <i>for</i> Keeper | <u><i>Delores Byrum 8/24/86</i></u>    |
|     |  |                                     | Attest            | _____                                  |
| 12. | Stillwell--Preston House                       | Entered in the<br>National Register | <i>for</i> Keeper | <u><i>Delores Byrum 8/29/86</i></u>    |
|     |  |                                     | Attest            | _____                                  |
| 13. | Wandell, B.C., House--The Cedars               | <del>Substantive Review</del>       | <i>for</i> Keeper | <u><i>Patrick Anderson 8/29/86</i></u> |
|     |  |                                     | Attest            | _____                                  |
| 14. | Wandell, F.L., Estate and<br>Ward Factory Site | <del>Substantive Review</del>       | <i>for</i> Keeper | <u><i>Patrick Anderson 11/1/90</i></u> |
|     |  |                                     | Attest            | _____                                  |
| 15. | Ware, Dr. John Christie,<br>Bungalow           | Entered in the<br>National Register | <i>for</i> Keeper | <u><i>Delores Byrum 8/29/86</i></u>    |
|     |  |                                     | Attest            | _____                                  |
| 16. | Saddle River Center Historic<br>District       | <del>Substantive Review</del>       | <i>for</i> Keeper | <u><i>Patrick Anderson 8/29/86</i></u> |
|     |  |                                     | Attest            | _____                                  |
| 17. | Ackerman-Dennett House                         | <del>Substantive Review</del>       | Keeper            | _____                                  |
|     |  |                                     | Attest            | _____                                  |
| 18. |  |                                     | Keeper            | _____                                  |
|     |  |                                     | Attest            | _____                                  |
| 19. |  |                                     | Keeper            | _____                                  |
|     |  |                                     | Attest            | _____                                  |
| 20. |  |                                     | Keeper            | _____                                  |
|     |  |                                     | Attest            | _____                                  |