

ZONING

195 Attachment 11

Village of Montebello

Historic and Scenic Resources within the Historic and Scenic Roads Overlay

For the purposes of the review required pursuant to § 195-60L(5)(a), the Historic Preservation and Parks Commission shall consider the following historic and scenic resources along the following road segments, as listed in the Comprehensive Plan:

1. Montebello Road from Airmont Road to Lake Road:

- "Gateway" to Village at Airmont Road
- "Gateway" to Village at Lake Road
- One of the oldest historic roads in the Village, historically known as "Old North Road"
- Lined by historic extant stone walls along significant portions of its length
- Scenic vistas/viewsheds along length of road
- Includes one of few public viewing sites of Mahwah River
- Significant period historic structures along length:
 - Morse Cottage (Local Historic Landmark, One Montebello Road, c. 1920 Montebello Village Hall)
 - Montebello Road Bridge: Montebello Road originally featured a stone-faced plate girder bridge and was on NYS Inventory of Historic Bridges (BIN 3346120); likely constructed as a Works Progress Administration project; was damaged/destroyed during Hurricane Irene in 2011. Replacement bridge was designed to reflect historic character of the original bridge and surrounding area. Fifty-three-foot-long replacement bridge was completed in November 2015 using stone from original bridge
 - The "T.W. Howell" Farm (32 Montebello Road, c. 1870)
 - The "J. Wannemaker-P. Ward-Dr. Patterson." Farm (37 Montebello Road, c.1820)
 - "Barry Moore" Estate (38 Montebello Road, c. 1905)
 - "Henry Wanamaker 1778-L. Wannemaker-Wanamaker" Farm and Barn (51 Montebello Road, c. 1778)
 - Gatehouse for "Montebello" (61 Montebello Road, c. 1902)
 - Fieldstone Farm (62 Montebello Road, c. 1898, built by Thomas F. Ryan)
 - Ryan Mansion "Montebello" (Local Historic Landmark, 75 Montebello Road, c. 1901, built by Thomas F. Ryan)
 - Suffern Middle School (c. 1942)
 - Camp Montebello (101 Montebello Road, c. 1956)
 - Blind Player's Club (103 Montebello Road, c. 1850)
 - James J. Wanamaker House and Wanamaker Grist & Saw Mill (104 and 106 Montebello Road, c. 1840)
 - 108 Montebello Road c. 1900 (associated with Wanamaker Grist Mill)
 - The J. N. Wanamaker Farm (115 Montebello Rd, c. 1850)

MONTEBELLO CODE

- 2. Viola Road from Haverstraw Road (State Route 202) to Village's Eastern Border:**
- One of the oldest historic roads in both the Village and in Rockland County, historically known as "Old Kings Road"
 - Lined by historic extant stone walls along significant portions of its length
 - "Gateway" to Village at Eastern Border
 - Scenic vistas/viewsheds along length of road
 - Includes one of few public viewing sites of Mahwah River
 - Significant period historic structures along length:
 - "J.J. Coe" Grist and Saw Mills (6 Viola Road, c. 1860) AKA "Joylands"
 - 12 Viola Road, c. 1920
 - Barns and outbuildings, including early ice house/boat house associated with the "Abbott Cooper" estate (20 Viola Road, c. 1900)
 - Expansion of earlier c.1870 house - property also includes historic barns and possibly ice house (24 Viola Road, c. 1870/1976)
 - Quackenbush Farm along Viola Rd/Emerald Lane (later became Henry von L. Meyer's Cobblestone Farm, c. 1840)
 - "W. Springsteen-I. Young" House (37 Viola Road, c. 1870)
 - "Johnson Farm" (Local Historic Landmark, 84-86 Viola Road, c. 1778)
 - "George W. Morgan" house, (90 Viola Road, c. 1913)
 - Fieldstone outbuilding and ice house associated with the demolished "R. Johnson" House, 96 Viola Road, c. 1820)
 - "S. Johnson" House (126 Viola Road, c. 1850)
 - "T. Cookfaice-H. Paul" House (106 Viola Road, c. 1870)
 - "Maple Grove Cemetery" (62-72 Viola Road, earliest marked stone: James Goble Carlough, dated 8-12-1811/latest marked stone: Henry Arthur Fox, dated 12-31-1971)
- 3. Mile Road from Montebello Road to Viola Road:**
- One of the oldest historic roads in the Village
 - Lined by historic extant stone walls along significant portions of its length
 - Scenic vistas/viewsheds along length of road
 - Significant period historic structures along length:
 - "C. Johnson" house (4 Mile Road, c. 1850)
 - "Ames" house (6 Mile Road, c. 1910)
 - "C. Blanchard" house (11 Mile Road, c. 1925)
 - 12 Mile road, c. 1920
 - "Adam Johnson" house (26 Mile Road, c. 1860)
 - "Benson" house (29 Mile Road, c. 1890)
 - "Mrs. Wanamaker-Sutherland" house (33 Mile Road, c. 1860)
 - "J. Craws" house (38 Mile Road, c. 1860)
 - "J.J. Quackenbush" house (40 Mile Road, c. 1870)
 - "J.T. Young" house (46 Mile Road, c. 1850)
 - "C. Fredericks-J.J. Wanamaker" house (63 Mile Road, c. 1850)
 - "A.S. Wanamaker" house (77 Mile Road, c. 1870)

ZONING

4. Lower Portion of Haverstraw Road (Route 202) from North to South Village Borders:

- One of the oldest historic roads in the Village, historically known as "Haverstraw Road"
- Lined by historic extant stone walls along significant portions of its length
- "Gateway" to the Village at both North and South ends
- Scenic vistas/viewsheds along length of road, including Kakiat Park and Coe Farm Scenic Vista
- Includes one of few public viewing sites of Mahwah River
- Significant period historic structures along length:
 - "T. Williams" house (224 Haverstraw Road, c. 1875)
 - "E.J. Stuart-Wm. Bevans" house (314 Haverstraw Road, c. 1850)
 - 340 Haverstraw Road, c. 1930
 - Unnamed house (325 Haverstraw Road, c. 1890)
 - "Borsodi School of Living/Bayard Lane School of Living" house (367 Haverstraw Road, c. 1935)
 - "D. Sherwood-F. Sherwood" House (395 Haverstraw Road, c. 1840)
 - "Conklin-Sherwood" house (452 Haverstraw Road, c. 1778)
 - "Adam A. Forshay-Lawrence D.N. Coe-Poleskie-A. Houston" house (500 Haverstraw Road, c. 1817)
 - "Coe" Farmstead barn (519 Haverstraw Road)
 - "J. Furman" house (562 Haverstraw Road, c. 1910)
 - "T. Hillard" house (565 Haverstraw Road, c. 1860)
 - "R.B." house (578 Haverstraw Road, c. 1875)
 - "J.J. Coe" house (519 Haverstraw Road, c. 1850)
 - "Depew-Jordan" house (556 Haverstraw Road, c. 1850)
 - 592 Haverstraw Road, c. 1920
 - "Blauvelt-G. S. Conklin-W. F. Gurnee" house (603 Haverstraw Road, c. 1870)
 - "Lincoln Fisher" Log Cabin (Kakiat Park, c. 1905)
 - "Conklin-Sherwood" house (1 Copeland Drive with house frontage on Haverstraw Road, c. 1778)
 - "Dexter Manor-Copeland" or "Dr. Birkett's" house (2 Copeland Drive, with house frontage on Haverstraw Road, c. 1880)
 - "Sherwood Family Burial Ground" (east side of Haverstraw Road between Orchard Circle and Viola Road; Coe, Conklin, Sherwood burial plot - Oldest marked stone: Lewis Conklin, dated Feb. 22, 1783/latest marked stone: John Sherwood, dated 1896)

5. Hemion Road from Montebello Road to Route 59:

- "Gateway" to Village at Route 59
- Historic extant stone walls evident along portions of its length
- Suffern Middle School (c. 1942)
- Indian Rock (local historic site, deposited on its current site c. 21,000 years ago)
- Mentioned in the 2009 Montebello Comprehensive Plan under "Planned Industry-Campus," where it was recommended that "in order to protect Hemion Road's natural and woodland character, the Conservation area extend from the center line of the Hemion Road right-of-way approximately 200 feet on both sides of the road"

MONTEBELLO CODE

from the railroad to the Thruway. Buildings, except small accessory utility buildings, decorative fencing, or similar accessory structures that would not detract from the landscape, could be situated within the Conservation area. This conservation area for sustaining Hemion's natural and woodland character goes hand-in-hand with the historic road district protections.

6. **Spook Rock Road from Airmont Road to Viola Road:**

- One of the oldest historic roads in the Village
- "Gateway" to the Village at Airmont Road
- Lined by historic extant stone walls along significant portions of its length
- Scenic vistas/viewsheds along length of road, including Spook Rock Golf Course and Warren Berbit Preserve
- Portions included in Village's Rural Preservation Overlay District
- Significant period historic structures along length:
 - "S. Blauvelt-A. Johnson" house (144 Spook Rock Road, c. 1870)
 - 164 Spook Rock Road, c. 1926
 - "I. Young" house (183 Spook Rock Road, c. 1890)
 - "J. Young" house (199 Spook Rock Road, c. 1840)
 - 205 Spook Rock Road, c. 1925
 - "Hans Vendt" house (213 Spook Rock Road, c. 1920)
 - "T. Johnson" house (220 Spook Rock Road, c. 1870)
 - "S. R. Johnson" house (236 Spook Rock Road, c. 1850)
 - "Fant Farm" AKA "J. Conklin-J. Hunter-G. H. Soule" house and barns (Local Historic Landmark, 253-257 Spook Rock Road, c. 1850)
 - "Zimmerman" house (271 Spook Rock Road, c. 1880)

7. **Bayard Lane**

- Historically significant as the location of the Borsodi School of Living
- Significant period historic structures along length:
 - 9 Bayard Lane (c. 1935)
 - 11 Bayard Lane (c. 1935)
 - 12 Bayard Lane (c. 1939)
 - 14 Bayard Lane (c. 1935)
 - 16 Bayard Lane (c. 1939)
 - 17 Bayard Lane (c. 1935)
 - 21 Bayard Lane (c. 1933)
 - 22 Bayard Lane (c. 1955)
 - 23 Bayard Lane (c. 1957)
 - 26 Bayard Land (c. 1936)
 - 29 Bayard Lane (c. 1939)
 - 32 Bayard Lane (c. 1954)
 - 34 Bayard Lane (c. 1939)
 - 35 Bayard Lane (c. 1935)
 - "Shipard Homestead" @ 37 Bayard Lane (c. 1939)
 - 39 Bayard Lane (c. 1937)
 - 41 Bayard Lane (c. 1941)
 - 42 Bayard Lane (c. 1939)
 - 43 Bayard Lane (c. 1937)

ZONING

8. Orchard Street from Haverstraw Road (State Route 202) to Lake Road

- "Gateway" to the Village at Haverstraw Road
- Orchard Street is the location of the "Suffern Terrace" development, the first subdivision in the Montebello area and dates to the early 20th century (map originally drawn dated 1911/filed 1937). The street serves as a showplace for early 20th century architectural trends, as its houses a display of a variety of styles and forms popular in this time period, including the American Four-Square form, Dutch Colonial Revival styles, classic bungalows, some with Craftsman treatment, and Cape Cod-style homes. (Village of Montebello Historic Resource Survey, 2010).
- Significant period historic structures along length:
 - 7 Orchard Street, c. 1911
 - 8 Orchard Street, c. 1920
 - "Jacob & Rosie Greenfield" house (9 Orchard Street, c. 1890)
 - 10 Orchard Street, c. 1920
 - 15 Orchard Street, c. 1925
 - 18 Orchard Street, c. 1920
 - 24 Orchard Street, c. 1940
 - 27 Orchard Street, c. 1923

9. Lake Road, Brooklands, Memorial Drive

- "Gateway" to the Village linking Orchard Street and Montebello Road
- End of proposed Montebello Road Bridge Historic District
- Scenic vistas/viewsheds along length of road
- One of few public viewing sites of Mahwah River
- Portions feature designated parkland with river views
- Significant period historic structures along length:
 - "Lester and Alice Mitchell" house (1 Lake Road, c. 1925)
 - 5 Lake Road, c. 1927
 - "Morton & May Lexow" house, c. 1910 (36 Memorial Drive, depicted on 1911 Washburn Map; per Deed info 825:1097)
 - 1 Brooklands, c. 1946 (rear portion/river frontage only)
 - 3 Brooklands, c. 1946 (rear portion/river frontage only)
 - 5 Brooklands, c. 1946 (rear portion/river frontage only)