

Township of Teaneck

818 Teaneck Road, Teaneck, NJ 07666

Application for Certificate of Classification and Appropriateness FOR EXTERIOR ALTERATION OF A REGISTERED HISTORIC PROPERTY

To be submitted to the Historic Preservation Commission of the Township of Teaneck

Please print or type:

1) **Property Owner and Address; Address and Legal Description of Property:**

Name of Property Owner(s) Eleonora Spinazzi & Clément Huyghebaert

Address of Property Owner (s) 1286 River Rd, Teaneck, NJ 07666

Address of Historic Property: 1286 River Rd, Teaneck, NJ 07666

Block Number: 1402 Lot Number: 6

2) **Name of Applicant:** Clément Huyghebaert

Phone number: 646-705-3619

Applicant's Address (if different from above): _____

Relationship of Applicant to Property (Check one):

Owner Architect Contractor Contract Purchaser

Other: _____

3) **Nature of Proposed Exterior Work** *(check one or more & circle individual items as needed)*

*New Construction or Subdivision to permit new construction

(Principal Structure (describe) _____)

(Accessory Structure (describe) _____)

Change exterior appearance (Addition Alteration Replacement)

Door or Window (describe type) _____

Roof (describe materials) _____

Siding or exterior finish (describe) _____

Soffits, fascia, gutters (describe) _____

porch: columns, flooring, ceiling, railings, scrollwork (describe) (describe) _____

color alteration: (existing color _____ Proposed color _____)

Signs (new addition alteration]

Colors _____ Size: _____ Lighted: (Yes/No) Location _____

Exterior Lighting: Type _____ Color _____ Location _____

*Demolition: Describe _____ Total _____ Partial Demolition _____

*Relocation of Structure (from/to) _____

*other (sidewalks, curbs, chimneys, driveways, fences, stairs, fire escapes, walls, etc.)

**copy of property survey required*

Teaneck, October 10th 2022

Dear Historic Preservation Commission,

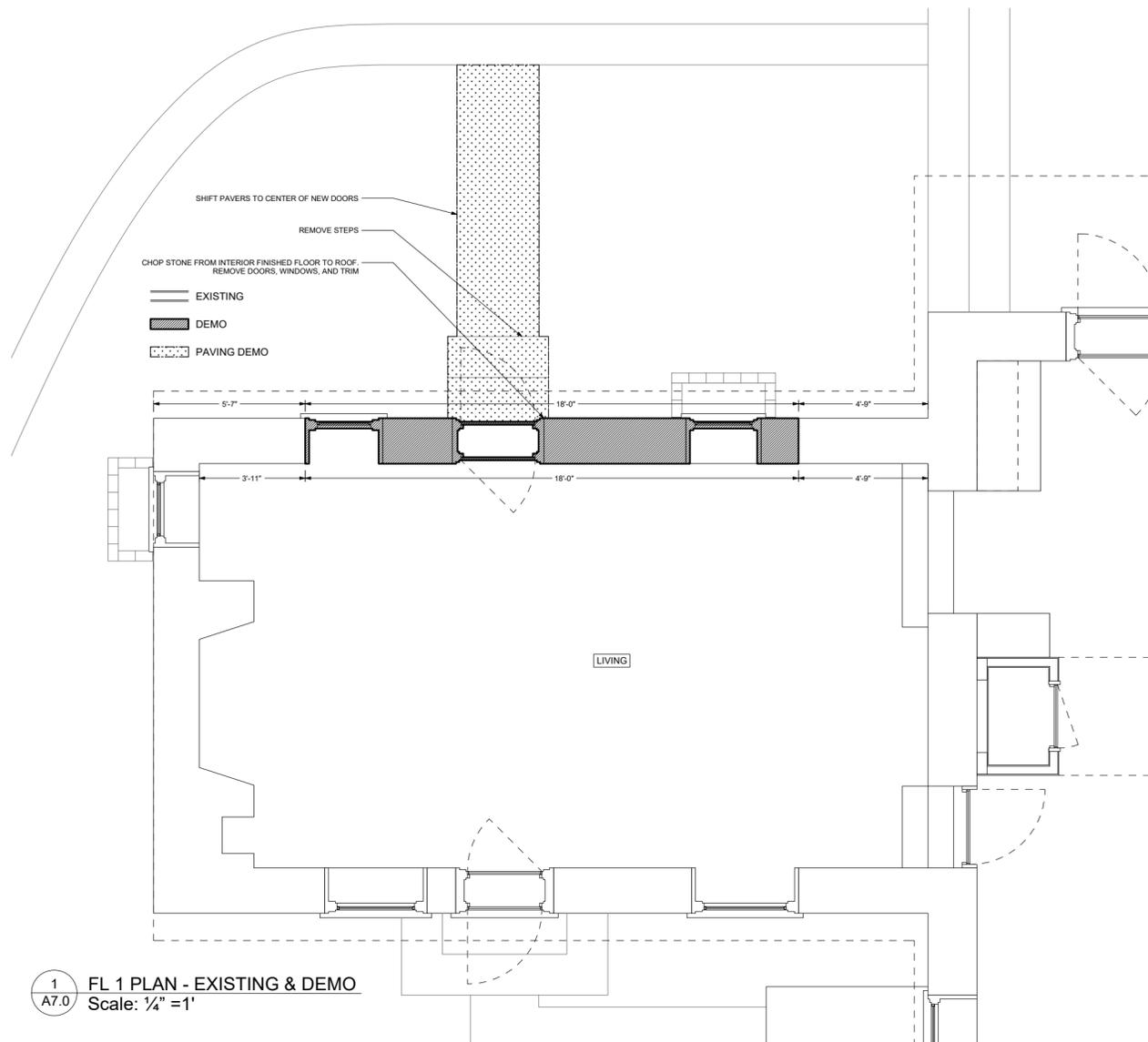
My wife and I are hoping to open a section of the western facade (river facing) of the Ackerman house to add a large window. Please find detailed drawings of our proposal attached to this application.

As part of the drawing set, you'll find a detailed description of the proposed work and its components' material. We have also included pictures of historical buildings that were altered in a similar fashion.

The proposed alteration is limited to the western facade (facing the Hackensack River). Hence it does not alter the look of the Ackerman house as seen from the public street (River Rd).

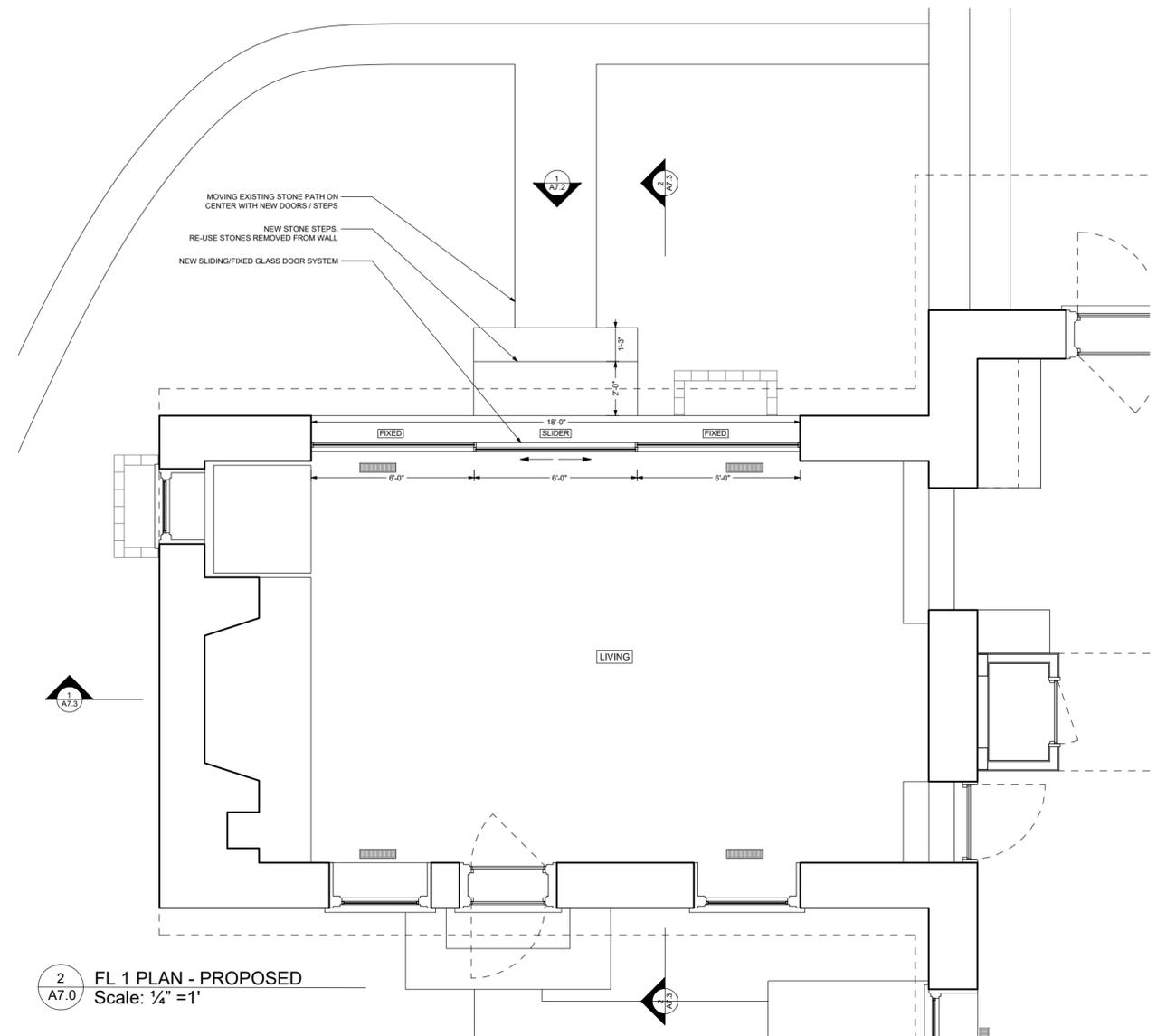
Thank you for your time and consideration,

Clément Huyghebaert

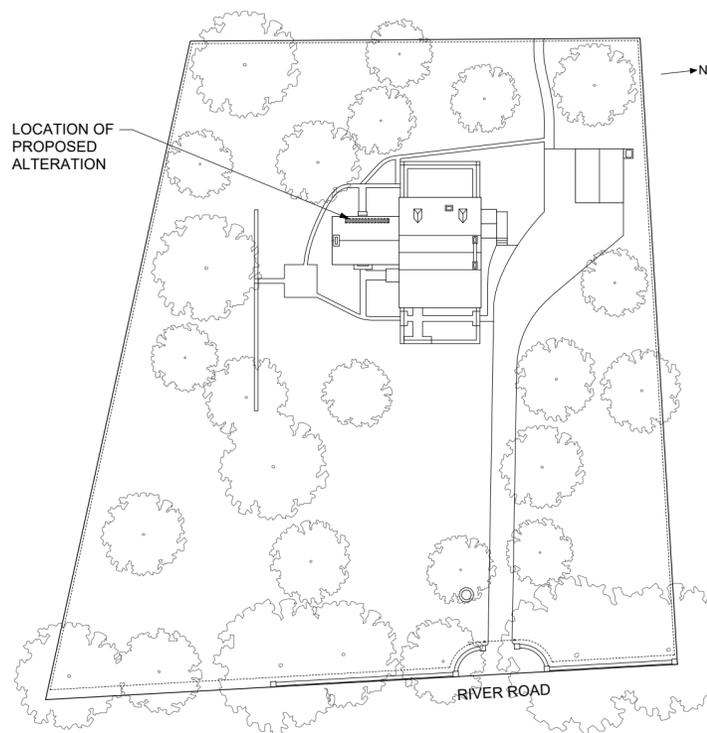


1 FL 1 PLAN - EXISTING & DEMO
A7.0 Scale: 1/4" = 1'

NOTES
-PROVIDE SHORING TO SUPPORT ROOF DURING DEMO
-RE-USE STONE BLOCKS REMOVED FROM WALL FOR NEW PAVING



2 FL 1 PLAN - PROPOSED
A7.0 Scale: 1/4" = 1'



3 SITE PLAN
A7.0 Scale: 1" = 50'

ACKERMAN HOUSE
1286 RIVER ROAD
TEANECK, NJ 07666

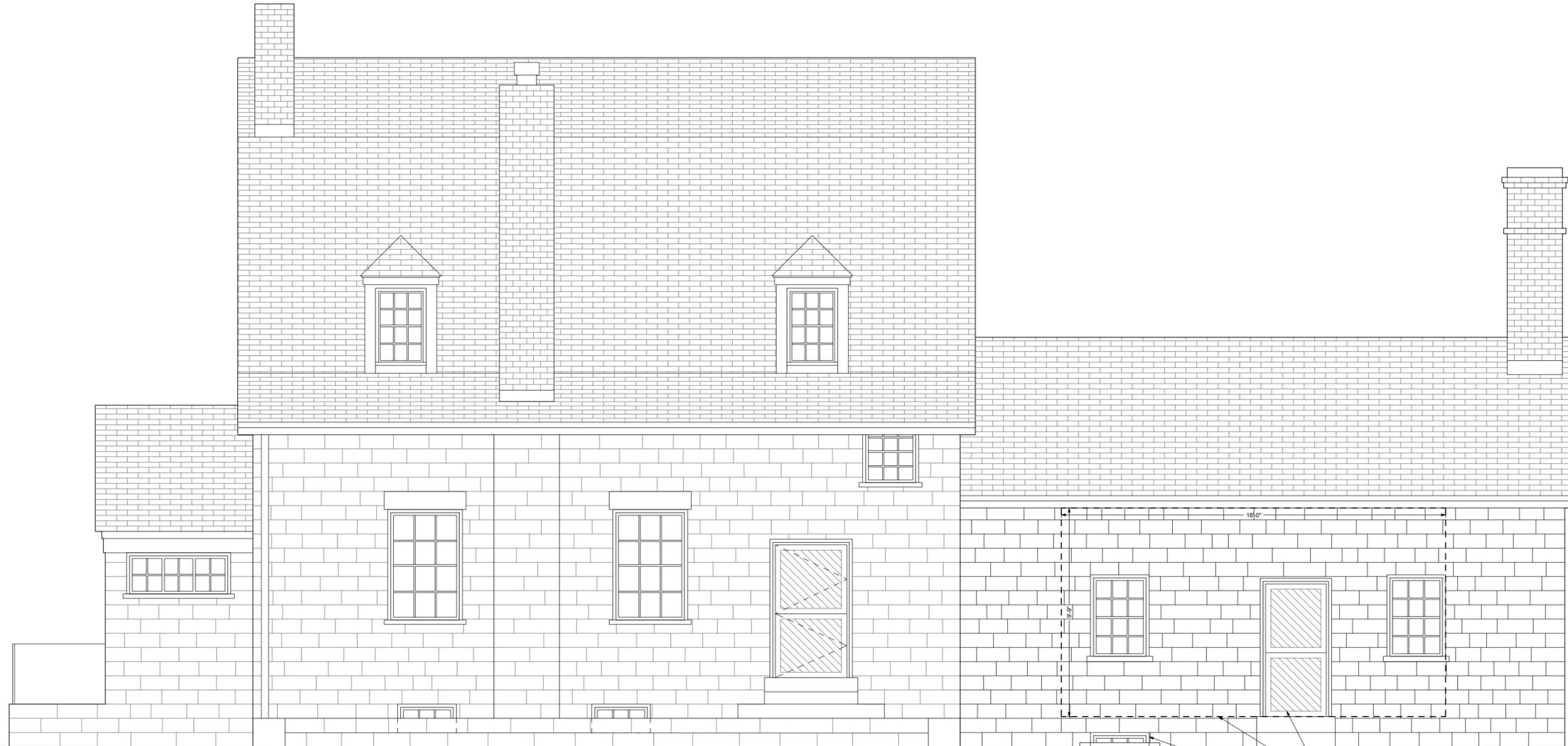
A7.0
ISSUED: 10/14/2022
REV:

FULLER / OVERBY
ARCHITECTURE DPC
83 W 104 ST NY, NY 10025 212 388 0094



Michael Overby

FL 1 PLANS
EXISTING / DEMO
& PROPOSED



1 WEST ELEVATION - EXISTING
 A7.1 Scale: 1/4" = 1'

DOOR AND WINDOWS TO BE REMOVED
 STONE AREA TO BE REMOVED.
 ALIGN W/ INTERIOR BEAMS
 EXISTING CELLAR WINDOW TO REMAIN

ACKERMAN HOUSE
 1286 RIVER ROAD
 TEANECK, NJ 07666

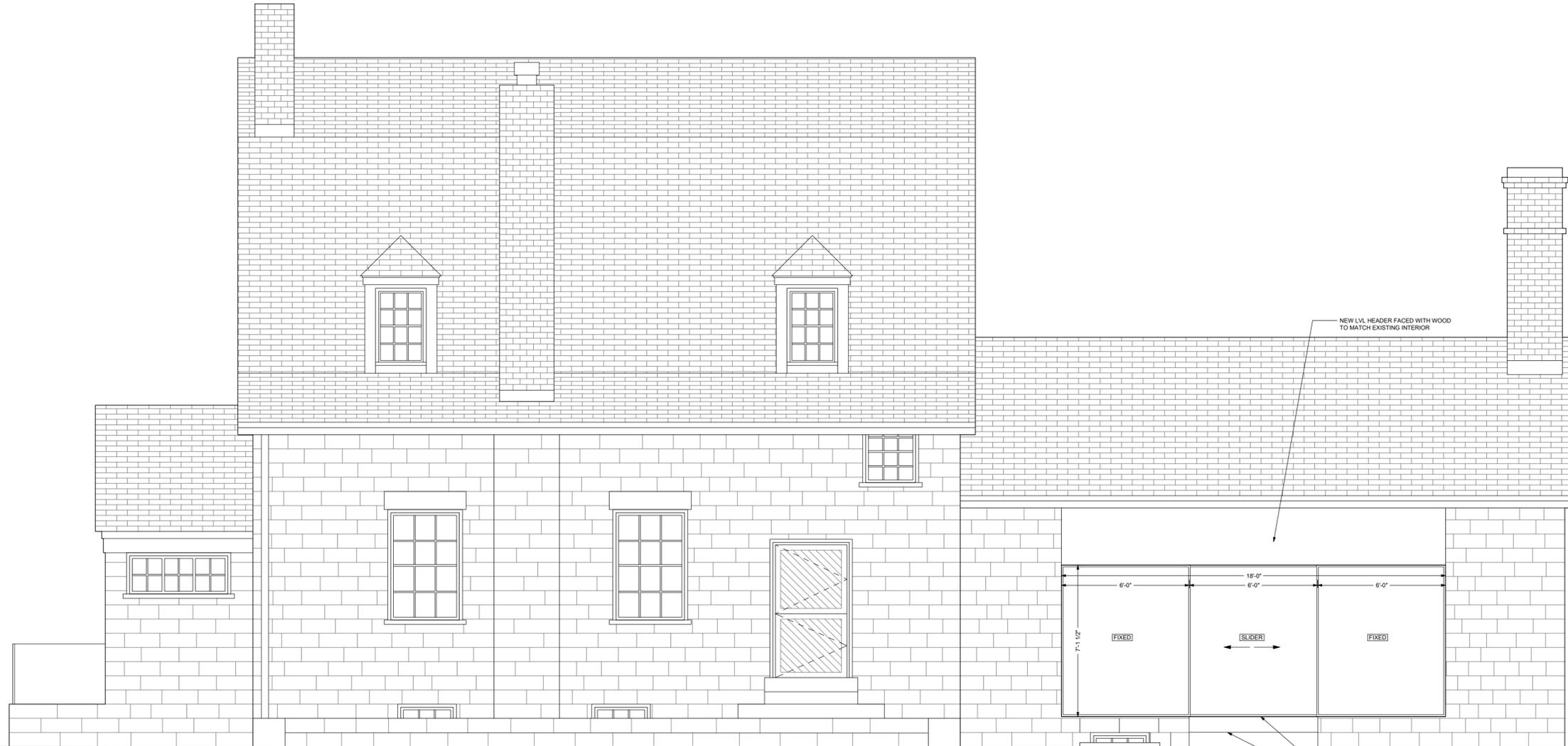
FULLER / OVERBY
 ARCHITECTURE DPC
 83 W 104 ST NY, NY 10025 212 388 0094



Michael Overby

A7.1
 ISSUED: 10/14/2022
 REV:

W ELEVATION
 EXISTING



1 WEST ELEVATION - PROPOSED
 A7.2 Scale: 1/4" = 1'

ACKERMAN HOUSE
 1286 RIVER ROAD
 TEANECK, NJ 07666

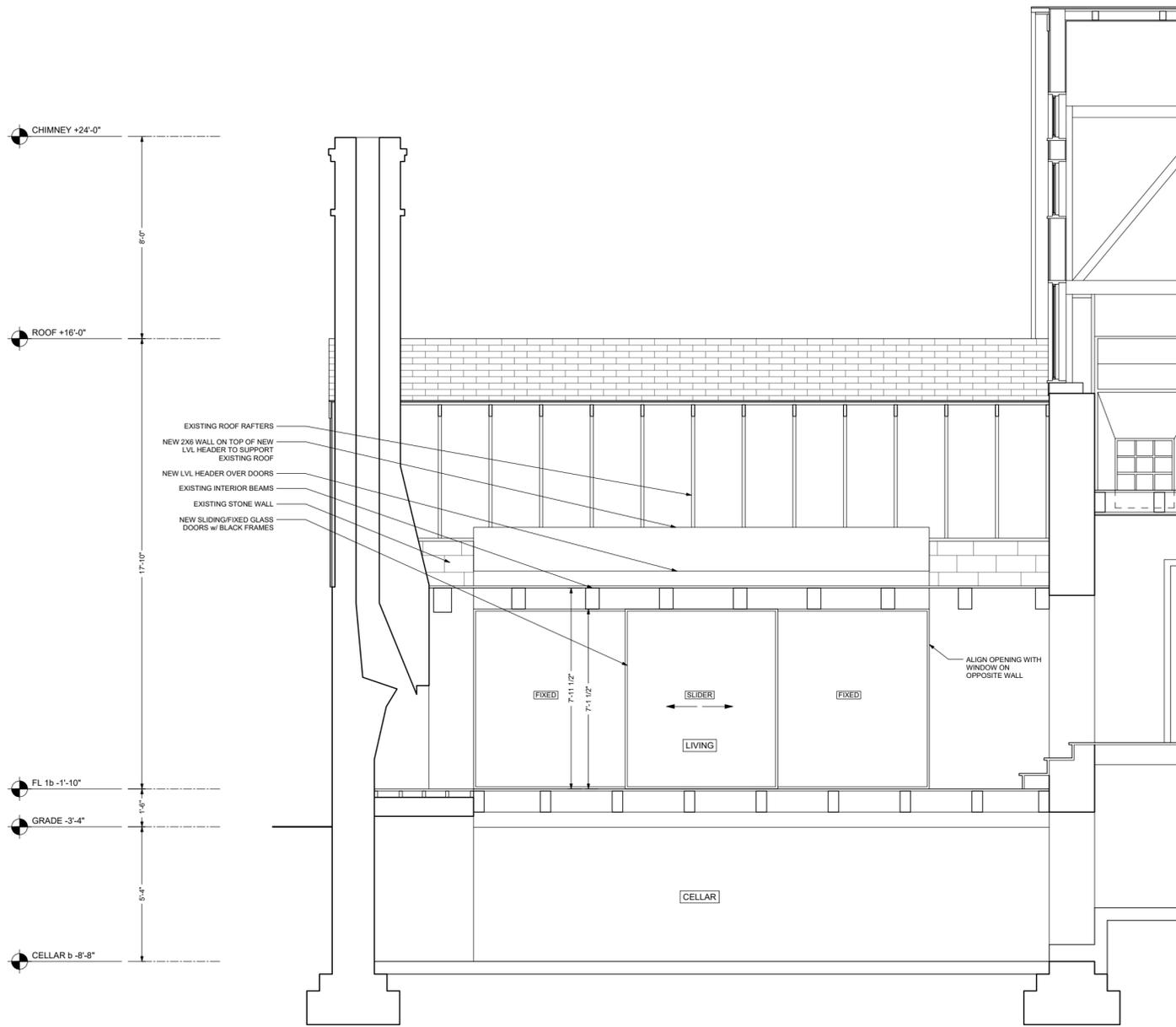
A7.2
 ISSUED: 10/14/2022
 REV:

FULLER / OVERBY
 ARCHITECTURE DPC
 83 W 104 ST NY, NY 10025 212 388 0094

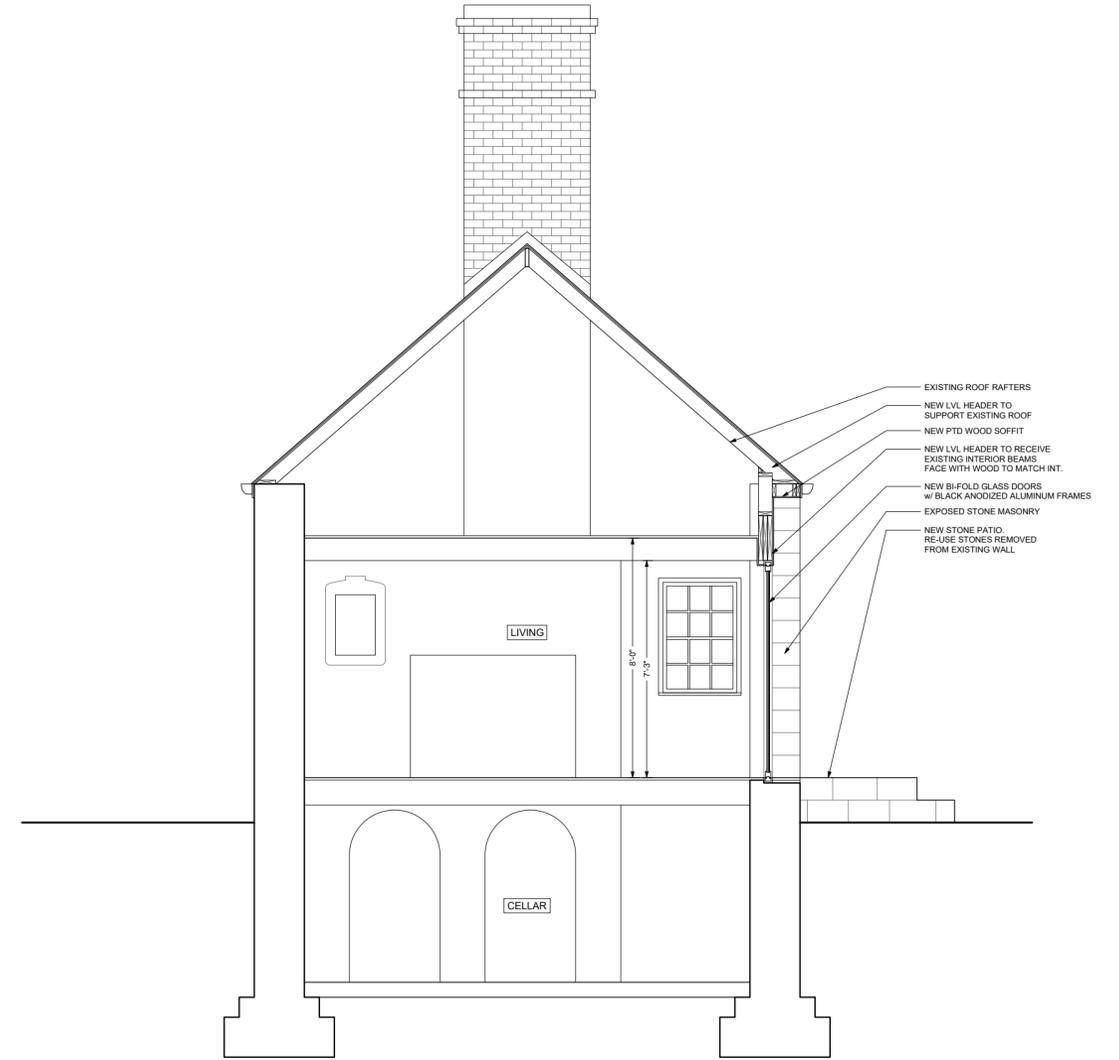


Michael Overby

W ELEVATION
 PROPOSED



1 N-S SECTION
A7.3 Scale: 1/4" = 1'



2 E-W SECTION
A7.3 Scale: 1/4" = 1'

ACKERMAN HOUSE
1286 RIVER ROAD
TEANECK, NJ 07666

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A7.3
ISSUED: 10/14/2022
REV:



Michael Overby

SECTIONS



1 VIEW OF PROPOSED EXTERIOR
A7.4

THE NEW DOORS ARE RECESSED TO EXPOSE ORIGINAL STONE AT CORNERS. HEADER IS FINISHED TO MATCH THE ORIGINAL INTERIOR WOOD STRUCTURE. NEW GLASS FRAMES ARE THIN PROFILE TO NOT DISTRACT FROM ORIGINAL FEATURES.



3 PRECEDENT - COTSWOLDS FARMHOUSE - BUILT CIRCA 1610
A7.4 ARCHITECT: JOHN PAWSON



2 VIEW OF PROPOSED INTERIOR
A7.4

THE NEW DOOR & WINDOWS ARE SCALED TO THE ORIGINAL INTERIOR BEAMS AND FINISHES, WHICH WILL REMAIN.



4 PRECEDENT - REDHILL FARMHOUSE - BUILT CIRCA 1810
A7.4 ARCHITECT: TYPE

ACKERMAN HOUSE
1286 RIVER ROAD
TEANECK, NJ 07666

A7.4
ISSUED: 10/14/2022
REV:

FULLER / OVERBY
ARCHITECTURE DPC
83 W 104 ST NY, NY 10025 212 388 0094



VIEWS &
PRECEDENTS

Michael Overby

The Application is classified as follows:

___ **Exempt:** A certificate of appropriateness shall not be required for any repainting, repair or exact replacement of an existing improvement. In the event that the color or exterior surface material of the improvement shall be changed as a result of such repainting, repair or exact replacement, a certificate of appropriateness shall not be required if the new color or exterior surface is one that has been previously approved by regulations duly promulgated by the Commission for similar improvement in that district or as to that historic site. In the event that the repainting, repair or exact replacement does not conform to said regulations, a certificate of appropriateness shall be required.

___ **Minor Application:** If the action for which the certificate of appropriateness is not major, as described below, it shall be classified as a minor application and may be heard and decided immediately upon classification if it is determined by the Commission, in its discretion, that there is sufficient evidence on the record to make a determination and that no adjacent property may be adversely affected by the proposed action.

___ **Major Application:** If the action for which the certificate of appropriateness is requested involves demolition or the removal of an historic site or any part thereof; or an addition thereto; or the construction of a new structure on an historic site; or will substantially affect those characteristics of the historic site listed on its historic site designation; or, in the case of a structure within a historic district, will substantially affect the characteristics of the district listed on the district's historic site designation, the Commission shall classify the application as a major application, in which event the applicant will be required to file a completed formal application, pay an application hearing fee of \$50.00, and serve public notice in the form and manner set forth in N.J.S.A. 40:55D-12, including publication and notice to property owners within 200 feet of the property which is the subject of such hearing.

To be placed on the agenda, applications must be filed with the Clerk and Building Department ten days prior to the monthly meeting of the Teaneck Historic Preservation Commission. The Applicant is encouraged to be present at the meeting of the Commission. The Applicant will be notified of the meeting's date, time, and location. The Commission shall reach a decision on the application within 45 days after the Department has declared an application to be complete.